



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 6, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Ken Rudisill	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member

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. **ORAL COMMUNICATION**

Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. REGULAR MEETING MINUTES OF JUNE 1, 2016

6. **BUSINESS ITEMS**

- A. **Board of Architectural Review Application No. BAR-16-07: Daryl Nieto, property owner and applicant, is requesting Board of Architectural Review approval for the construction of two small one-story 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 applicant, Daryl Nieto, is requesting Board of Architectural Review approval to construct two small additions to Unit B, and a new one-car garage located at 1033 Olympia Avenue. In accordance with Section 17.72.030.A.2, Minor Use Permit and Board of Architectural Review approval is required for substantial rehabilitation or renovation of, and additions to an existing non-conforming residential use.

RECOMMENDATION: Staff recommends approval for the proposed additions and exterior alterations to Unit B and the new one-car garage subject to findings and conditions of approval contained in the draft Resolution (included as Attachment 1 and Attachment 1- Exhibit A – Project Plans.)

- B. **Architectural Review Application No. BAR-16-02: Martin Morales, Property Owner, and Sergio A. Vaca, Applicant, request design review approval to demolish an existing one-story residence and construct a new 1,776 square foot, two-story single-family dwelling, and a new one-story 441 square foot two-car detached garage located at 1098 Clementina Avenue in the RH, High Density Residential Zoning District.**

PURPOSE: In accordance with Section 17.52.030.B.2, Board of Architectural Review (BAR) approval is required for the new construction of a new single family residence.

RECOMMENDATION: Staff recommends approval of the revised plans submitted for the proposed two-story, single-family residence, detached garage and site improvements subject to the conditions of approval (included as Attachment 1 and Exhibit A – Revised Project Plans received date June 24, 2016.)

- C. **Board of Architectural Review Application No. BAR-16-06: Lea Loumoli, property owner, and Dustin Cook Construction, applicant, are requesting Board of Architectural Review approval for the construction of a 496 square foot one-story addition to the existing one-story residence (parsonage) associated with the Hilltop Church. The project site is located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single-Family Residential (RS-8) Zoning District.**

PURPOSE: In accordance with Section 17.52.030.B.1 of the Seaside Municipal Code, the applicant is requesting Board of Architectural Review (BAR) approval for the construction of a one-story building to an existing church parsonage structure.

RECOMMENDATION: Staff recommends approval of a proposed one-story church parsonage addition and site improvements subject to the conditions of approval (included as Attachment 1 and Attachment 1 – Exhibit A, Project Plans.)

7. REPORTS FROM BOARD MEMBERS

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, July 20, 2016
Seaside City Hall
5:30 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

CITY OF SEASIDE
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
440 Harcourt Avenue
Wednesday, June 1, 2016

TIME 5:30 p.m.

1. **CALL TO ORDER at 5:32 PM**
2. **ROLL CALL – ESTABLISHMENT OF QUORUM**
 - MEMBERS** Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
 - PRESENT:** Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Bani Khalsa
 - ABSENT:** Mitsugu Mori
3. **REVIEW OF AGENDA**

No changes were requested.
4. **ORAL COMMUNICATION**

No oral communications was received.
5. **APPROVAL OF MINUTES**

No minutes were listed for approval
6. **BUSINESS ITEMS**

Architectural Review Application No. BAR-16-02: Martin Morales (Property Owner) and Sergio A. Vaca, (Applicant) request approval to demolish an existing one-story residence and construct a new 1,776 square foot, two-story single-family dwelling, and a new single-story 441 square foot two-car detached garage at 1098 Clementina Avenue, located in the RH, High Density Residential, Zoning District.

Rick Medina, Senior Planner, presented the staff report and presentation. Sergio Vaca, designer, present at the meeting. After presentation from staff, public comment was opened and no one from the public made any projects regarding the project. After review, the Board highlighted the items regarding the design and landscaped that needed to be addressed, modified, removed and/or added. It was determined that a member of the board along with staff would determine that these requirements have been met.

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR approved BAR-16-02 with changes recommended by the Board and staff.

AYES	4	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Bani Khalsa,
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM BOARD MEMBERS

There were no reports provided by Board members.

8. REPORTS FROM STAFF

A. GENERAL PLAN UPDATE OPEN HOUSE, AUGUST 2, 2016 AT CITY HALL DURING NATIONAL NIGHT OUT

9. ADJOURNMENT AT 6:09 PM

On motion by Member Ventimiglia and Seconded by Member Rudisill and carried by the following vote the BAR adjourned the meeting at 6:09 PM

AYES	4	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Bani Khalsa,
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

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

DATE: July 6, 2016

SUBJECT: **Board of Architectural Review Application No. BAR-16-07: Daryl Nieto, property owner and applicant, is requesting Board of Architectural Review approval for the construction of two small one-story 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 applicant, Daryl Nieto, is requesting Board of Architectural Review approval to construct two small additions to Unit B, and a new one-car garage located at 1033 Olympia Avenue. In accordance with Section 17.72.030.A.2, Minor Use Permit and Board of Architectural Review approval is required for substantial rehabilitation or renovation of, and additions to an existing non-conforming residential use.

RECOMMENDATION

Staff recommends approval for the proposed additions and exterior alterations to Unit B and the new one-car garage subject to findings and conditions of approval contained in the draft Resolution (included as Attachment 1 and Attachment 1- Exhibit A – Project Plans.)

BACKGROUND

On June 20, 2016, the Zoning Administrator approved a Minor Use Permit for the proposed renovation and additions to Unit B and the new (replacement) one-car garage. The Zoning Administrator cited the property's long-standing multi-family use, recent improvements to Unit A by the new property owner, the current deferred maintenance of Unit B, and the unlikely near-term conversion of the site to a commercial use.

SITE LOCATION AND 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. The adjacent land uses consist of a small retail commercial building to the west, an single family residence to the north, a commercial bank and a multi-family apartment building to the south, and a multi-family apartment building to the east. A Location Map is included as Attachment 2 and Site Photographs included as Attachment 3.

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 at the northeast corner of the site. 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 that are not part of a mixed use land use (i.e. commercial and residential) 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, Residential Exceptions for Nonconforming Uses, Structures, and Parking.

The proposed additions to Unit B would not exceed the structures existing exterior wall line and would not extend further into the existing 11'-6" rear yard setback. The new (replacement) garage would maintain the 2'-6" side yard setback that the existing garage structure holds, although the new garage would be relocated 11' south to meet the current driveway alley access garage door standard. 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. 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 15-foot by 15-foot traffic safety visibility area adjacent to the new driveway in accordance with Municipal Code Section 17.30.030.E.

STAFF ANALYSIS

In accordance with Section 17.72.030.A.2, Architectural Review is required for additions and alterations to existing nonconforming single and multi-family residences. Architectural Review

approval, pursuant to Section 17.62.030, requires that the BAR evaluate architecture, landscaping and exterior lighting. The following section provides evaluation criteria and staff response for each required design element.

Design Criteria- Architecture

Architectural considerations include character, quality, and scale of the design, architectural relationship to the site and other structures, building materials, colors, fencing, walkway improvements, exterior lighting and screening of exterior appurtenances.

Response: The project proposes to construct two small additions to Unit B and a new one-car garage. The applicant is proposing to apply a stucco plaster exterior on the existing Unit B to match the appearance of the adjacent Unit A structure. All of the windows in Unit B would be replaced with (Jeld-Wen) premium vinyl windows (specification sheet and window cross-section detail, Sheet A3, is provided.). New composition roof shingles will be installed on Unit B and the new garage. A new covered entry is proposed along Unit B's west elevation.

The proposed improvements will 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 door entrance would be relocated approximately 11 feet further to the south to comply with the current alley vehicle setback requirements.

Landscaping

Landscape considerations include color, coverage, location, size, texture, plant materials, provisions for irrigation, maintenance, protection of landscape areas and similar elements. The BAR shall encourage the planting of native and/or draught-tolerant landscaping.

Response: The applicant proposes to install new landscaping within the western yard to enhance screening from the adjacent commercial retail center parking lot and tie in with existing established shrubs at this location. A new curvilinear sand pathway is proposed in the west side yard leading from the front parking area to Unit B's new covered entry. A battery-operated timer from a new hose bib and drip emitters are proposed to deliver water directly to the new plantings. Landscape standards in the Seaside Municipal Code Section 17.30.040 specifies the use of an automatic irrigation system. Staff seeks BAR input on the acceptability of a battery operated timer for use in this rehabilitation project.

Lighting

Lighting considerations include proposed outdoor lighting, including placement and types of fixtures, and illumination levels.

Response: Exterior lighting is proposed at Unit B's new covered entry, and above the new garage's vehicle entry and walkway between Unit B and the new garage. Light fixture details or

specifications are not provided, however proposed conditions of approval specify that light fixtures be down-directed with concealed light sources to prevent off-site glare.

ENVIRONMENTAL DETERMINATION

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 existing residential use. The proposed project is exempt from the CEQA Guidelines per Class 1, Section 15301(e).

FINDINGS

The proposed project is consistent with the objectives of the General Plan and complies with the applicable zoning regulations.

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 has received approval from the Zoning Administrator on June 20, 2016 and is now seeking BAR approval to ensure that the exterior improvements will 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 door entrance would be relocated approximately 11 feet further to the south to comply with the current alley vehicle setback from the opposite side of an alley.

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 complements the employment opportunities in the community.

Evidence: The proposed additions/exterior modifications to Unit B and the replacement garage would provide enhanced residential opportunities in close proximity to the Fremont Avenue commercial corridor and would maintain quality rental housing opportunities within the community.

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 rental 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 used as a residential land use since its inception in 1948 and incorporation into the City of Seaside in 1954. The two residential units provide rental housing opportunities in close proximity to a commercial corridor and public transit, and provide a buffer between the adjacent commercial and high density residential land uses. Granting the approval would not be detrimental to the public interest, health, safety, convenience or general welfare of persons or property in the vicinity.

Evidence: The project 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 a dilapidated and non-permitted addition thereby improving the public health, safety, and welfare. No comments have been received from Public Works, Building or Fire Departments with concerns relating to any impacts of the project that would be detrimental to the public health and safety. The scale, location, size, and design characteristics, including landscaping and lighting, of the proposed plans are consistent with the Seaside Single Family Residential Design Guidelines and compatible with existing and planned future land users 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 long-term housing supply of multi-family residential units within the community. The project represents a modest addition to enhance the appearance, livability and functionality of the site.

CONCLUSION

Based on the analysis, staff recommends approval of the design review request. The proposed dwelling is consistent with the Seaside General Plan and complies with the requirements of Title 17 of the Seaside Municipal Code and the Single-Family Residential Design Guidelines.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. BAR-16-07
July 6, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of this approval, plans submitted for a building permit shall substantially conform to the plans identified as Exhibit A, "Remodel for 1033 Olympia Avenue" stamped as received on June 28, 2016, and as approved on July 6, 2016.
2. All exterior lighting shall be down-directed with shielded light sources to prevent glare and/or light intrusion on neighbors.
3. 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.
4. Plans and application materials submitted for Building Permit Review shall include a Monterey Peninsula Water Management District water fixture assessment form showing the combined fixture count for all existing and proposed water fixtures for both Unit A and B.

Building:

5. A demolition permit issued through the City of Seaside Building Division is required prior to any demolition work.
6. 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.
7. 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 Department:

8. 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 construction of any fire sprinkler piping.

Public Works:

- 9. Prior to final Building Permit inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
- 10. Per Seaside Municipal Code Section 8.46, the proposed project must implement stormwater best management practices (BMPs) during construction. The applicant/contractor shall complete and submit a Stormwater Compliance Tracking Form for Construction with the Building Permit application.
- 11. Plans submitted for Building Permit review shall include as notes and detailed instructions to contractor to implement appropriate stormwater construction BMPs. (see samples provided with this comment sheet) or visit <http://montereysea.org/best-management-practices>.
- 12. Per 15.32.170 of the Seaside Municipal Code, post-development peak storm water runoff rates shall not exceed predevelopment rate. Site plans shall indicate downspouts draining to landscaping or install infiltration trench per standards.

Standard:

- 13. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.

14. This approval shall be valid for a period of one (1) year from the date of approval, unless an extension of time is approved in accordance with the Seaside Municipal Code Section 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
15. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
16. 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.
17. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
18. 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.
19. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
20. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
21. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District (MPWMD) for the installation of new interior and exterior water fixtures, landscape material, and landscape irrigation equipment.
22. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
23. Water conservation fixtures shall be provided in the proposed project per MPWMD rules and regulations.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-07

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

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:

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 2.2gpm allowed, but shall default to 1.8gpm (4.303.1.4.4)

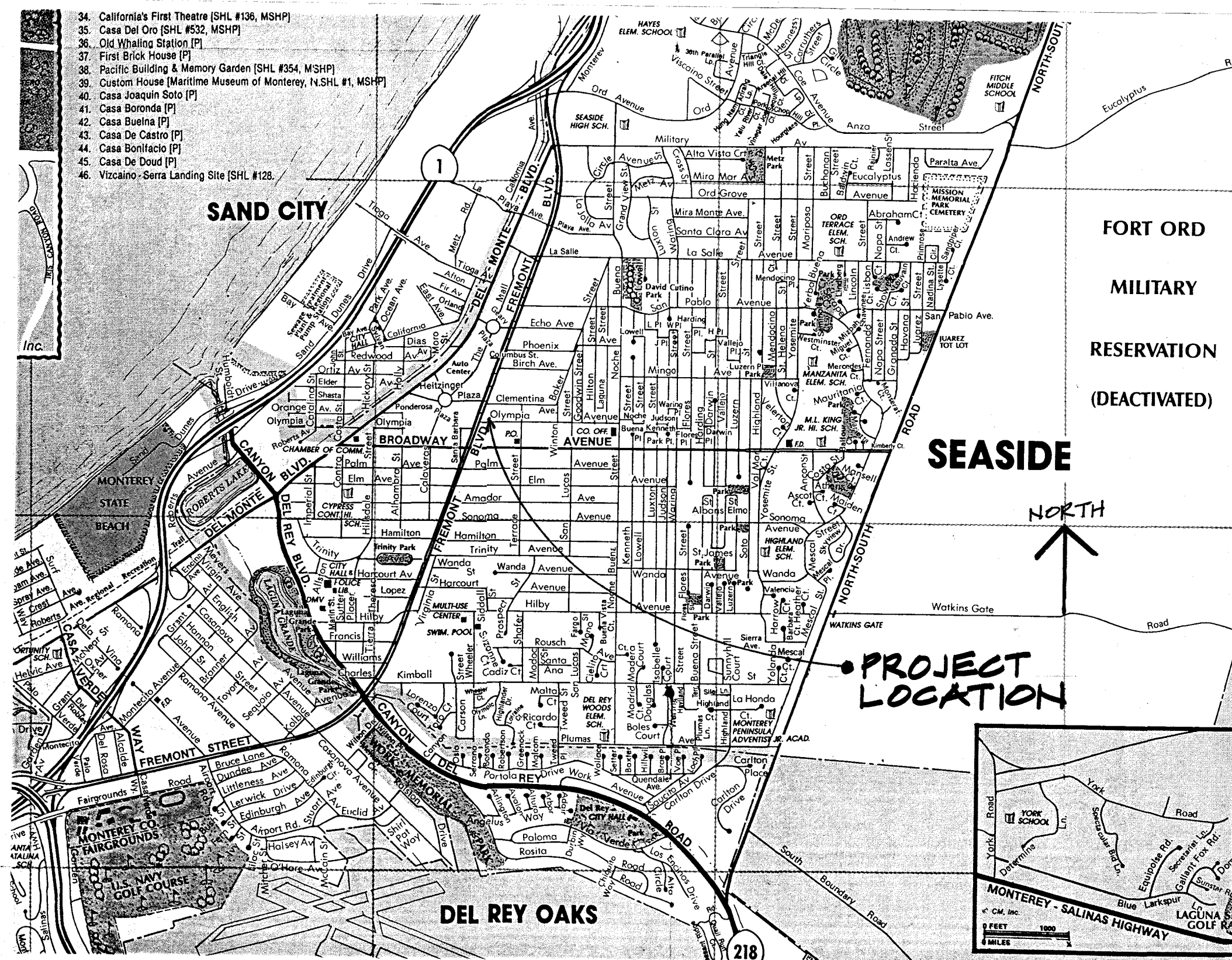
No change to existing landscaping proposed.

Material Conservation & Resource Efficiency

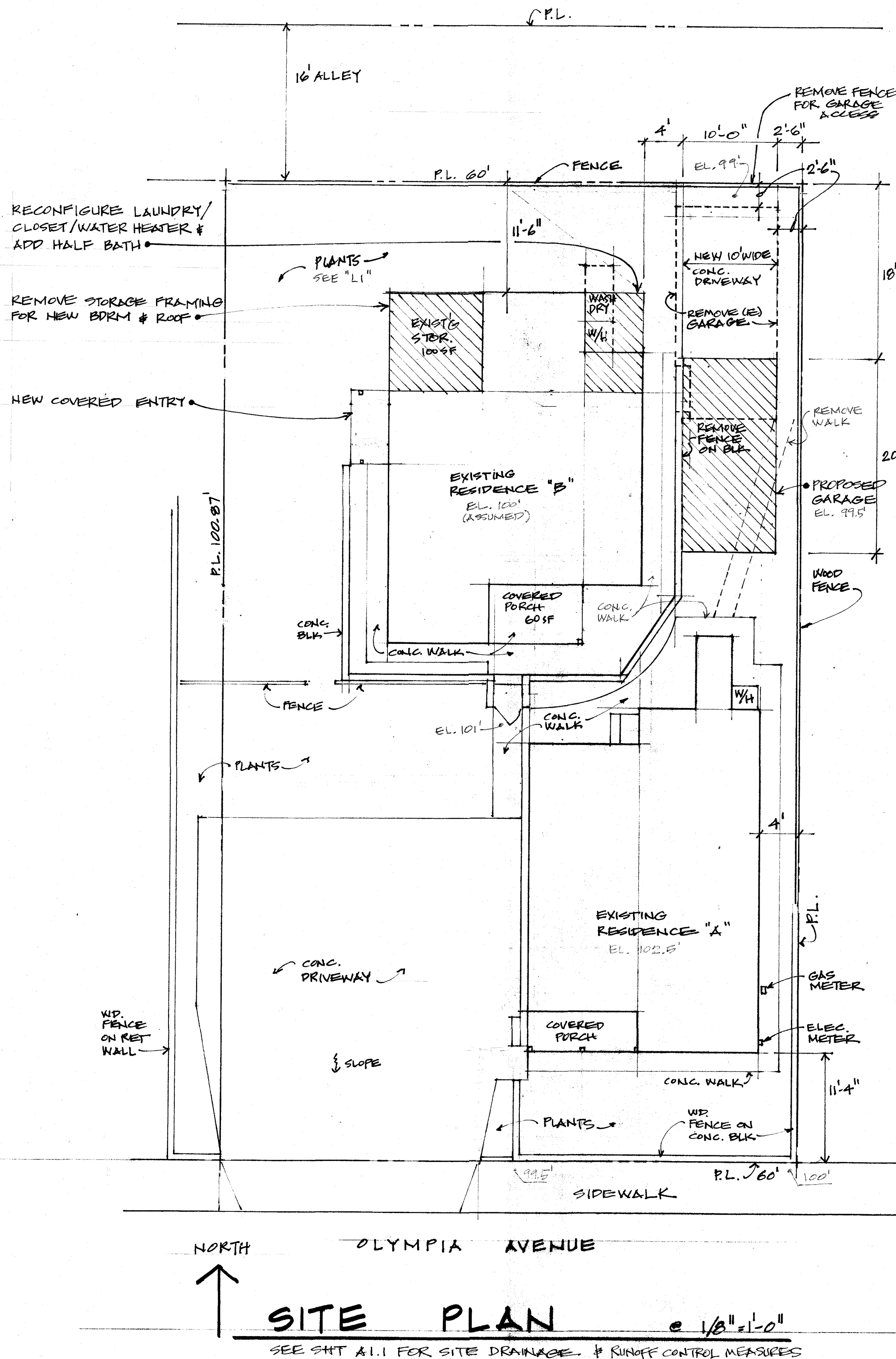
1. Joints & openings in building envelopes separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical & other necessary penetrations must be sealed (4.406.1).
2. Construction waste reduction is required. Recycle and/or for reuse a minimum of 50% of the nonhazardous 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. Dust 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 ½ " 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 component of a whole house ventilation system, fans must be controlled by 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-2.2 (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).
13. 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.
14. 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.
15. 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.
16. Thoroughly sweep all paved areas exposed to soil excavation and placement.
17. Stand-by crews shall be alerted by the permit applicant or contractor for emergency work during rainstorms.
18. 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.
19. As a part of the erosion control measures, underground storm drain facilities shall be installed complete as shown on the improvement plans.
20. Borrow areas and temporary stockpiles shall be protected with appropriate erosion control measures to the satisfaction of the City Engineer.
21. 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.
22. 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.
23. Contractor shall be responsible for ensuring safety of vehicles operating in roadway adjacent to erosion control facilities.
24. After rainstorms, contractor shall check for the remove sediment trapped by sandbags at staging area. Replace sandbags if deterioration is evident.
25. 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 manual, 3rd edition, prepared by the California Regional Water Quality Control Board, San Francisco Bay Region.



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. 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 maintained 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 facility 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 areas in all cases 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 accumulation 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 and complete as shown on the improvement plan.
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. All sandbags shall be accessible 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. Regional dust control manual, 3rd edition, prepared by the California Regional Water Quality Control Board, San Francisco Bay Region.



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.
<u>Subtotal existing =</u>	<u>905 s.f. Unit B</u>

<u>Proposed Changes:</u>	
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.
<u>Proposed garage =</u>	<u>220 s.f.</u>
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 |

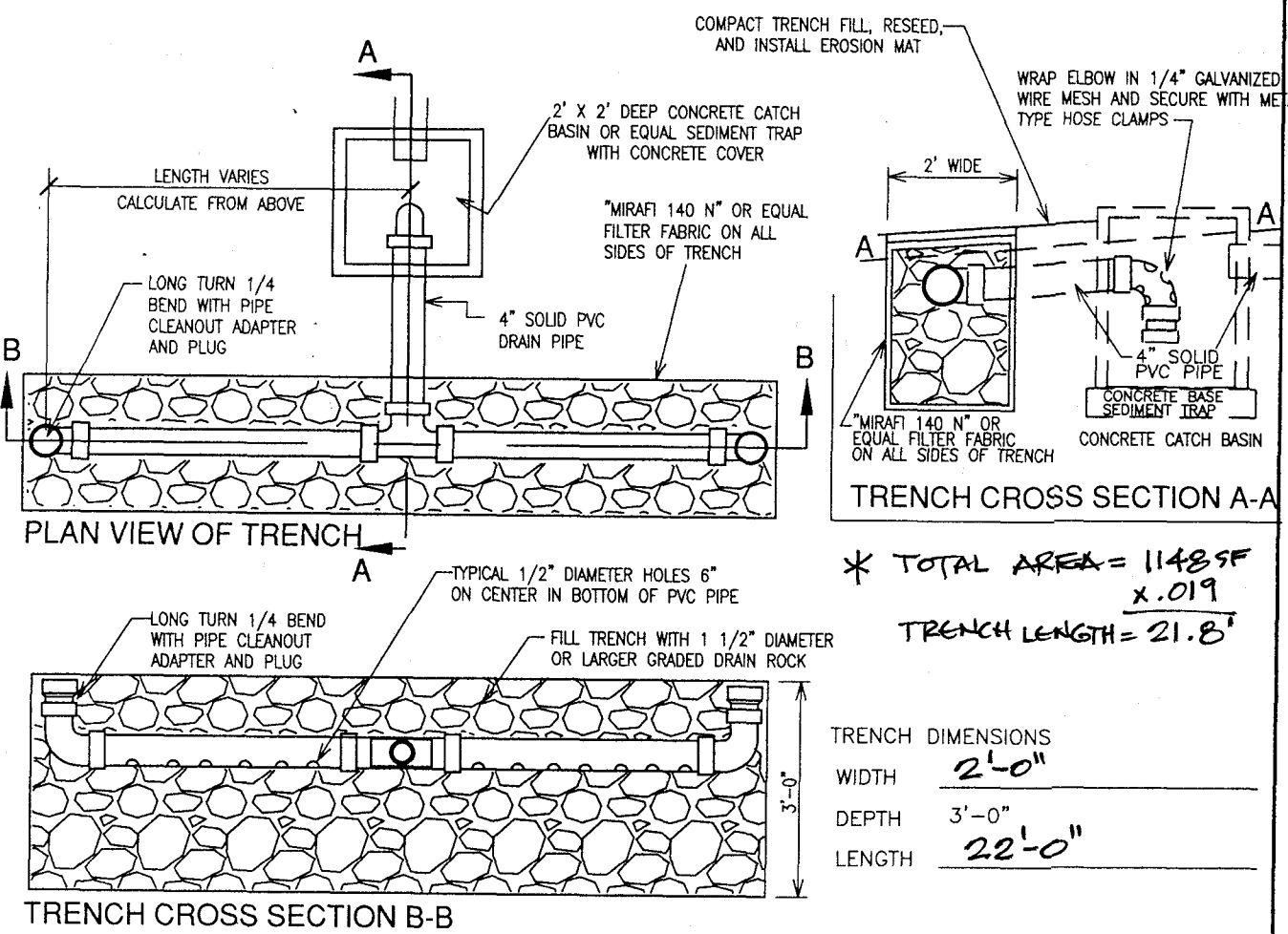
AS **Landscaping Plan** 
 Drawings Prepared By:
PEDRO E. ROSADO, Architect
 8755 Coker Road, Prunedale, Ca 93907
 Ph. (831) 663-0966

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

A1

DIRECTIONS:

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.



NOTES:

1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. MIRAFI 140 N OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED 10 FEET, AT A MINIMUM, FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.



PUBLIC WORKS DEPARTMENT

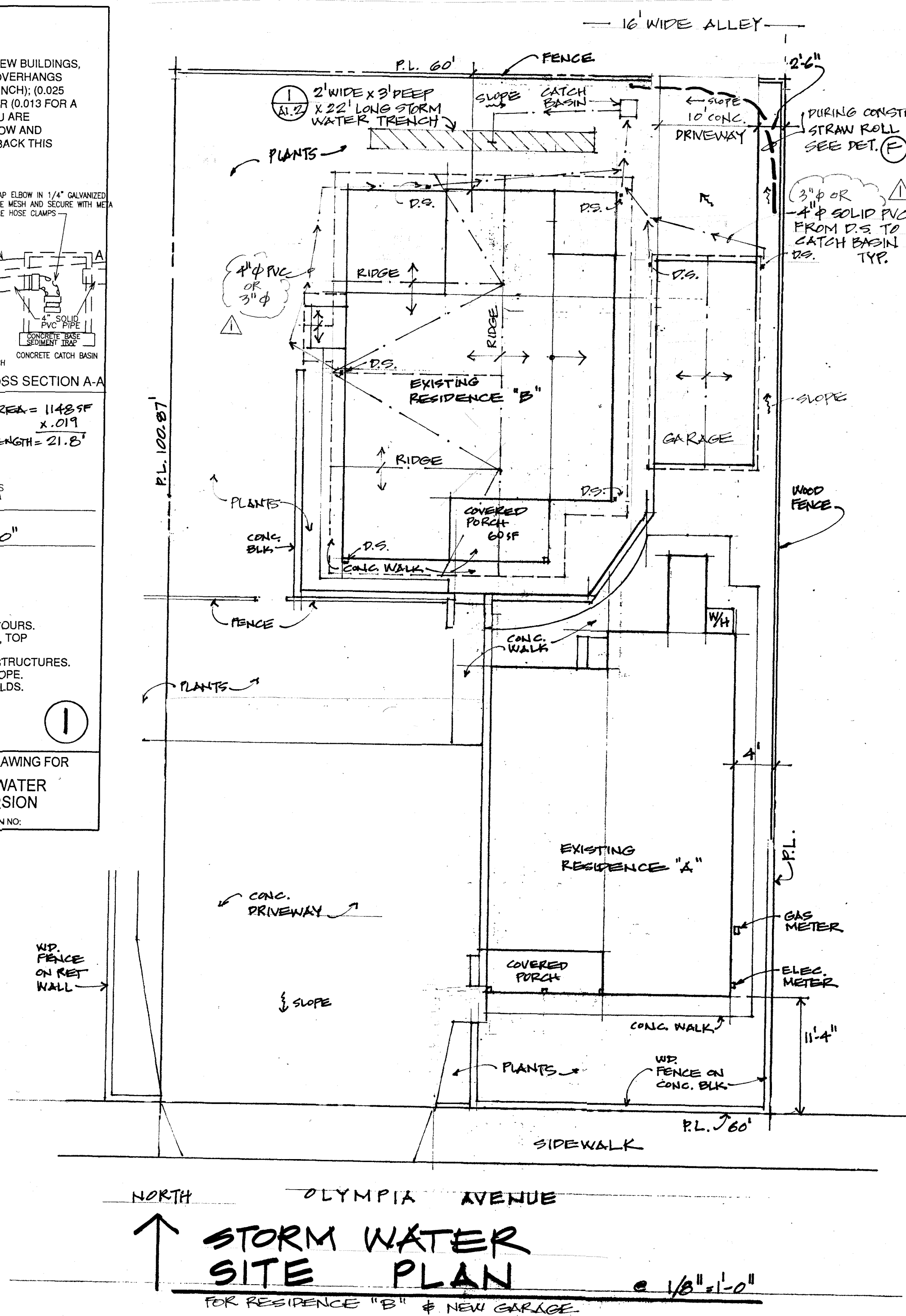
Drawing File No. S-480

APPROVED:
TIMOTHY P. O'HALLORAN, CITY ENGINEER - RCE NO. 49501

STANDARD DRAWING FOR

STORM WATER
DISPERSION

CITY COUNCIL RESOLUTION NO.



IMPERVIOUS AREA

(EXISTING)
RESIDENCE "A" = 885 SF
DRIVEWAY WALKS @ "A" = 1085
WALKS @ "A" = 341

SUBTOTAL = 2311 SF

RESIDENCE "B" = 905 SF
WALKS @ "B" = 213

SUB TOTAL = 1118 SF

EXIST'G GAR = 224 SF

TOTAL EXIST'G = 3653 SF (60.4%)

(PROPOSED)

SUBTOTAL "A" = 2311 SF

RESIDENCE "B" = 938 SF
WALKS @ "B" = 213

SUB-TOTAL = 1151 SF

NEW GARAGE = 220 SF

(N) DRIVEWAY = 180 SF

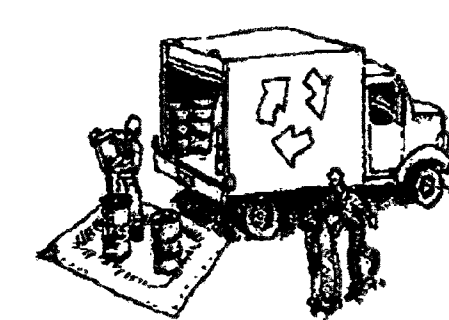
SUB-TOTAL = 400 SF

TOTAL PROPOSED = 3662 SF (63.8%)

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Burn and cover stockpiles of sand, dirt or other construction material 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.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

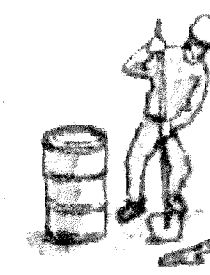
Waste Management

- Cover waste disposal containers securely with tarps 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, gypsum board, pipe, etc.).
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



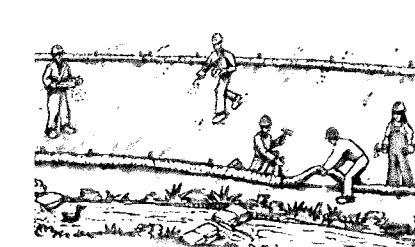
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids.
- Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or sawdust).
- 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 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



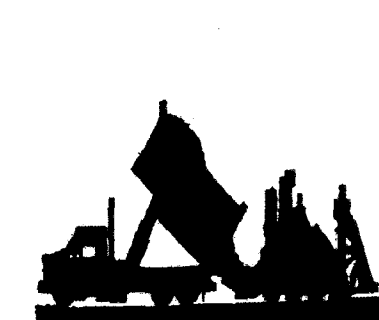
Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



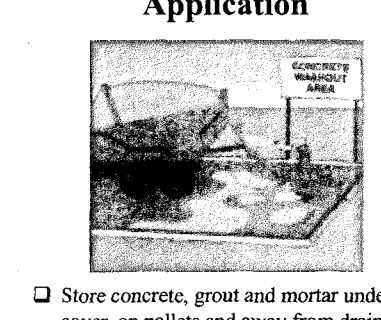
Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

- 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 sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

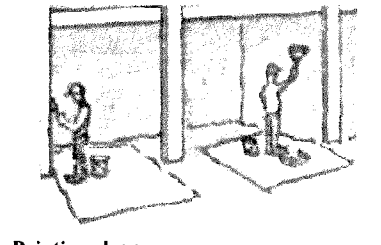


- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering

- Effectively manage all run-on, all runoff within the site, and divert run-on discharges from the site. Divert run-on water from offsite 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.

Painting & Paint Removal



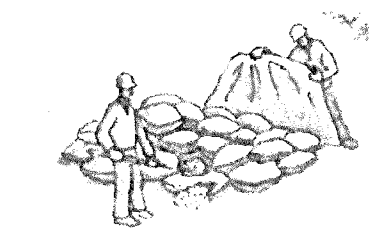
Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

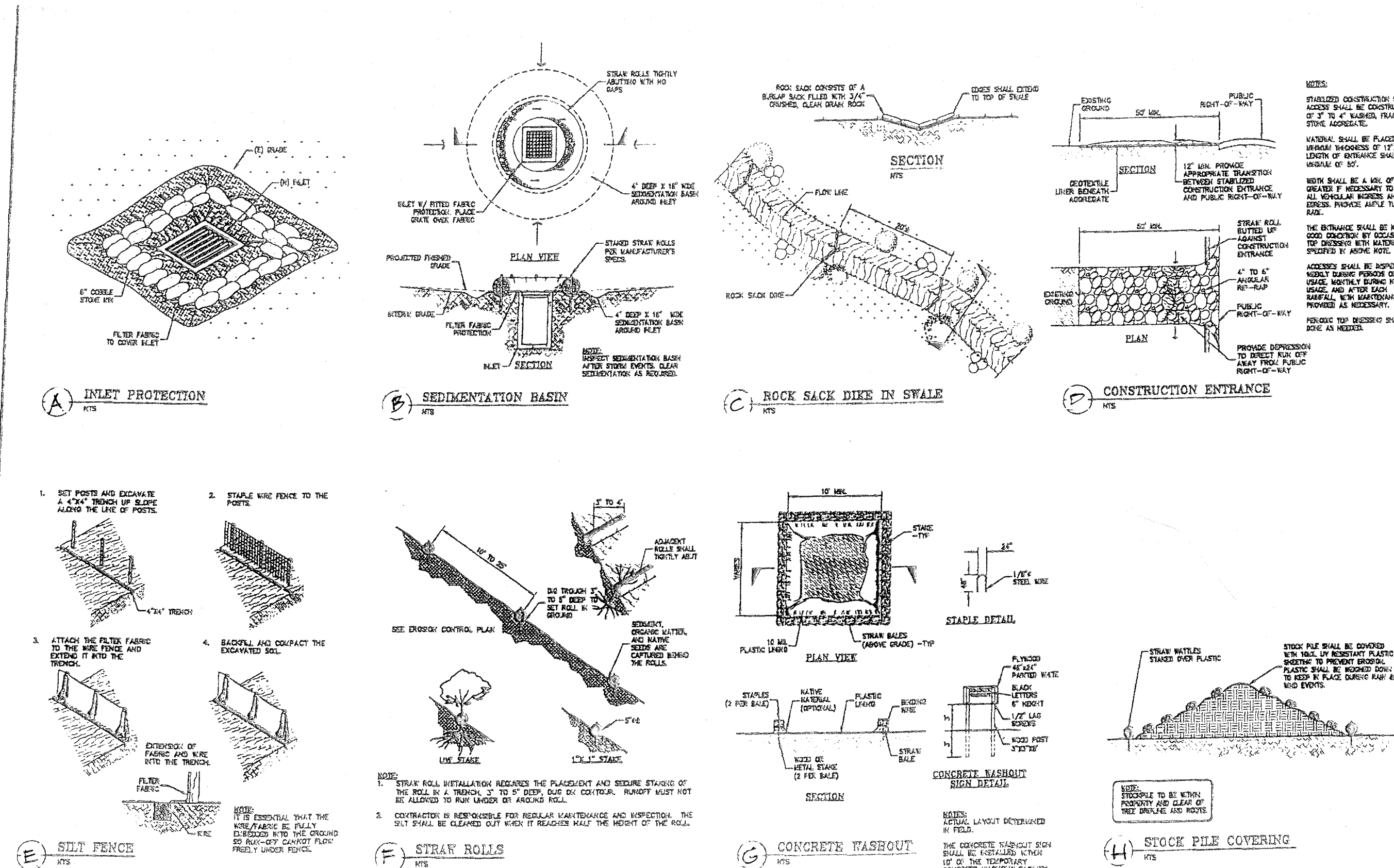
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stock 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!



A Remodel For
1033 Olympia Avenue
Seaside, Ca

6/27/16
5/4/16

A1.1

GENERAL DEMOLITION NOTES

- A. Protect existing structure not being remodeled 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 to install new work and match existing.
- K. See Exterior Elevations for additional requirements.

DEMOLITION NOTES

- D1. Remove existing cabinet(s).
- D2. Remove existing window.
- D3. Remove existing door, jamb and frame.
- D4. Remove existing fixture.
- D5. Remove existing wall full height or as noted on drawings. See structural drawings for new header or beams at new openings.

Note: Code Requirements For Gypsum Board

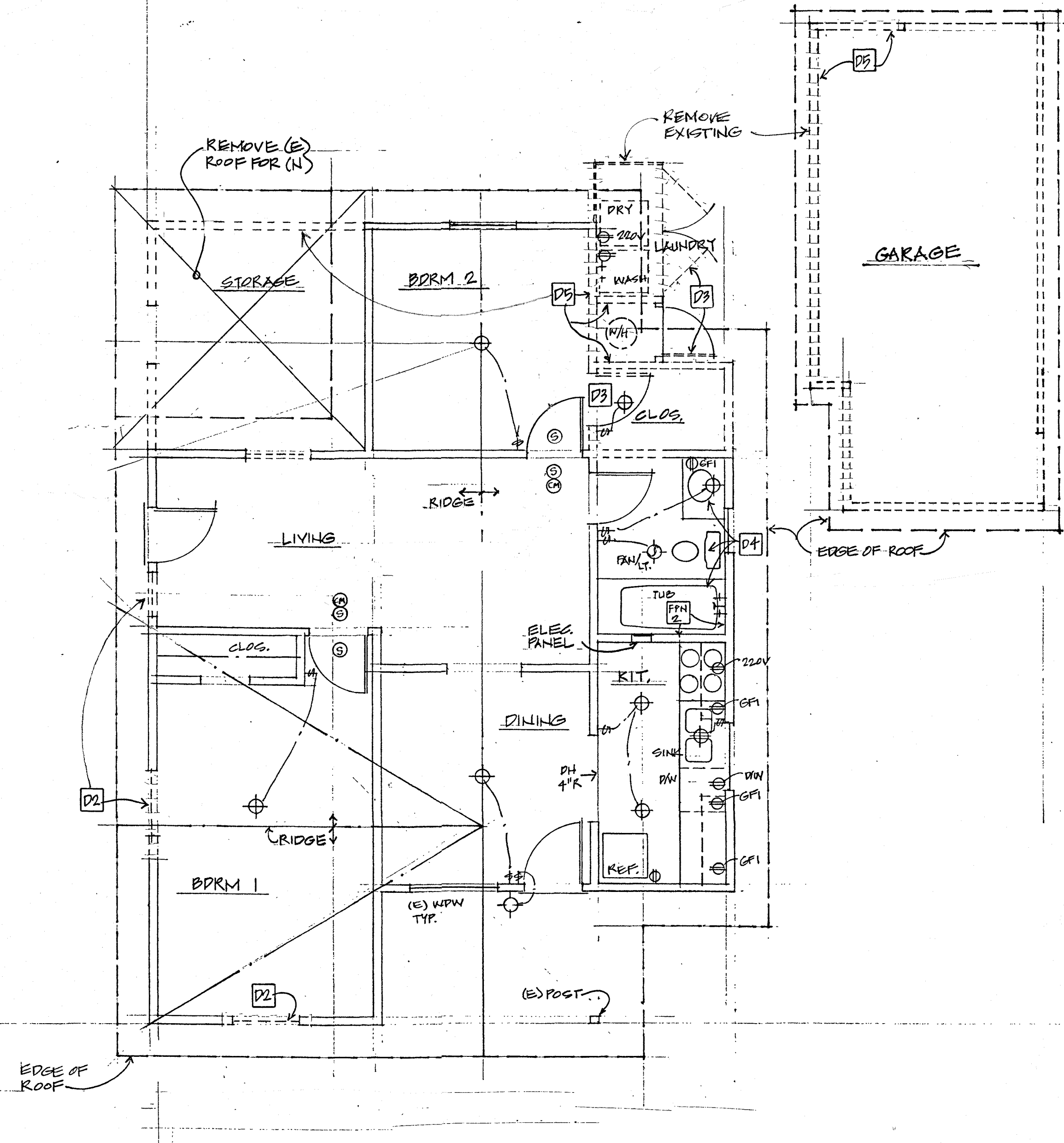
- 1) Showers and Water Closets (CBC 2509.2): Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturer recommendations shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- 2) Water Closet Compartments (CBC 2509.2): Water-resistant gypsum backing board shall be used as a base for tile in water closet compartment walls, installed in accordance with manufacturers recommendations.
- 3) Water-resistant Gypsum Backing Board Limitations (CBC 2509.3): WR gyp 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 1/2" thick water-resistant gypsum board or more than 16" on center for 5/8" thick water-resistant gypsum board.
- 4) Gypsum in Rest of Bathroom (CBC 2509.2): Regular gypsum board is permitted under tile or wall panel in other wall and ceiling areas.

FLOOR PLAN NOTES

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 temperature balance valves (limit water temperature to 120 degrees fahrenheit) required to prevent scalding. The shower walls (and 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. Shower controls shall be accessible without getting wet. See Note below for use of gypsum wallboard.
- 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 slip joint connections. Omit where accessible from crawl space.

ELECTRICAL NOTES

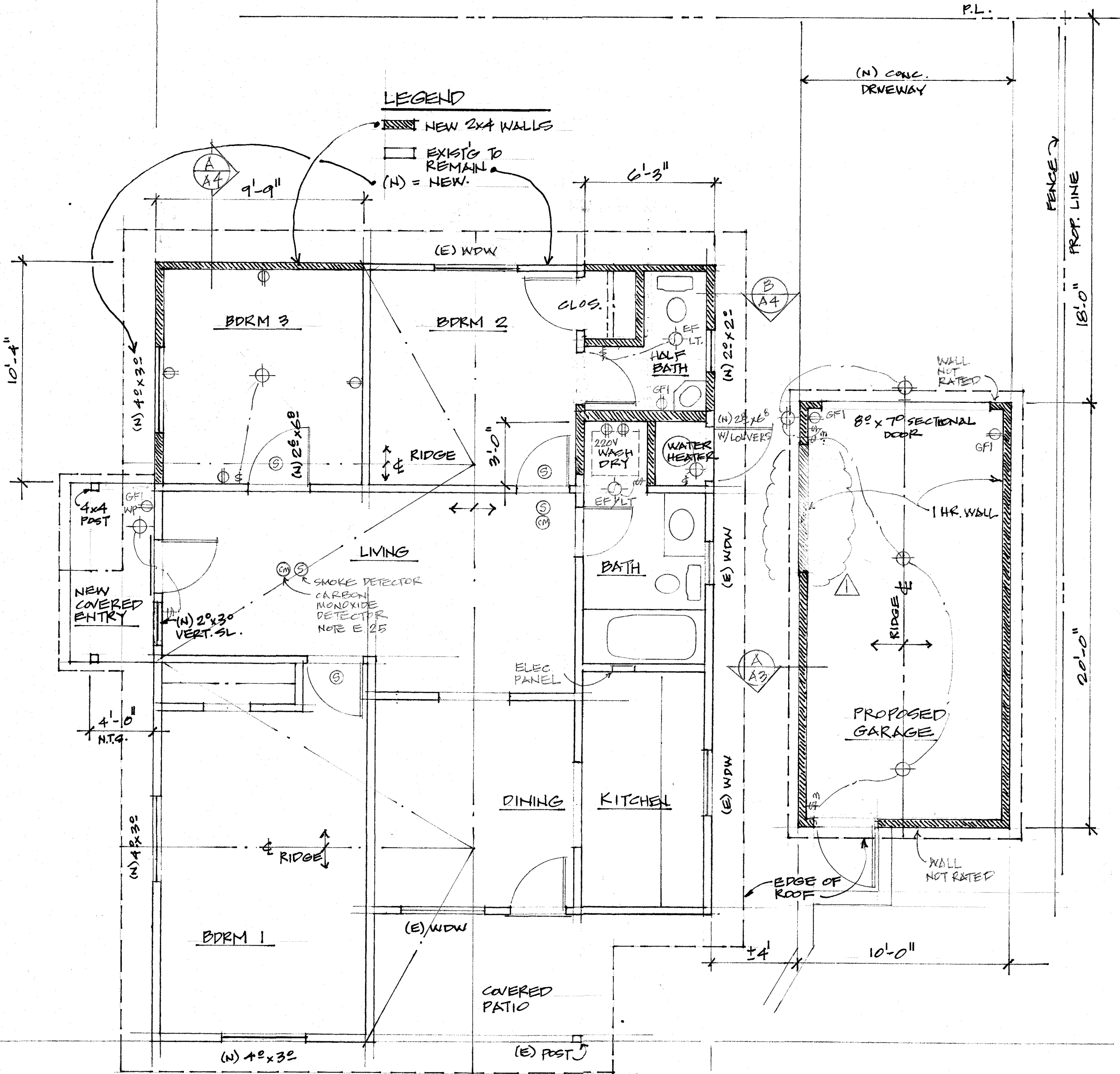
- E1. All branch circuits that supply 125 volt, 15 and 20 ampere outlets (including luminaires) installed in dwelling unit bedrooms shall be protected by a listed combination type arc-fault circuit interrupter(s) listed to provide protection of the entire branch circuit. (AFCI) CEC 210-12(B). All new receptacles and branch circuits not required to be GFCI protected shall be protected by combination AFCI devices, not just bedrooms.
- E2. Laundry branch circuits 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(f). CEC 210-11(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. CEC 210-11(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. CBC 907.2.10.1
- E6. Plumbing. Use of plumbing pipelines as an electrical ground is prohibited. Use of solders 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 210-8(a)6.
- 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 309
- 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 efficacy, 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 efficacy 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 (150(k)3). Bathrooms shall contain a minimum of one high efficacy light and all other lights shall be controlled by vacancy sensors.
- E17. Exterior lighting: High efficacy 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 110.26 (B)
- d) Illumination shall be provided for all working spaces about 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 an carbon monoxide detectors 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 efficacy 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 fuel-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 [R315.1.1 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-station 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 humidistat controls.



EXISTING & DEMO FLOOR PLAN

1/4" = 1'-0"

RESIDENCE "B"



PROPOSED FLOOR PLAN

1/4" = 1'-0"

A Remodel For
1033 Olympia Avenue
Seaside, Ca

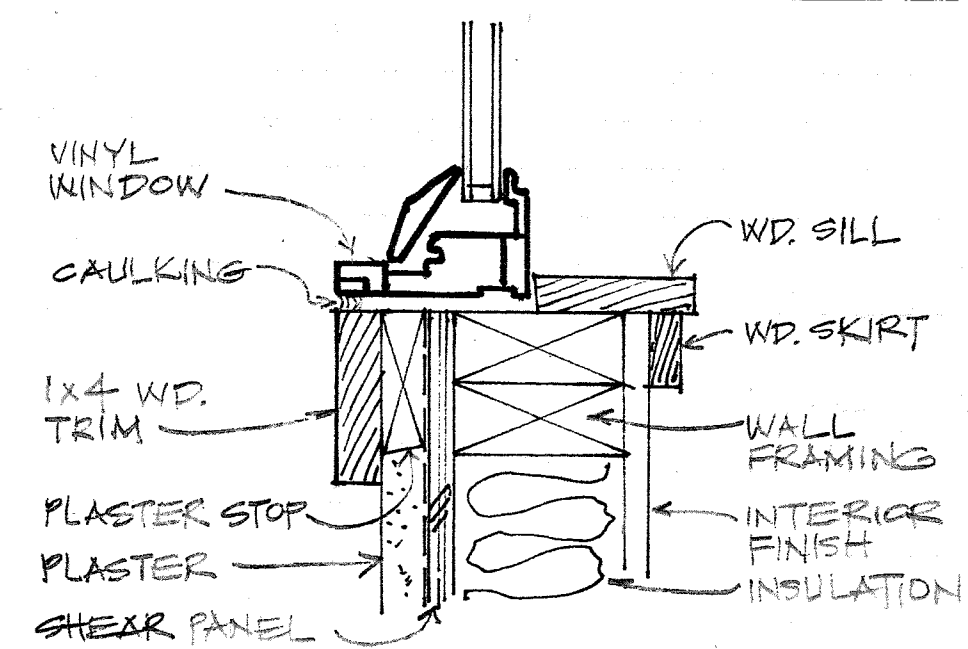
A2

FOUNDATION NOTES

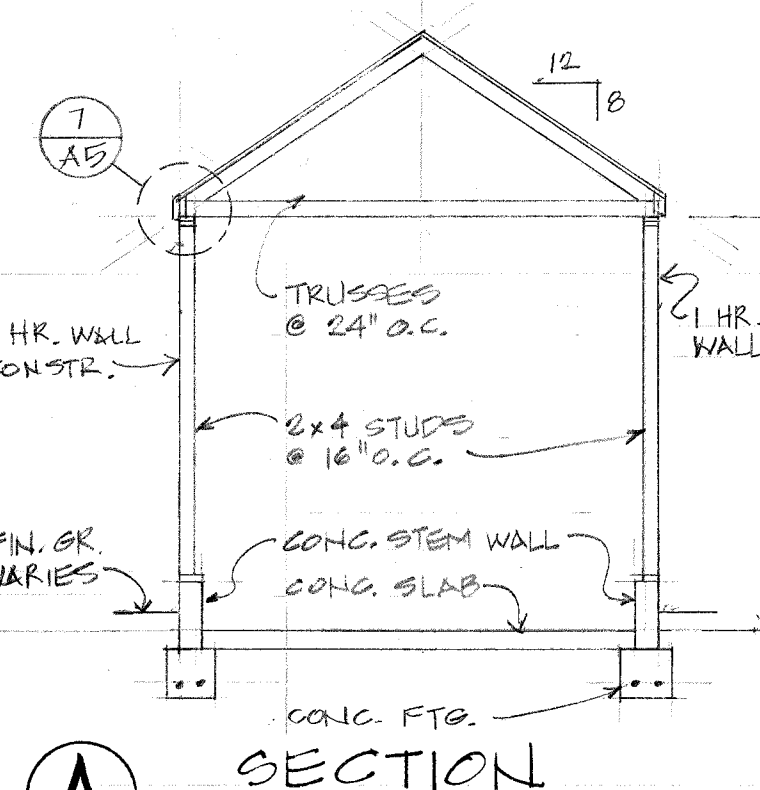
1. **FOUNDATION:** Foundation design is based on an assumed bearing capacity of 1500 psf, Table R403.1, C.R.C. All footings shall bear on firm native, undisturbed, sandy soil and adhere to the following table:
- | STORIES | WIDTH | THICKNESS | DEPTH BELOW GRADE |
|---------|-------|-----------|-------------------|
| 1 | 12" | 10" | 12" |
| 1 | 12" | 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 | 2500 psi |
|---------------|----------|
| SLAB ON GRADE | 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 holdowns shown is approximate. See plans and details to determine exact location of holdown anchor bolt. Provide minimum 2 - 2 x 4 studs or 4 x 4 post at the end of each shear wall for bolting holdown to shear wall unless otherwise specified on plans. Provide shear wall edge nailing into each stud bolted to holdown and two rows edge nailing into 4 x 4 posts. Holddown devices shall be secured in place prior to foundation inspection. Holdown 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:

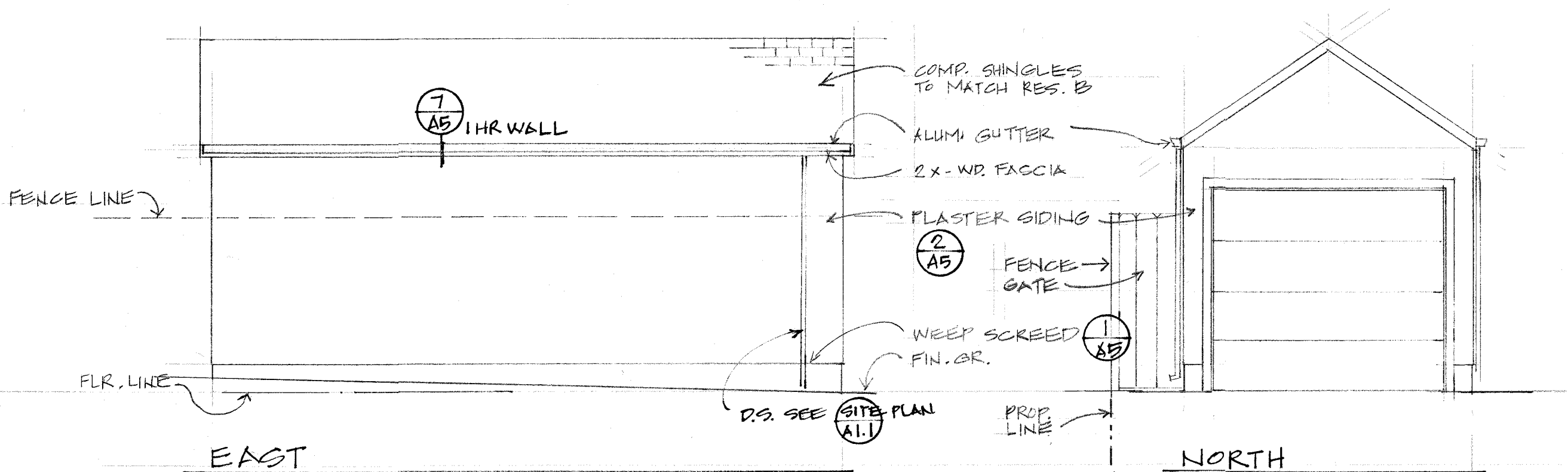
1. **ROOF SHEATHING:** Roof sheathing shall be 5/8" CDX plywood. Use minimum CCX or Exposure 1 plywood at all exposed overhangs U.O.N. on plans. Nail all sheathing with 8d at 6" o.c. all supported edges and 8d at 12" o.c. intermediate bearing. Lay panels with face grain perpendicular to supports. P.I. 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 4 trimmer and 1 - 2 x 4 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 P/I 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 4 post or 2 - 2 x 4 studs at ends of all shear walls for holdowns 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 DF/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 CS16 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.



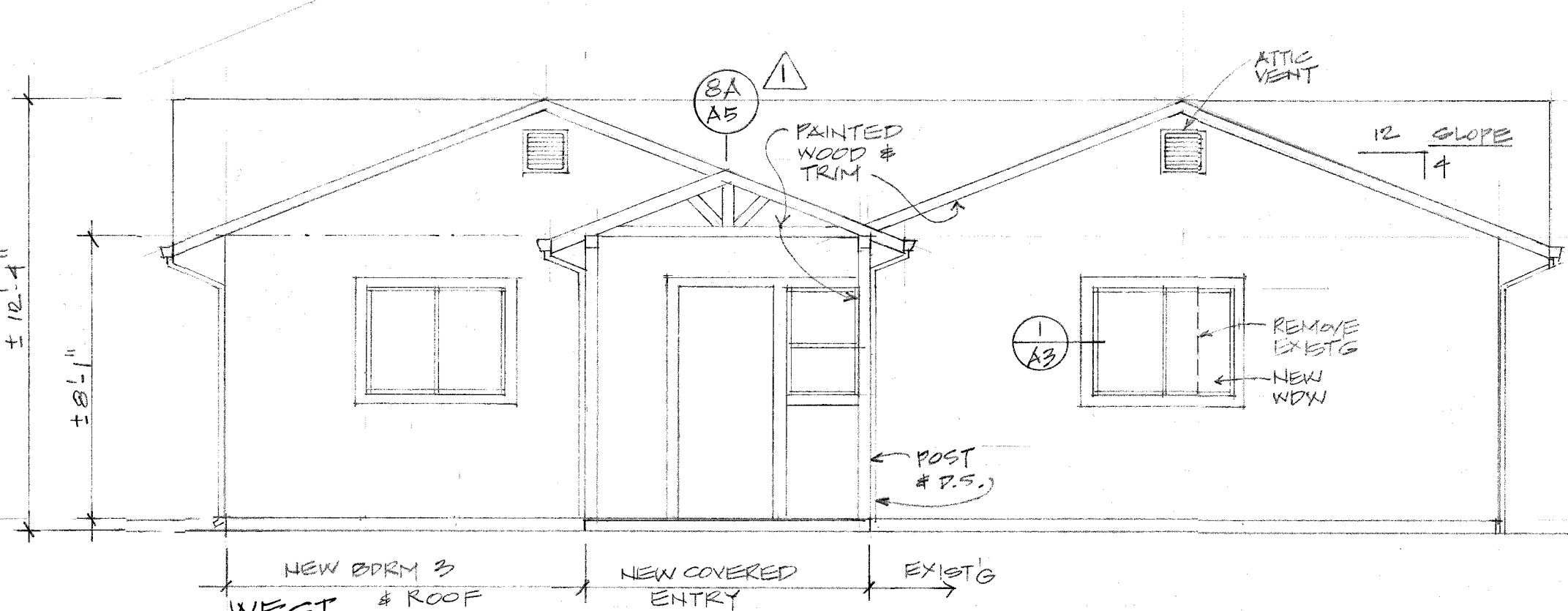
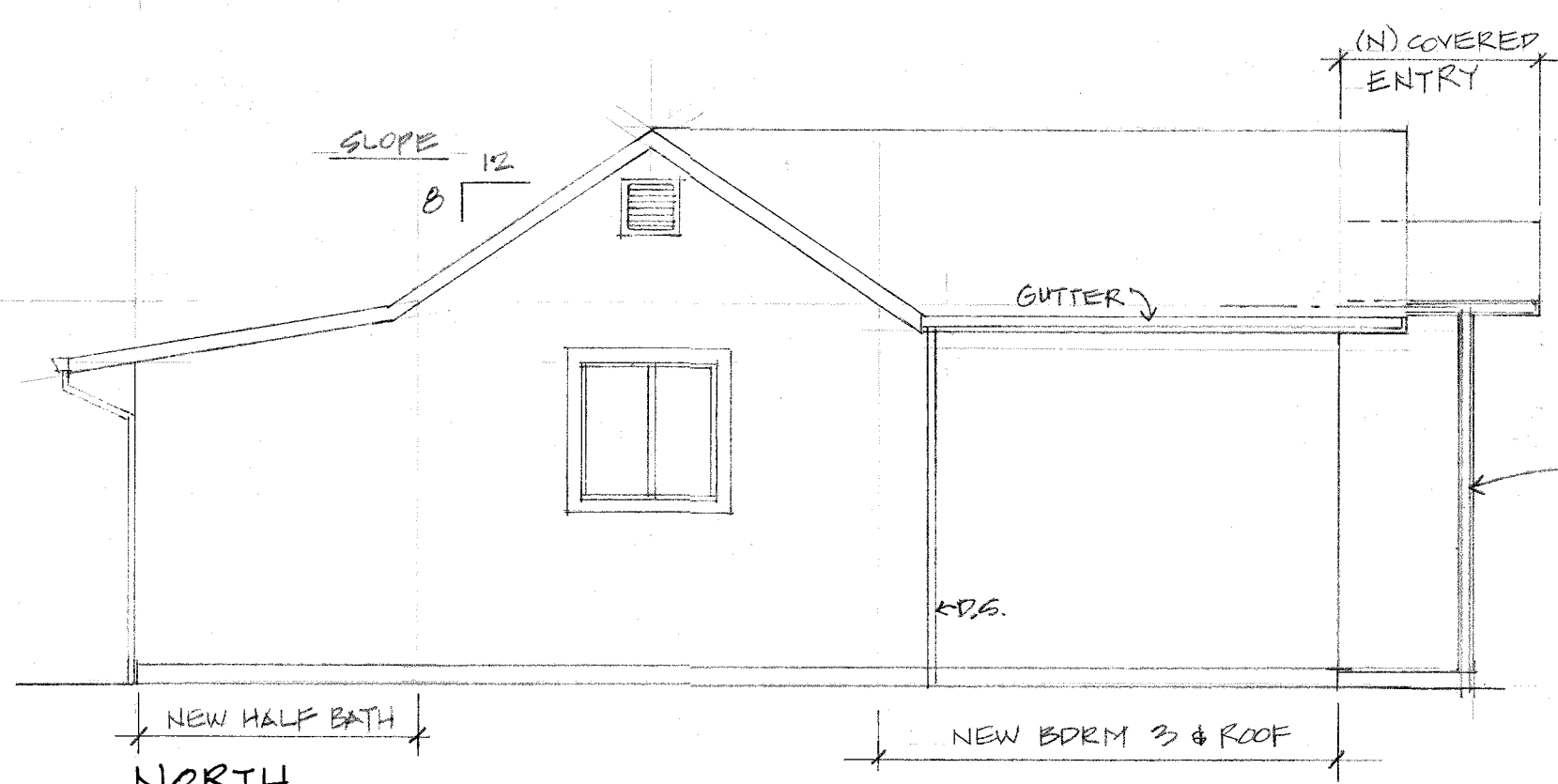
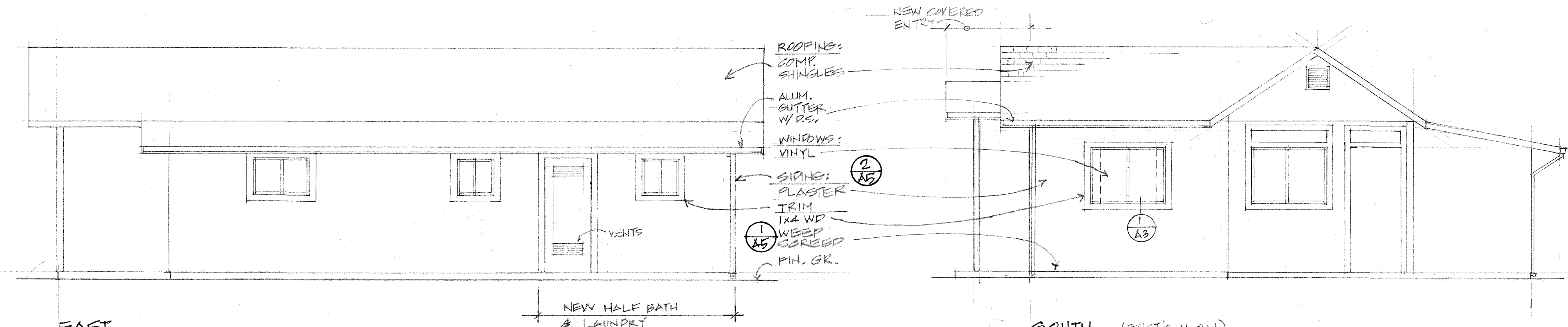
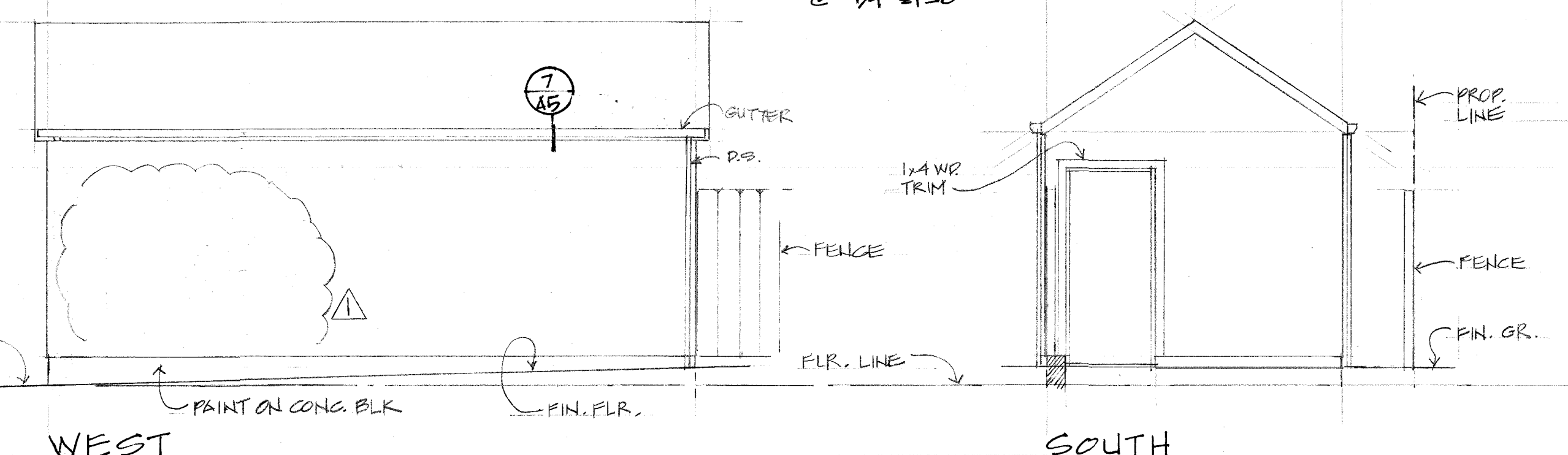
1 WINDOW DET. 3"=1'-0"



A SECTION



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



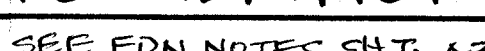
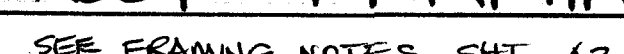
RESIDENCE "B" EXTERIOR

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

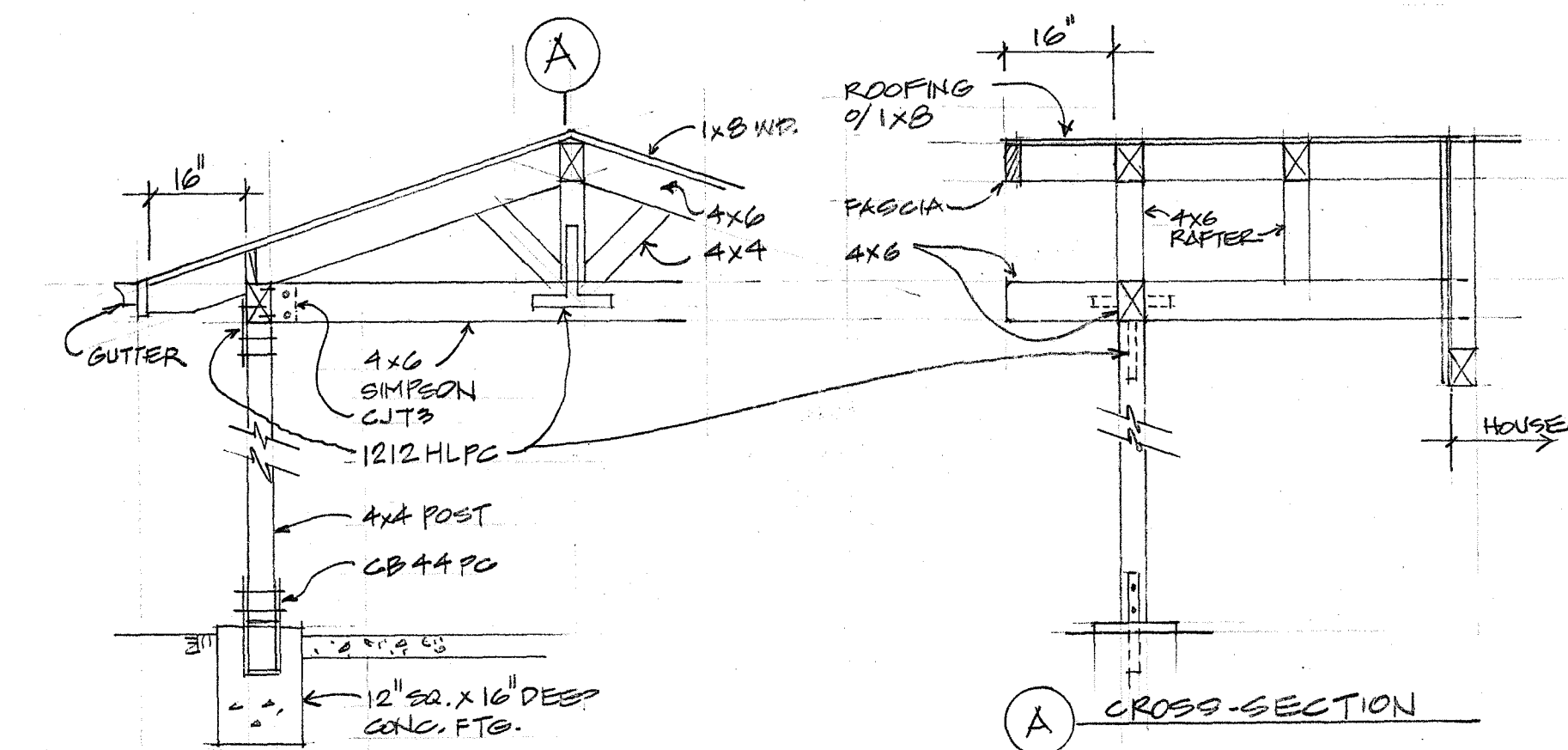
A Remodel For
1033 Olympia Avenue
Seaside, Ca

6/27/16
5/4/16

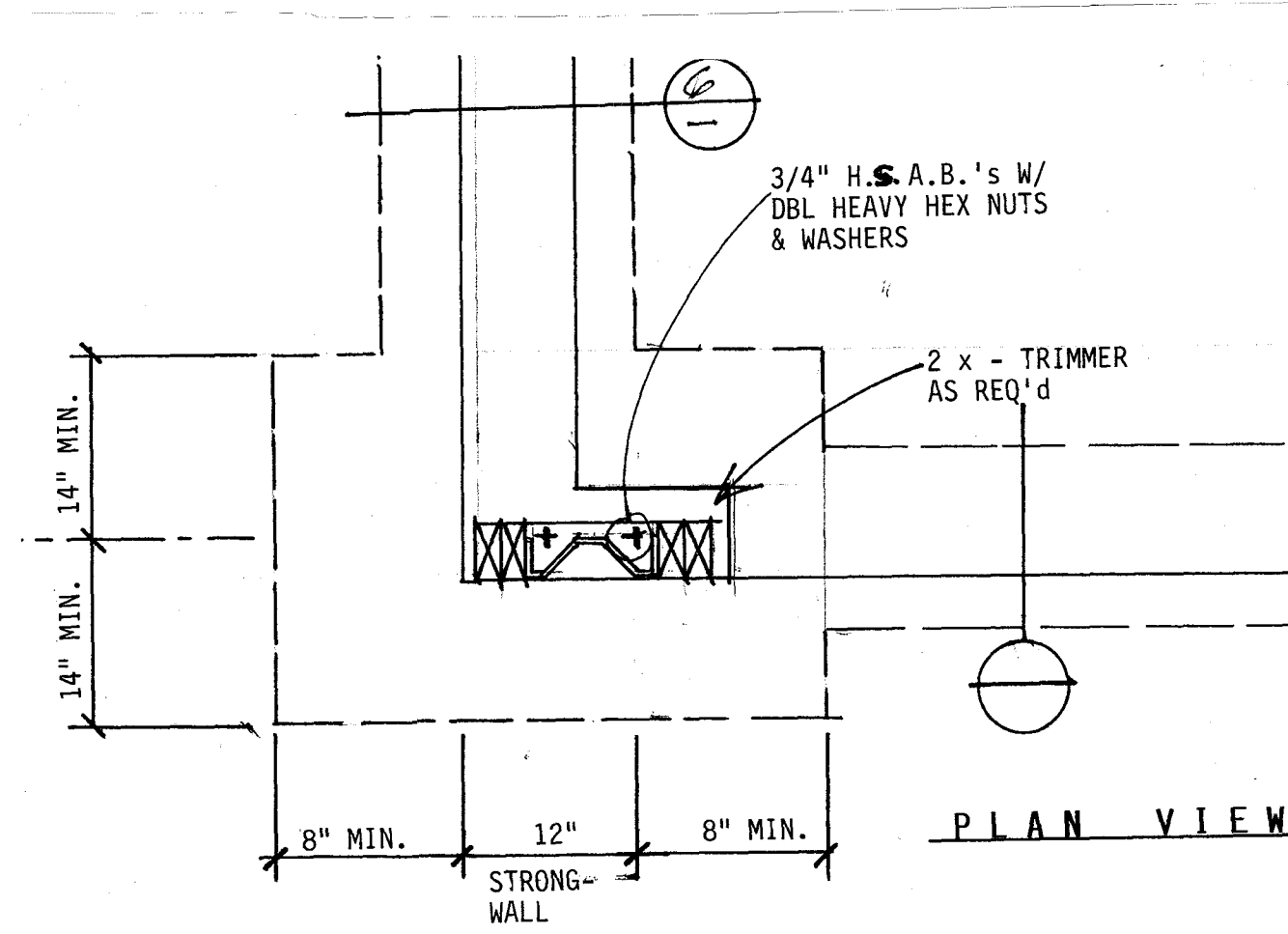
A3



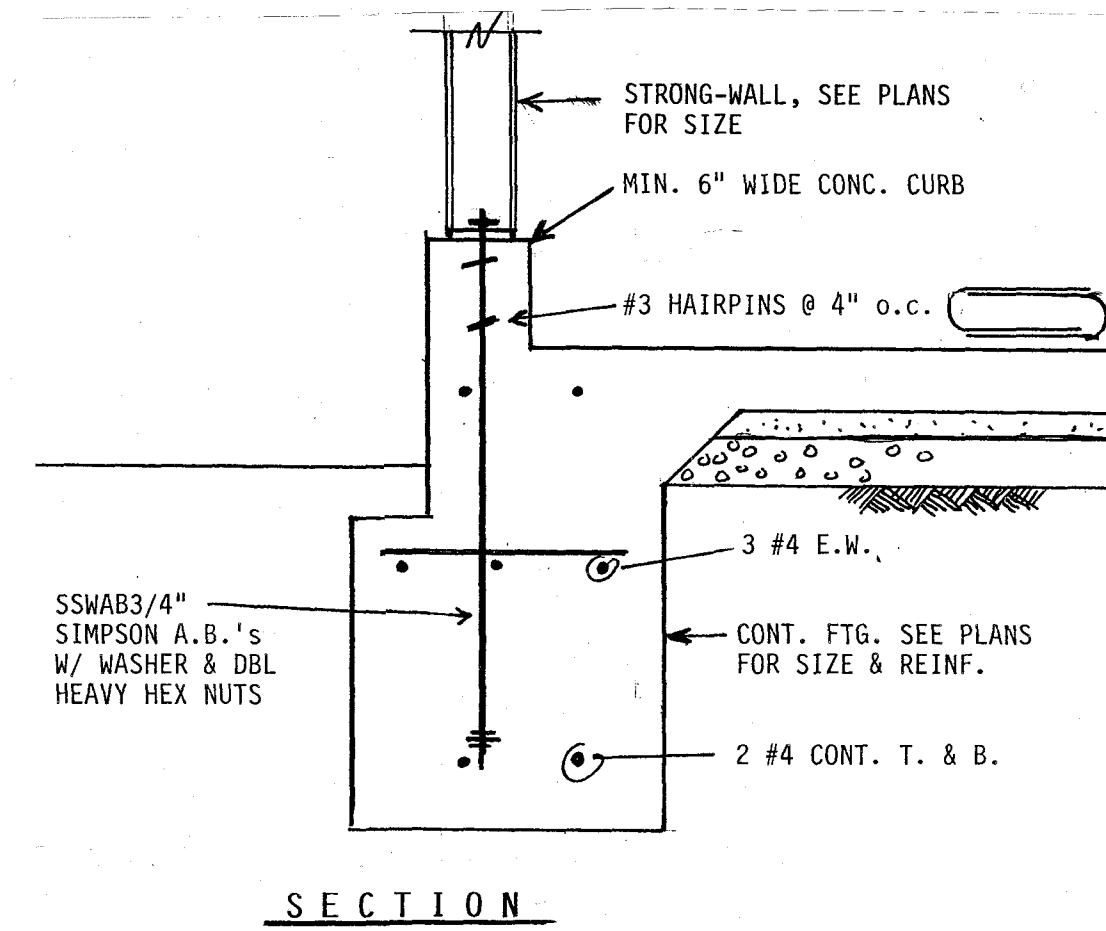
Backlist Page 20



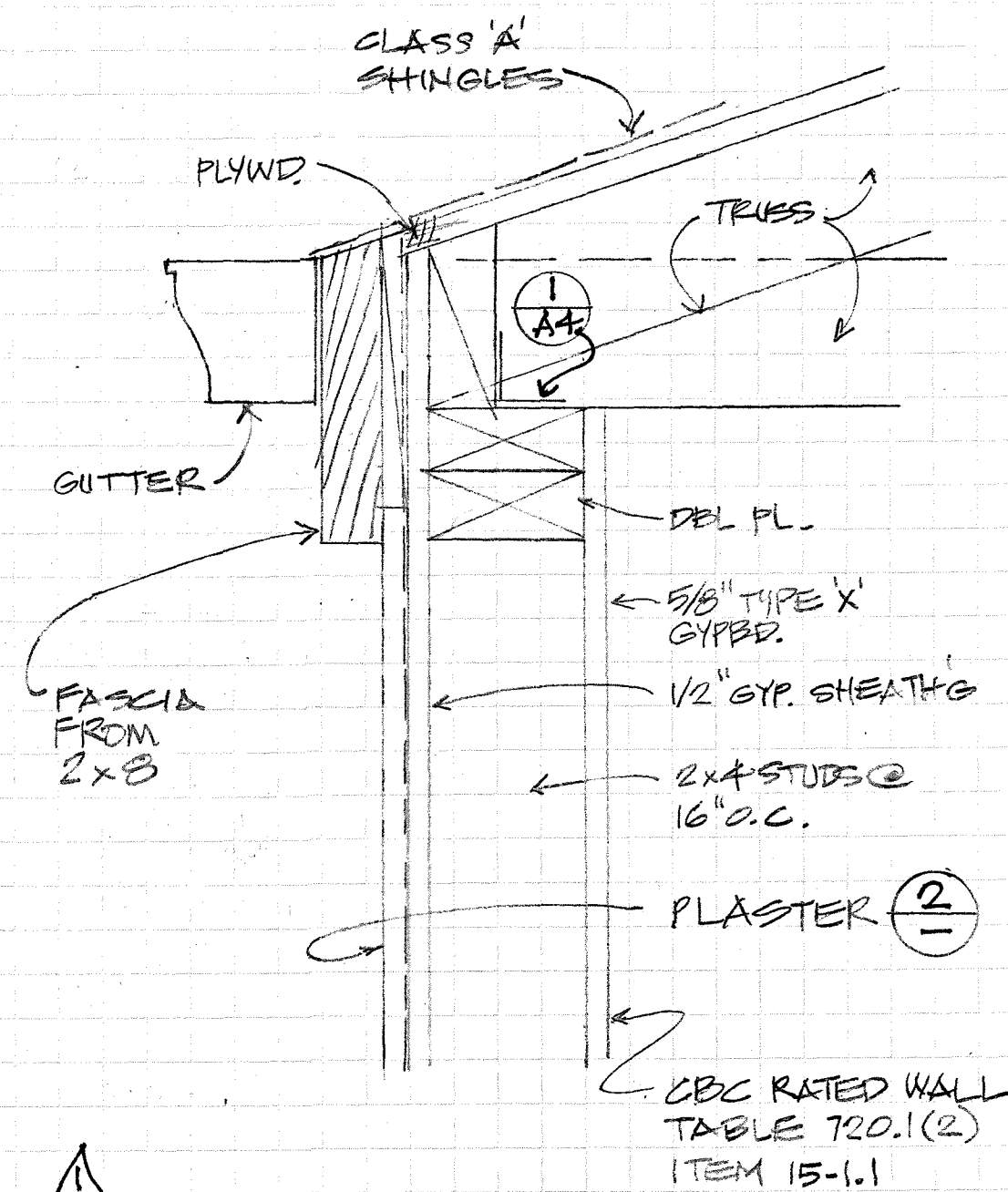
8 COVERED ENTRY DET.
V2"=1'-0"



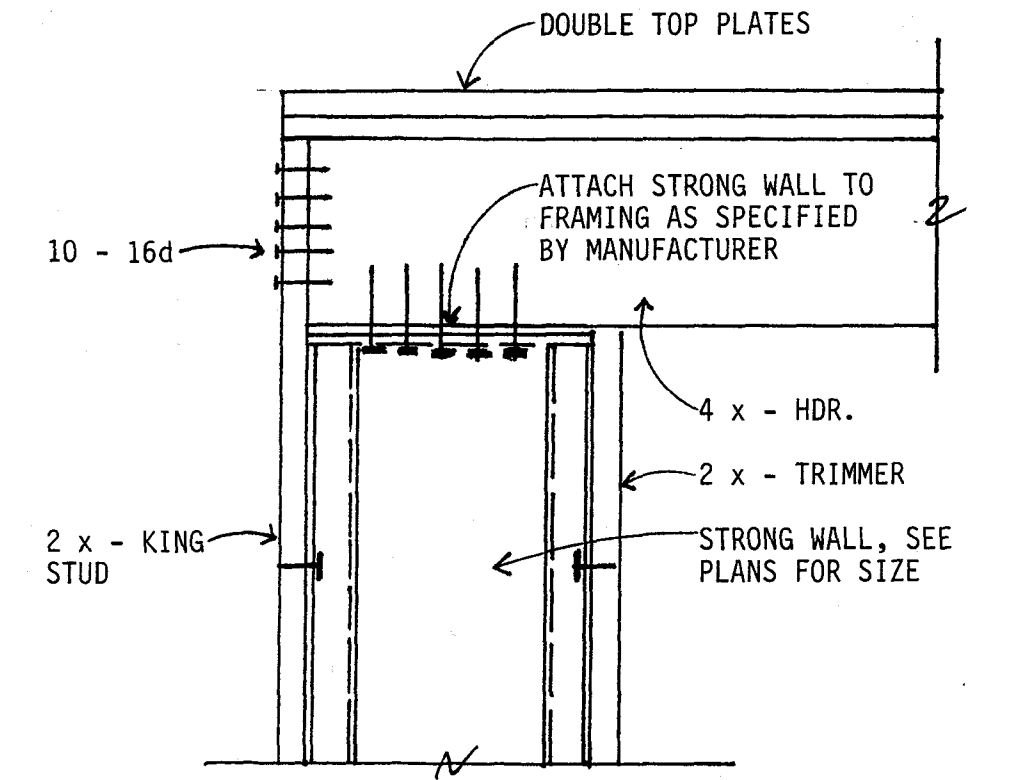
5



6



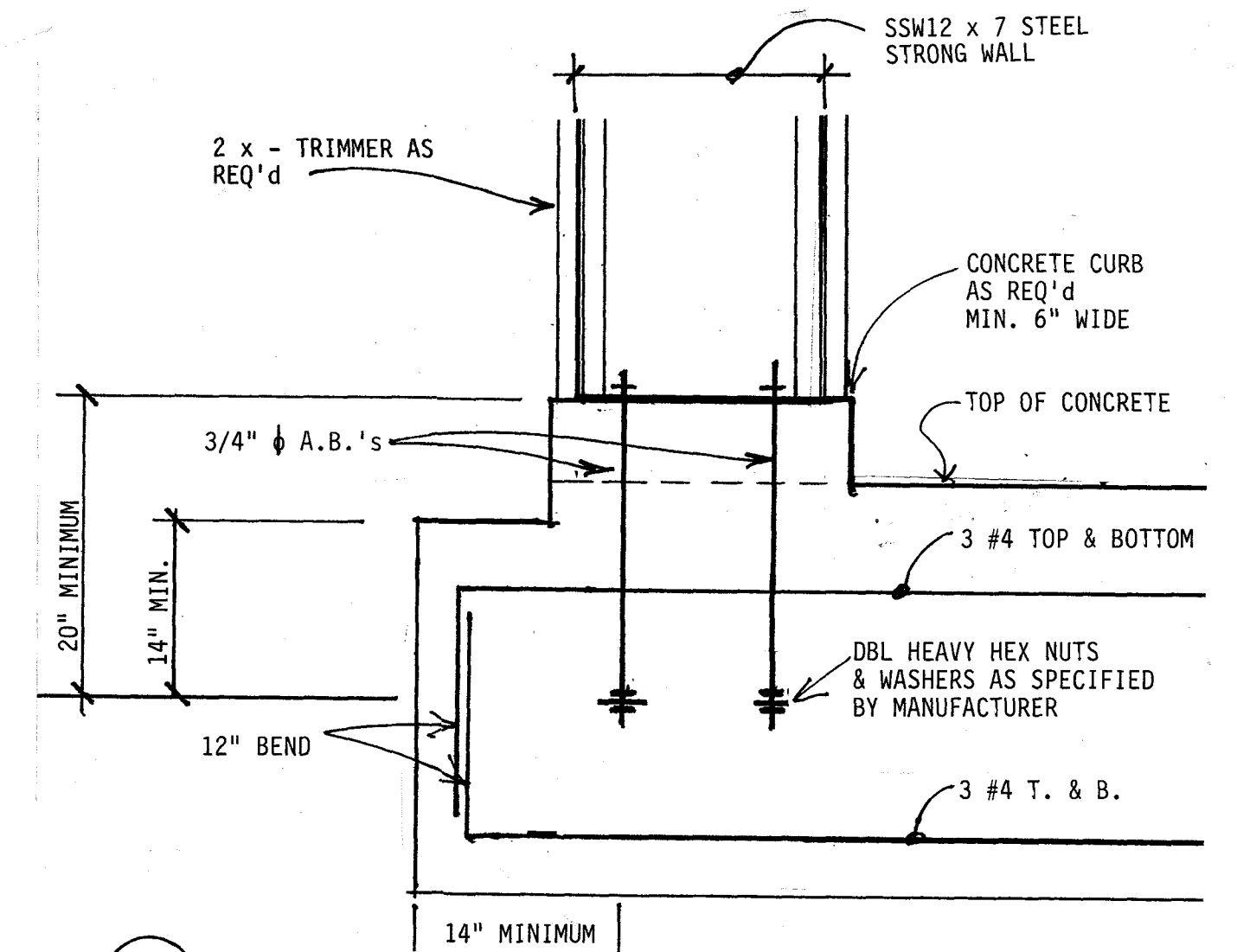
7 EAVE DET. @ 3"=1'-0" (1-HR. WALL)



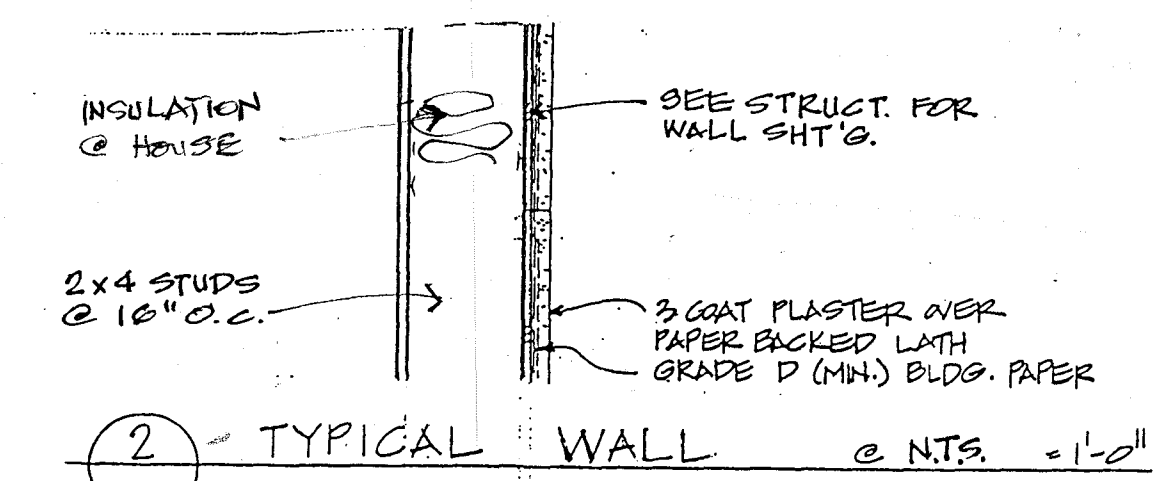
NOTE:

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

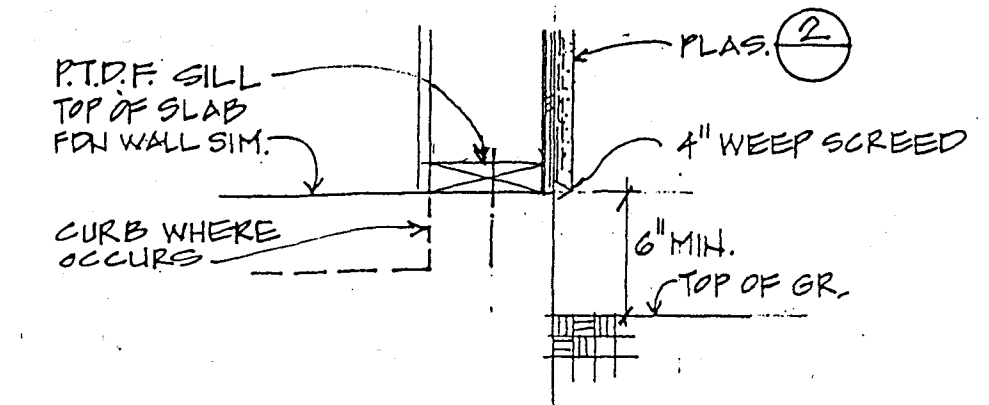
4



3



2 TYPICAL WALL @ NTS = 1'-0"

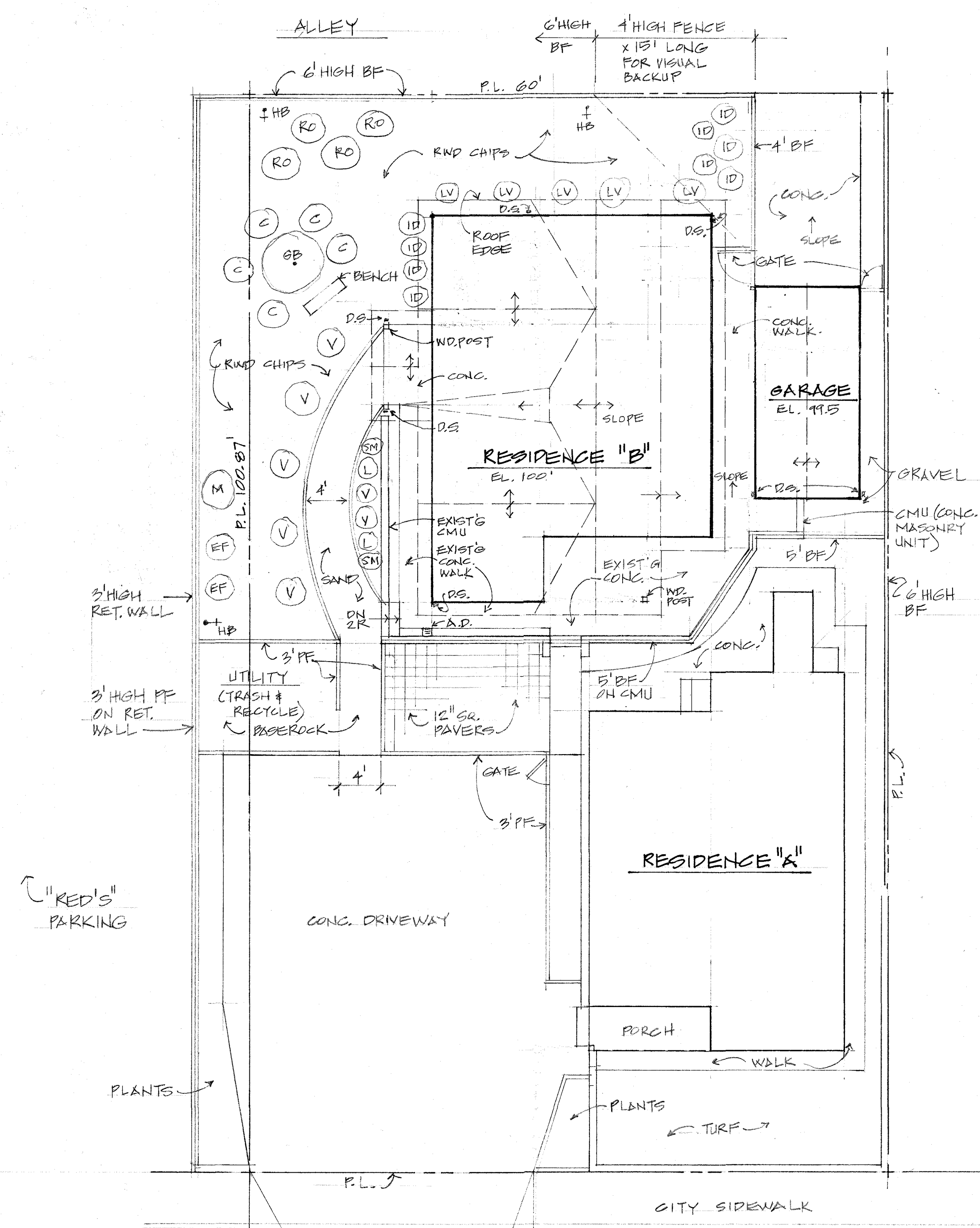


1 TYP. WEEP

A Remodel For
1033 Olympia Avenue
Seaside, Ca

6/27/16
5/4/16

A5

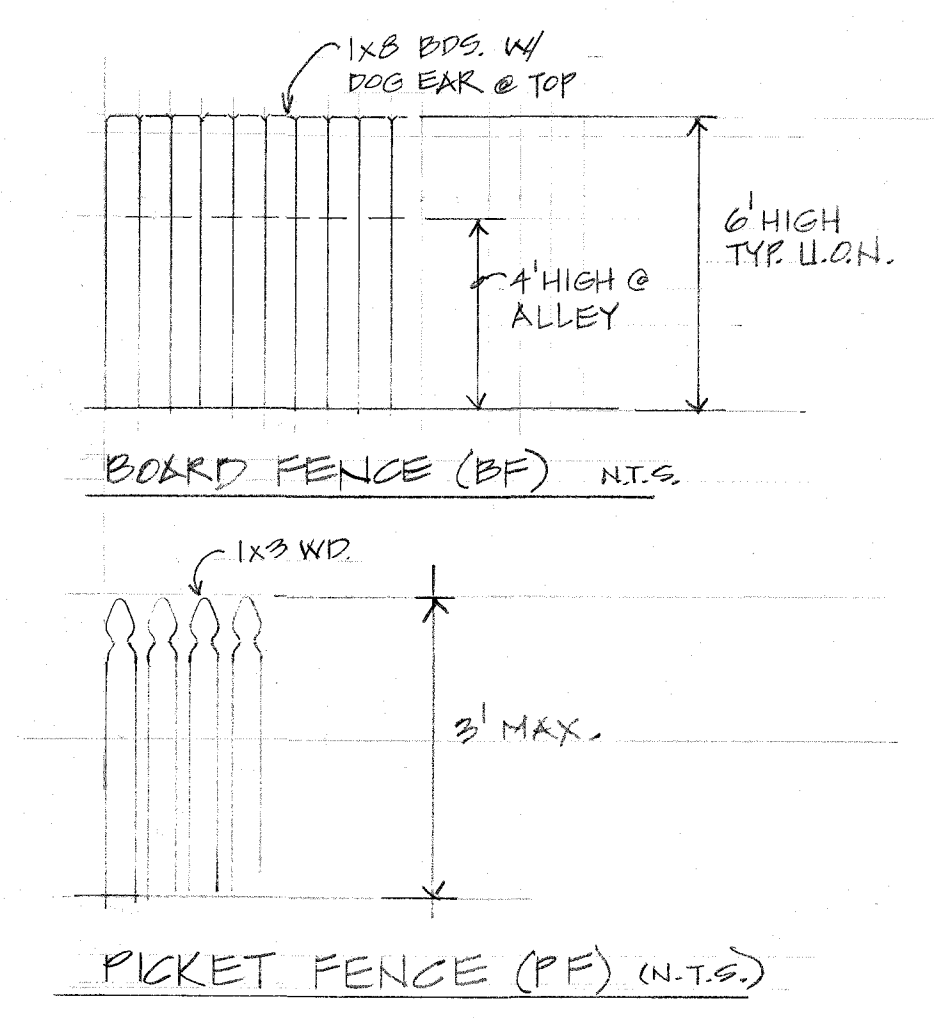


Plant List

Sym	Name	Size
AU	Arbutus Unedo (Strawberry Tree)	2 gal
C	Cistus (Rockrose)	1 gal
EF	Echium Fastuosum (Pride of Madiera)	existing
GB	Ginkgo Biloba (Maidenhair Tree)	1 gal
ID	Iridaceae Douglasiana (Douglas Iris)	1 gal
L	Lolium (Ryegrass)	1 gal
LV	Lavendula Angustifolia (Lavender)	1 gal
M	Myoporaecae (Myoporum)	existing
RO	Rosmarinus Officinalis (Rosemary)	1 gal
SM	Salvia Mexicana (Mexican Sage)	1 gal
V	Verbenaceae (Lantana)	1 gal

Legend

AD	Area drain
BF	Board Fence
CMU	Concrete masonry unit
DS	Downspout
PF	Picket Fence
RWD	Redwood chips
HB	Hose bibb with battery operated timer
	Hose with drip emitters connected to provide water for establishing plants



LANDSCAPE
SITE PLAN @ 1/8" = 1'-0"

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

6/27/16

L1

LANDMARKTM PRO

Designer Shingles



awn Shake

Max Def Weathered Wood

Max Def Moire Black

Max Def Heath

Because of their
Before you can

FREE SHIPPING on qualifying orders \$49 or more.



Open until 10PM!
Gilroy Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Portfolio 7-in H Matte Black Dark Sky Outdoor Wall Light

Item # 338644 Model # IJC1691H

★★★★★ (5 Reviews)



Light bulb(s) not included

ONLY AT LOWE'S

\$19.98

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ADD TO CART

♥ SAVE

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**FREE Store
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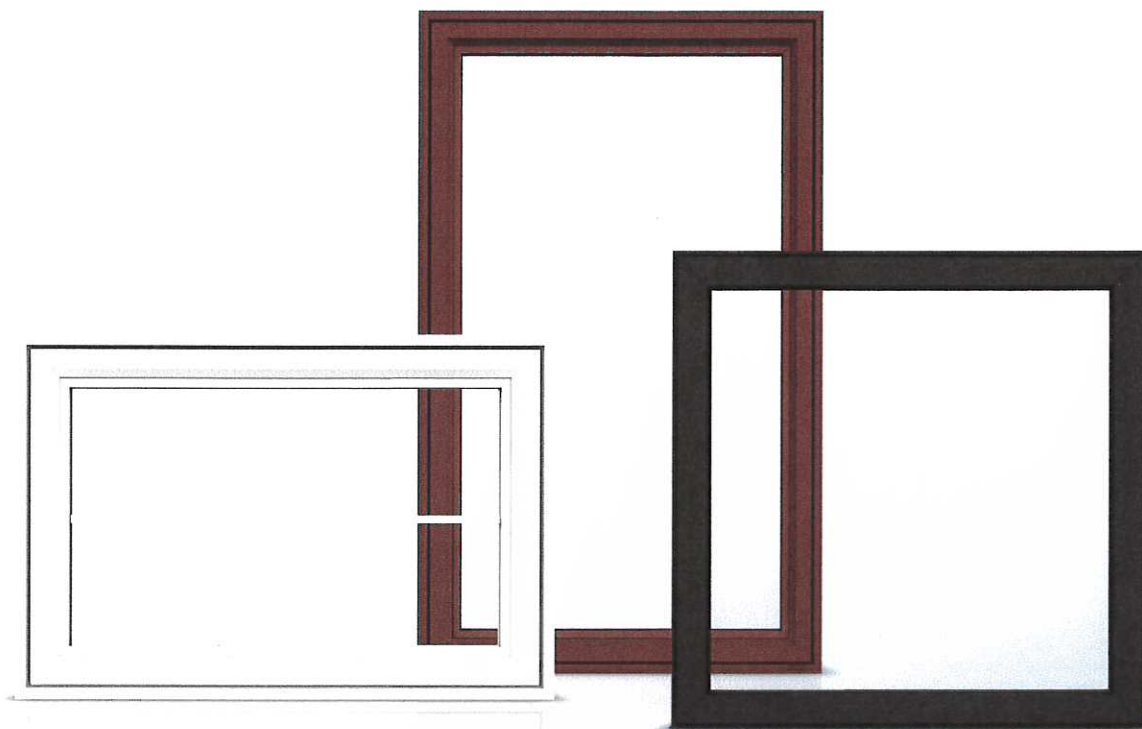
Aisle 12 , Bay 23

In-Store Map

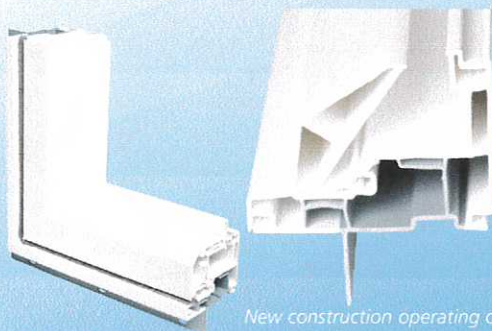
CHECK OTHER STORES

**Up to 24 Months Special
Financing. Offer valid 6/23/16**

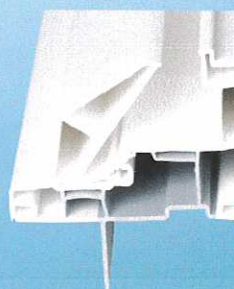
Premium Windows Enhanced with European Technology



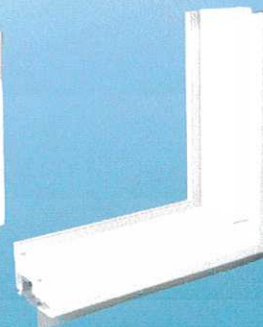
- » Innovative European engineering uses up to 15% more recycled material
- » Co-extruded material
- » More sizes and configurations available
- » Expanded continuous head and sill (CHS) configurations
- » Now tested to PG20, 35, and 50
- » New 1-1/8" Triple Glaze Option to meet R-5; ENERGY STAR® Most Efficient for 2014
- » Multiple fixed options
- » Improved sightlines
- » Available with awning, casement and fixed windows



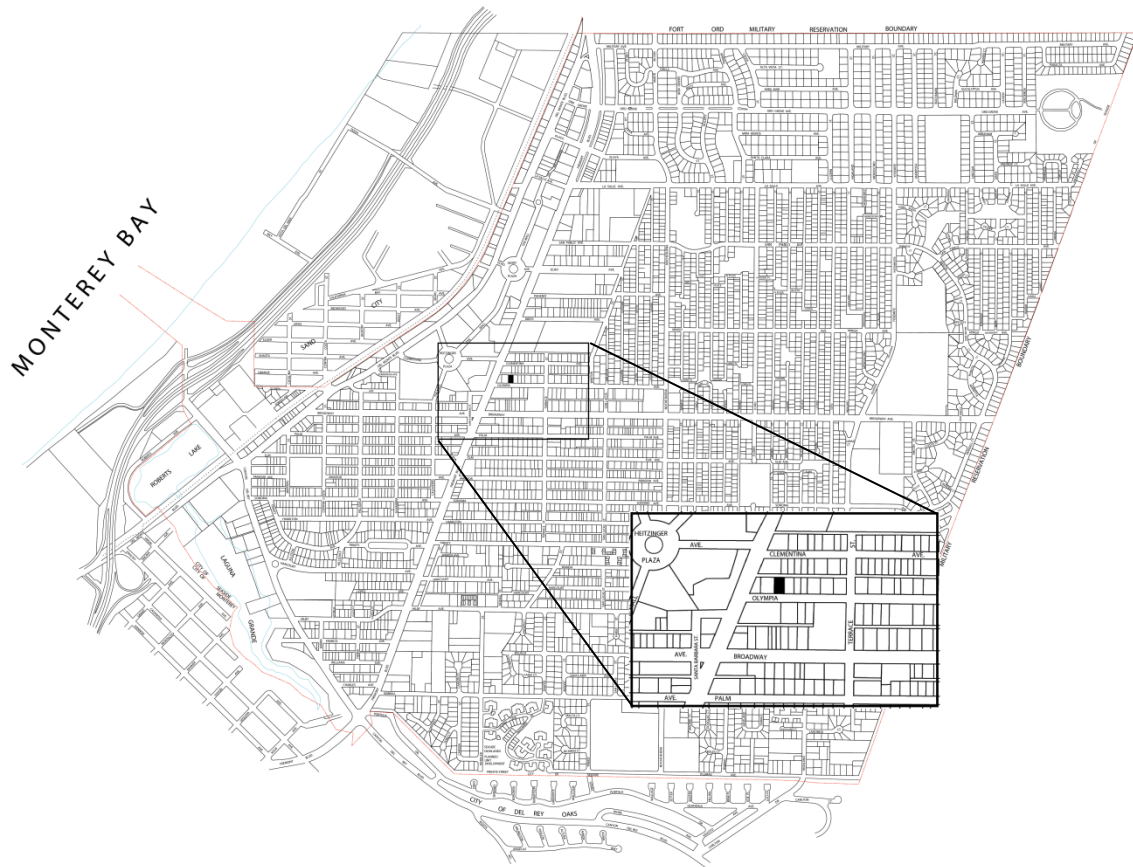
New construction operating casement



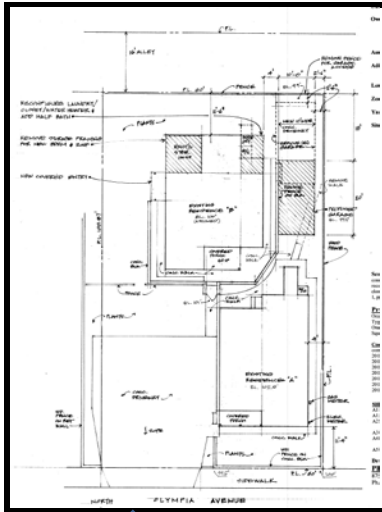
Direct set with simulated sash bead



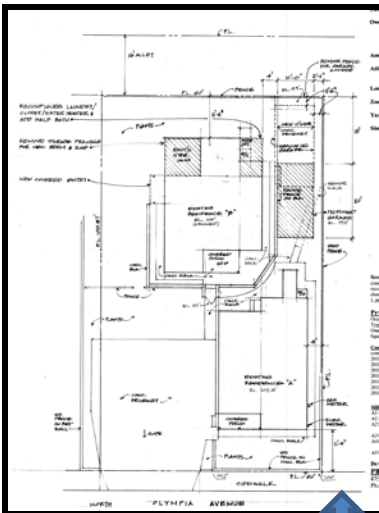
Location Map
1033 Olympia Avenue



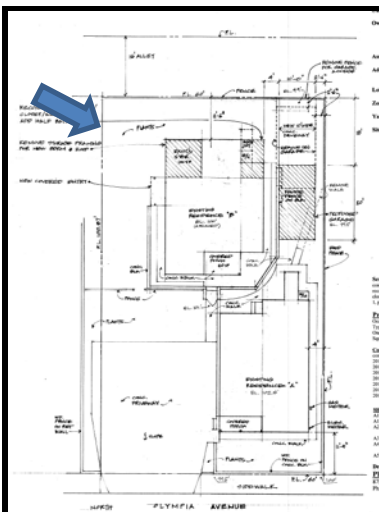
ATTACHMENT 3 Site Photos



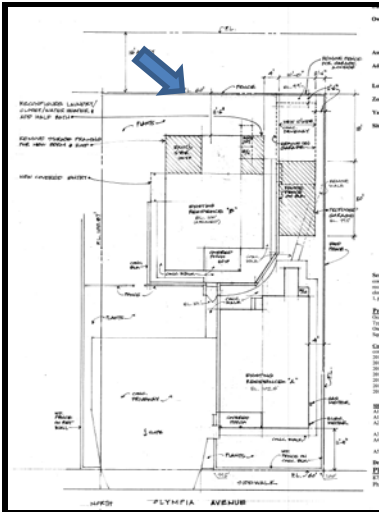
Unit A Property Frontage on Olympia Avenue



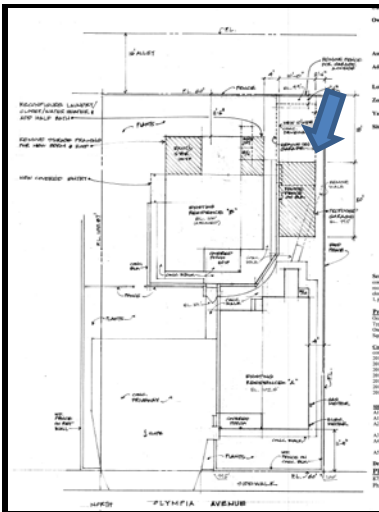
Unit A and Adjacent Property



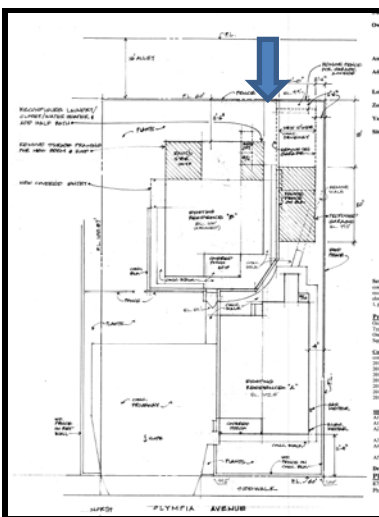
Unit B-Location of rear addition (demo existing non-permitted addition)



Existing garage structure (to be removed)



Location of new garage



Existing garage from alley fence



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

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

DATE: July 6, 2016

SUBJECT: **Architectural Review Application No. BAR-16-02: Martin Morales, Property Owner, and Sergio A. Vaca, Applicant, request design review approval to demolish an existing one-story residence and construct a new 1,776 square foot, two-story single-family dwelling, and a new one-story 441 square foot two-car detached garage located at 1098 Clementina Avenue in the RH, High Density Residential Zoning District.**

PURPOSE

In accordance with Section 17.52.030.B.2, Board of Architectural Review (BAR) approval is required for the new construction of a new single family residence.

RECOMMENDATION

Staff recommends approval of the revised plans submitted for the proposed two-story, single-family residence, detached garage and site improvements subject to the conditions of approval (included as Attachment 1 and Exhibit A – Revised Project Plans received date June 24, 2016.)

BACKGROUND

On June 1, 2016, the BAR held a public hearing to review application BAR-16-02, proposing a new two-story single-family home with a new one-story detached two-car garage and site and landscape improvements. The existing one-story home, currently on site, would be demolished as part of the site redevelopment.

At the June 1st hearing, the BAR provided comments and recommendations for plan revisions, and continued the item for further review. The applicant has revised their plans in response to those comments and is requesting final BAR approval.

BOARD OF ARCHITECTURAL REVIEW COMMENTS

On June 1, 2016, the BAR provided the following recommendations for plan revisions. The responses to BAR comments are shown below.

1. Show gutters and downspouts (downspouts to be painted same color as body of house)

Response: Revised plans, Sheet A3, shows gutters and downspouts. Grading Plans, prepared by H.D Peters, Co., Sheet 1 of 2, shows locations of downspout inlet boxes. Conditions of approval require the downspouts to be painted to match the body and trim color where they are adjacent to those elements.

2. Provide proposed 4' fence design and location on site.

Response: Revised Plans, sheet A1, Detail 1, shows proposed four foot high redwood open rail fence with 2" x 2" redwood vertical rails placed approximately 4" on center. The site plan, also on sheet A1, indicates that the four foot high fence is to be located around the perimeter of the site and along the driveway. The existing six foot high fence along the shared property line to the west remains in place. No new six foot fence is proposed. As proposed, the new four foot high redwood fence is consistent with the traffic safety visibility areas at a corner lot and adjacent to the driveway as specified in Municipal Code Section 17.30.030.E.2. The open rail fence is consistent with the Seaside Single-Family Residential Design Guidelines, which encourages fence visibility for safety purposes particularly on corner lots.

3. Reduce stairwell window on the second story of the west elevation.

Response: Revised plans, Sheet A3, Right (West) elevation, shows the center stairwell window reduced in size from 4060 to 5030. The applicant has stated that stairwell lighting would be designed to illuminate each stair landing and would not be centered on the window. The applicant has further stated that the window would have obscure glass which would enhance privacy and help diffuse any interior lighting. Staff supports these measures. Conditions of approval require that interior stairwell lighting be placed away from the window to avoid glare onto the neighboring property and that obscure glass be used in that window.

4. Provide walkway pavers from house to rear garage man-door entry.

Response: The revised landscape and floor plans, sheets A1.1 and A2, show the location and placement of pavers leading from the house to the garage man-door entrance. The addition of the pavers improves circulation on-site and does not significantly add to lot coverage or impede drainage.

5. Reduce curve in front walkway.

Response: Landscape plans, Sheets A1 and A1.1, have been revised to show a straight walkway from the sidewalk to the front door. Conditions of approval require that Civil engineering plans, Sheets 1 and 2 of 2, submitted with the Building Permit application be revised to reflect the straightened front walkway and addition of pavers from the house to the garage.

6. Address landscape plantings (revise plant legend with alternatives from Design Guidelines)

Response: Landscape plans, Sheet A1, have been revised to show plants listed on the Drought Tolerant Plant list in the Seaside Single-Family Residential Design Guidelines.

7. Provide color chips and product samples (roof)

Response: Revised color elevations and paint chips have been provided. The body and trim colors remain as previously proposed, however a new composition roof shingle, identified as “Barkwood”, is proposed.

8. Revise balcony railing to consist of solid exterior facing the neighboring property to the west.

Response: The right (West) elevation, Sheet A3, has been revised to show a solid balcony rail facing the neighboring property to the west.

9. Revise windows to remove divided light grids.

Response: Plans have been revised showing simplified window design with no divided light grid patterns.

10. Wrap belly band around to sides and rear. Modify belly band to tie into balcony fascia board.

Response: Revised elevations, Sheet A3, show a belly band incorporated around each elevation of the proposed home. The belly band is shown to be painted the trim color, San Antonio Sage, to match and tie in with the window and door trim, and roof fascia.

11. Consider cutting back the roof extension on rear elevation (Sheet A3, Back Elevation)

Response: The applicant has revised their plan, Sheet A3, cutting back the roof overhang along the back elevation.

CONCLUSION

Based on the analysis and revised plans, staff recommends approval of the design review request. The proposed dwelling is consistent with the Seaside General Plan and complies with the requirements of Title 17 of the Seaside Municipal Code and the Single-Family Residential Design Guidelines.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Exhibit A - Reduced Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - June 1, 2016 Staff Report
-

Conditions of Approval
File No. BAR-16-02
July 6, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of this approval, plans submitted for a building permit shall substantially conform to the plans identified as Exhibit A, “New Two-Story Home at 1098 Clementina Avenue” stamped as received on June 24, 2016, and as approved on July 6, 2016.
2. The stairwell window shall be designed to minimize daytime reflective glare and night time light intrusion on the neighboring property. Plans shall incorporate obscure glass, smart glass or other decorative glass to enhance privacy and help diffuse light. Interior lighting shall avoid being placed directly in line with or in close proximity to the stairwell window.
3. All exterior lighting shall be down-directed with shielded light sources to prevent glare and/or light intrusion on neighbors.
4. All second floor balcony lighting shall be recessed (can-type) fixtures with shielded light sources to prevent glare and/or light intrusion on the surrounding area.

Building:

5. A demolition permit issued through the City of Seaside Building Division is required prior to any demolition work.
6. Plans submitted for Building Permit review shall include a soils report and engineered design.
7. Civil engineering plans submitted for Building Permit review shall be revised to show straightened front walk and the addition of pavers from the house to the garage.
8. Fire sprinklers are required for the construction of the new dwelling. See Fire Department conditions below for specific details.

Fire Department:

9. 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 inspections must be completed prior to requesting a framing inspection from the building department.

10. 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.
11. 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.
12. 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.
13. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.

Public Works:

14. 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.
15. Plans submitted for Building Permit shall show the installation of new sidewalk, curb and gutter, to replace the two removed driveways, in conformance with the most current applicable engineering standards, and upon prior issuance of an Encroachment Permit from the Public Works Department.
16. Plans submitted for Building Permit shall show the existing corner sidewalk pedestrian ramp to be removed and replaced with a new curb return in conformance with current American's with Disability Act (ADA) requirements.
17. The applicant/contractor shall complete and submit a Stormwater Compliance Tracking Form for Construction with the Building Permit application.
18. The five-foot interior side yard shall be maintained as an integral part of the site's stormwater and drainage management with mulch, plantings and only pervious surfaces, such as stepping stones. This area may not be paved or otherwise rendered impervious.

Standard:

19. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.

20. This approval shall be valid for a period of one (1) year from the date of approval, unless an extension of time is approved in accordance with the Seaside Municipal Code Section 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
21. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
22. 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.
23. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
24. 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.
25. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
26. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
27. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District (MPWMD) for the installation of new interior and exterior water fixtures, landscape material, and landscape irrigation equipment.
28. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
29. Water conservation fixtures shall be provided in the proposed project per MPWMD rules and regulations.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-02

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

CLEMENTINA AVENUE

CENTERLINE

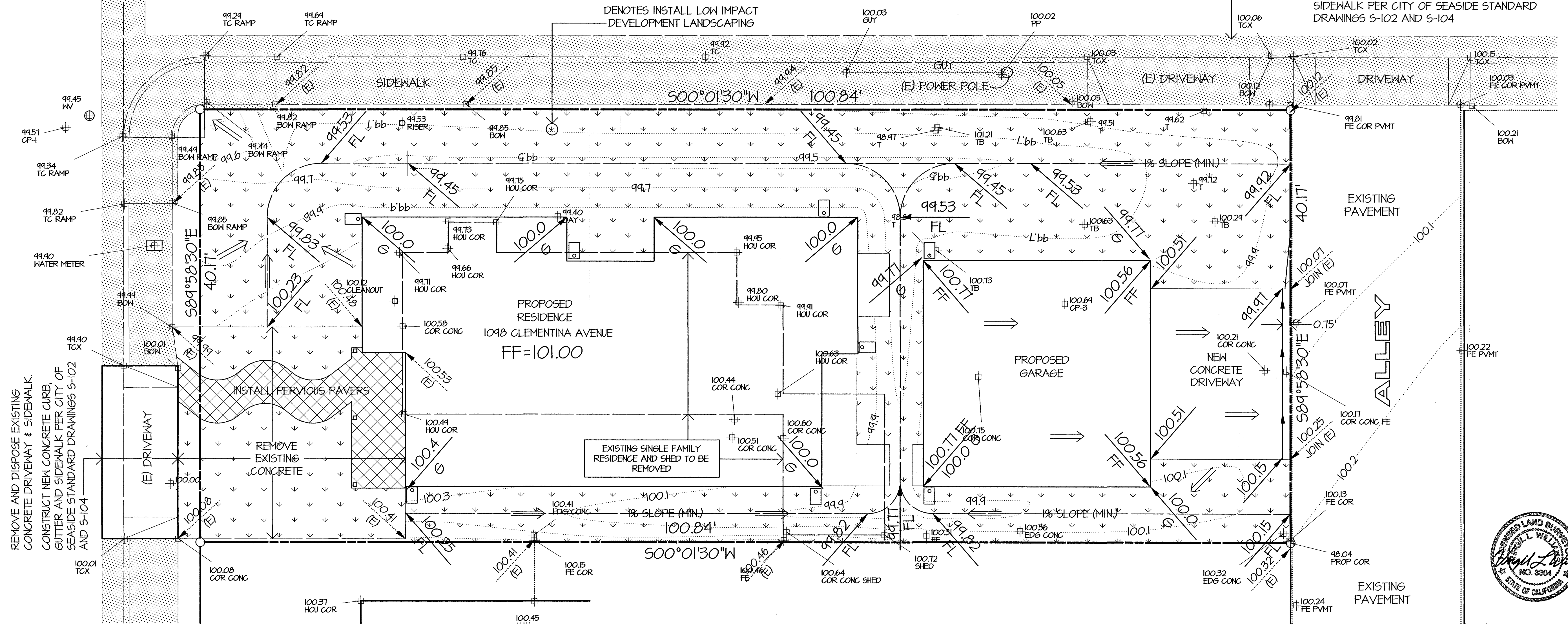
REMOVE AND DISPOSE EXISTING
CONCRETE DRIVEWAY & SIDEWALK.
CONSTRUCT NEW CONCRETE CURB,
GUTTER AND SIDEWALK PER CITY OF
SEASIDE STANDARD DRAWINGS 5-102
AND 5-104

INSTALL STORM DRAIN
STRUCTURE PROTECTION PER
DETAIL SHOWN ON SHEET 2

TERRACE STREET

DENOTES INSTALL LOW IMPACT
DEVELOPMENT LANDSCAPING

REMOVE AND DISPOSE EXISTING CONCRETE
DRIVEWAY.
CONSTRUCT NEW CONCRETE CURB, GUTTER AND
SIDEWALK PER CITY OF SEASIDE STANDARD
DRAWINGS 5-102 AND 5-104



4050.47 SQ.FT. TOTAL SITE

NEW IMPERVIOUS
579 SQ.FT.

REPLACED IMPERVIOUS
1160 SQ.FT.

PRE PROJECT IMPERVIOUS
2081 SQ.FT.

POST PROJECT IMPERVIOUS
1739 SQ.FT.

REVISED 4-13-2016 A.S.



H. D. PETERS CO.

ENGINEERING - SURVEYING - LAND PLANNING
109 CENTRAL AVENUE - POST OFFICE BOX 512 SALINAS, CALIFORNIA 95002 PH (831) 424-3961 FAX (831) 424-2246

1098 CLEMENTINA AVENUE, SEASIDE, CALIFORNIA 93901

GRADING AND
DRAINAGE PLAN

SCALE 1"=5'

JOB NO. 4125

DATE JANUARY, 2016

FILE NO. 4125

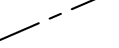
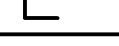
SHEET

1
OF 2

IRRIGATION NOTES

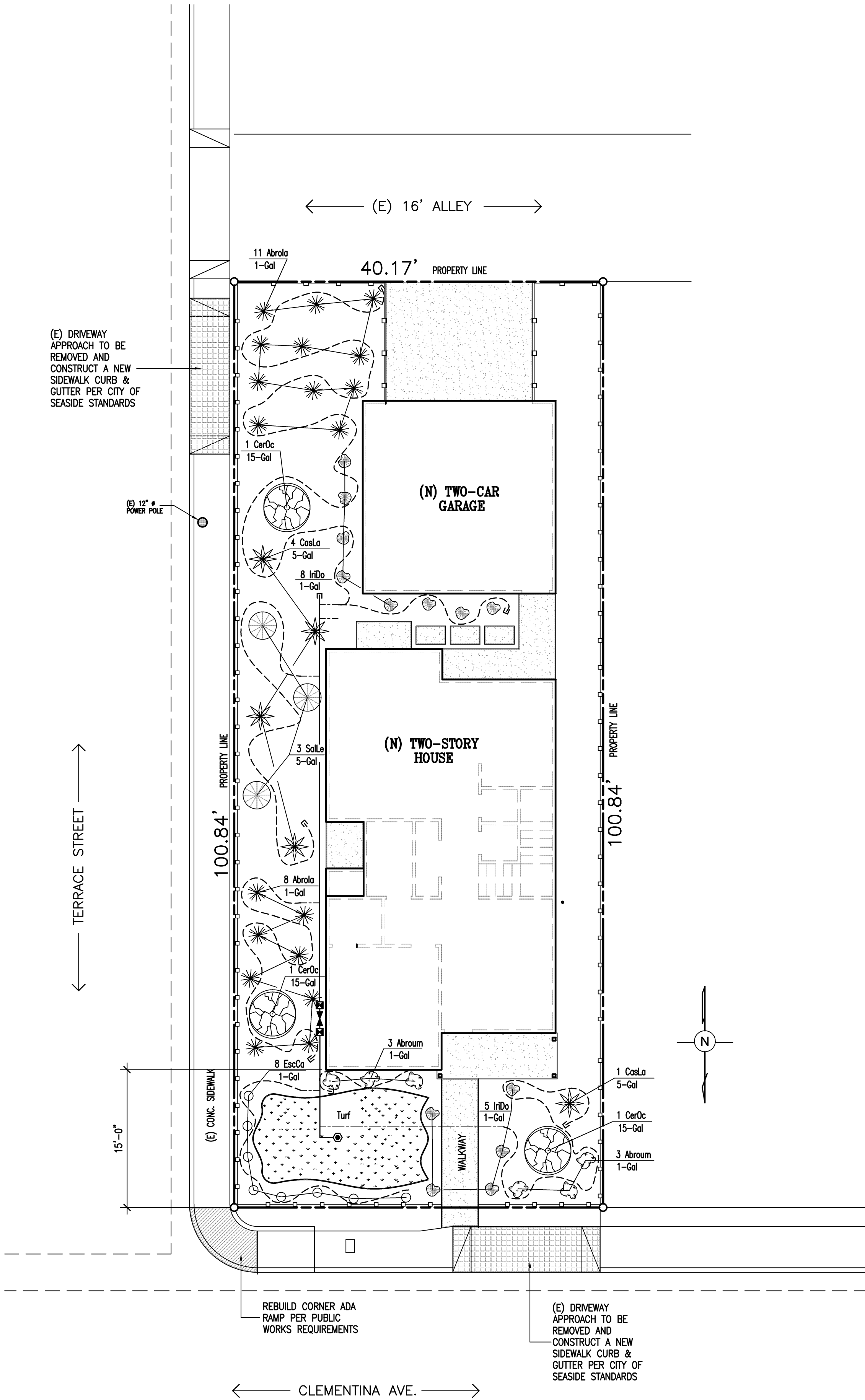
1. IRRIGATION CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITY LINES AND PROTECT SAME FROM DAMAGE FROM HIS/HER OPERATION ANY DAMAGE DONE DURING THE INSTALLATION OF IRRIGATION SYSTEM SHALL BE REPAIRED AT NO COST TO THE OWNER.
2. POINT OF CONNECTION SHALL BE AS NOTED ON PLAN
3. ALL WORK IS TO CONFORM TO STATE AND LOCAL CODES.
4. MAKE TRENCHES FOR PIPELINES DEEP ENOUGH TO PROVIDE MINIMUM COVERAGE FROM FINISH GRADE AS FOLLOWS:
18" COVER OVER MAINLINES, 12" COVER OVER LATERAL LINES. ALL PIPE SHALL HAVE A ROCK-FREE UNIFORM BED THE ENTIRE LENGTH OF EACH LINE; OTHERWISE BED IN SAND OR OTHER ROCK-FREE MATERIAL.
SNAKE ALL PIPE IN TRENCHES (1 ADDITIONAL FOOT PER 100 FEET OF PIPE) TO ALLOW FOR EXPANSION AND CONTRACTION OF PIPE.
5. USE DOUBLE LAPPED TEFLON TAPE ON ALL THREADED CONNECTIONS EXCEPT THOSE TO SPRINKLER HEADS (IF ANY) USE PRIMER DURING IRRIGATION SUPPLY LINE INSTALLATION. SOLVENT WELD ALL PVC PIPE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ANY GLUE REMAINING ON PIPE EXTERIOR AFTER UNION HAS BEEN MADE SHOULD BE WIPED OFF.
6. THOROUGHLY FLUSH MAINLINE BEFORE INSTALLING VALVES AND CONNECTING LATERAL LINES. FLUSH LATERAL LINES PRIOR TO INSTALLING EMITTERS.
7. ALL PIPES SHALL BE TESTED AT LINE PRESSURE ON SUPPLY SIDE OF VALVES AND THERE SHALL BE NO LEAKS FOR A PERIOD OF TWO HOURS.
8. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
9. THE ENTIRE LANDSCAPE AREA MUST BE COVERED BY A 2 INCH OF MULCH (EXCEPT AT TURF AREA)

IRRIGATION LEGEND

	4" Poput Rotors in Lawn	Hunter PGM-04-A (.75 nozzle)	.75 GPM @ 40 PSI
	Shut-off Valve: Nibco-T-113 IRR BHW, line size in Carson Valve Box		
	1" Electric Remote Control Valve for drip zones: Rainbird PESB Series with RBY-100-C-LSS Filter with SC-100-200-SS Screen and preset 30 psi pressure regulator Rainbird #PSI-L30X		
	1" Electric Remote Control Valve for Lawns: Rainbird PESB Series		
	1-1/2 inch SCH 40 PVC mainline pipe at 18" depth		
	3/4 inch SCH 40 PVC lateral pipe at 12" depth		
	Drip system distribution tubing: Rainbird XT-700 or equal.		
	Compression Flush Cap. sized as appropriate for tubing type		

PLANT LEGEND

Code Name	Botanical Name	Common Name	Growth Form	Size	Quantity
EscCa	Eschscholzia californica	California poppy	ground cover	1-Gal	8
Abrola	Abronia latifolia	Yellow Sand Verbena	ground cover	1-Gal	19
Abroum	Abronia umbellatum	Pink Sand Verbena	ground cover	1-Gal	6
IriDo	Iris douglasiana	Douglas iris	ground cover	1-Gal	13
CasLa	Castilleja latifolia	Monterey Paintbrush	shrub	5-Gal	5
SalLe	Salvia leucantha	Mexican Sage	perennial	5-Gal	3
CerOc	Cercis occidentalis	Western redbud	tree	15-Gal	3
Turf	Pacific Hairgrass	-	ground cover	-	160 s.f.



REVISION DATE	KEY
	▲
	▲
	▲
	▲
	▲
	▲

THE USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REUSE, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF VAAS DESIGNS IS PROHIBITED. THESE PLANS ARE THE PROPERTY OF VAAS DESIGNS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAAS DESIGNS.

DESIGNER

VAAS DESIGNS
1021 LARKIN CIR. SALINAS CA 93907
TEL. (831) 753-6941 CELL. (831) 262-0440

PROJECT

NEW TWO STORY HOUSE FOR;
MONTECRISTO CAPITAL INC.
AT: 1088 CLEMENTINA AVE. SEASIDE CA 93955
A.P.N. 012-173-011

SHEET TITLE

LANDSCAPING/IRRIGATION PLAN
IRRIGATION NOTES
IRRIGATION LEGEND
PLANT LEGEND

DATE SEP-2015

SCALE AS NOTED

DRAWN S.V.

JOB 15-10

SHEET

A1.1

OF SHEETS

SITE NOTES

1.- STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

A) Retention basins of sufficient size shall be utilized to retain storm water on the site.

B) Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

C) Compliance with a lawfully enacted storm water management ordinance.

Per Section 4.106.2 CGBC 2010.

CONSTRUCTION NOTES

- 1.- ALL CONSTRUCTION TO CONFORM WITH 2013 EDITION OF THE C.B.C. AND ALL APPLICABLE LOCAL AND STATE CODES.
- 2.- ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM COMPLETION DATE.
- 3.- EXCAVATION: EXCAVATE FOR UTILITY TRENCHES, SEWER, DRAIN LINES AND FOOTINGS, SLOPE UTILITY TRENCHES UNIFORMLY. BACKFILL AND COMPACT FILL TO 90% COMPACTION. FOOTINGS TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL.
- 4.- CONCRETE: CONCRETE FOR FOOTINGS AND SLABS TO HAVE 2,500# COMPRESSIVE STRENGTH IN 28 DAYS. REINFORCING BARS TO BE DEFORMED BARS AND SHALL BE FREE OF RUST AND SCALE BARS TO LAP MINIMUM OF 32 DIAMETERS.
- 5.- LUMBER: FRAMING LUMBER SHALL BE DOUGLAS FIR IN GRADES AS
A) STUDS, PLATES AND BLOCKING #2 D.F.
B) RAFTERS AND JOISTS #2 D.F.
C) BEAMS AND POSTS #1 D.F.
D) SILL PLATES ON CONCRETE TREATED D.F.
E) PLYWOOD SHTG. FOR FLOORS, WALLS. CD-X EXP-1 AD-X AT EXPC
- 6.- NAILING: FOR FRAMING LUMBER NAILING SHALL MEET THE REQUIREMENTS OF CBC TABLE R602.3(1) NAILING SCHEDULE
- 7.- THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED.
- 8.- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- 9.- HALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE.
- 10.- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- 11.- THE USE OF SOLDER CONTAINING MORE THAN TWO TENTHS OF ONE PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.
- 12.- ELECTRIC: BY ELECTRICAL CONTRACTOR.
- 13.- POLLUTION PREVENTION: THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES TO CONFINE ALL LOOSE SEDIMENT TO THE CONSTRUCTION SITE DURING CONSTRUCTION OF THE BUILDING ADDITION.

PROJECT DATA

A.P.N. 012-173-011

ZONING : R-H- HIGH DENSITY RESIDENTIAL
LOT AREA : 4,050.0 S.F. (APPROX.)
OCCUPANCY GROUP : R-3 / U
CONSTRUCTION TYPE : V-B
FIRE SPRINKLERS : YES

(E) STRUCTURES TO BE REMOVED

HABITABLE = 506.0 S.F. (HABITABLE)
GARAGE = 122.0 S.F. (STORAGE)

PROPOSED

NEW TWO-CAR GARAGE = 441.0 S.F.
NEW HABITABLE = 748.0 S.F. (2ND FLOOR)
= 1,028.0 S.F. (1ST FLOOR)
TOTAL HABITABLE = 1,776.0 S.F.

OTHER STRUCTURES

BALCONIES (2ND FLOOR) = 49.0 S.F.
PORCHES (1ST FLOOR) = 91.0 S.F.

LOT COVERAGE

ALLOWABLE = 60% OF LOT AREA = 2,430.0 S.F.
PROVIDED = 1,560.0 S.F. (STRUCTURES)
= 591.0 S.F. (CONCRETE)
TOTAL LOT COVERAGE = 2,151.0 S.F. (53%)

SCOPE OF WORK

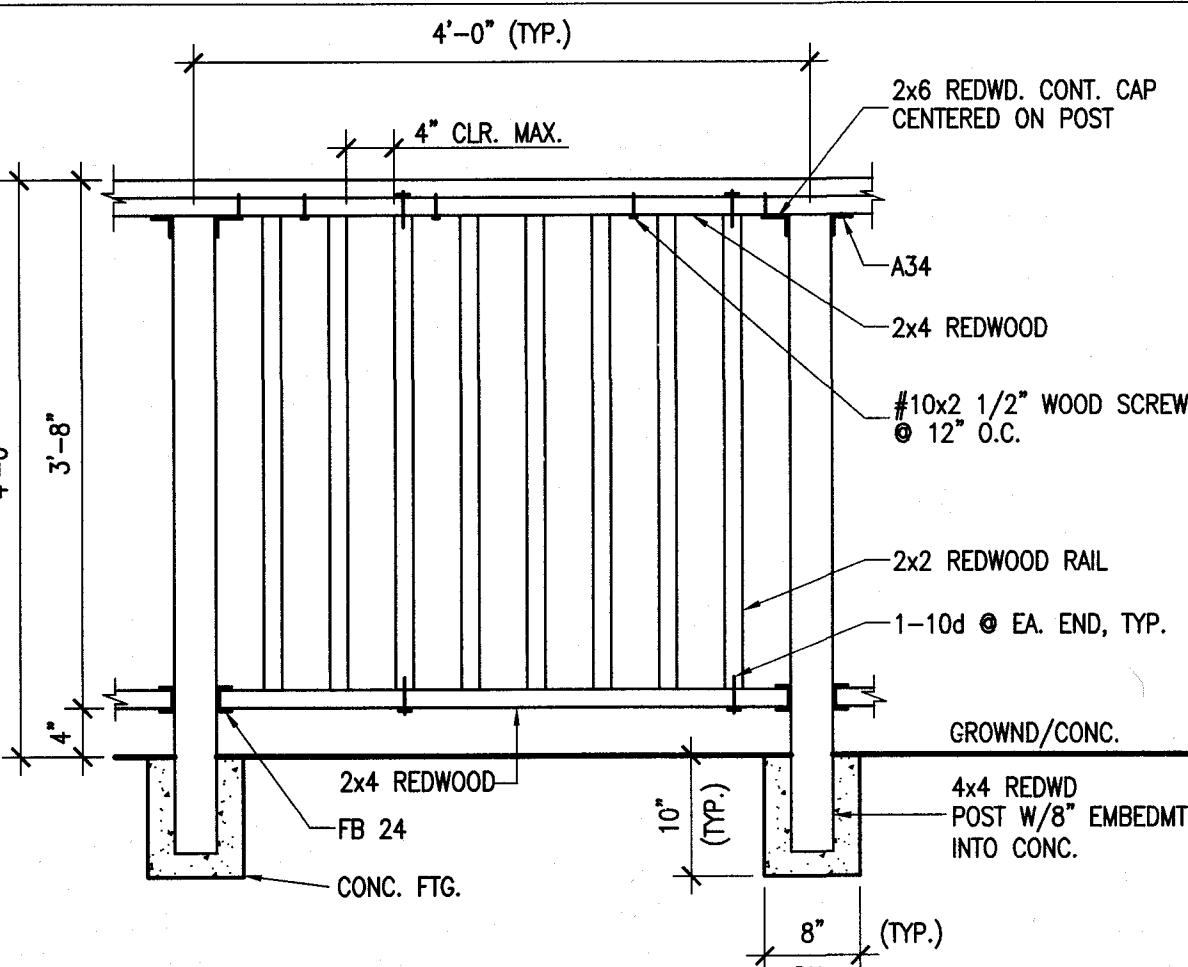
- 1.- REMOVE EXISTING STRUCTURES (628 S.F.)
- 2.- CONSTRUCT NEW TWO-STORY HOUSE (1,776 S.F.)
- 3.- CONSTRUCT NEW TWO-CAR GARAGE (441 S.F.)
- 4.- CONSTRUCT NEW BALCONIES (49 S.F.)
- 5.- CONSTRUCT NEW PORCHES (91 S.F.)

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF SEASIDE MUNICIPAL CODE AND: TITLE 24 2013 C.B.C., 2013 C.M.C., 2013 C.P.C., 2013 C.R.C. 2013 C.E.C., 2013 C.F.C., 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 CALIFORNIA EFFICIENCY STANDARD AND THE MOST CURRENT N.F.P.A. STANDARDS REQUIRED BY CURRENTLY ADOPTED CODES.

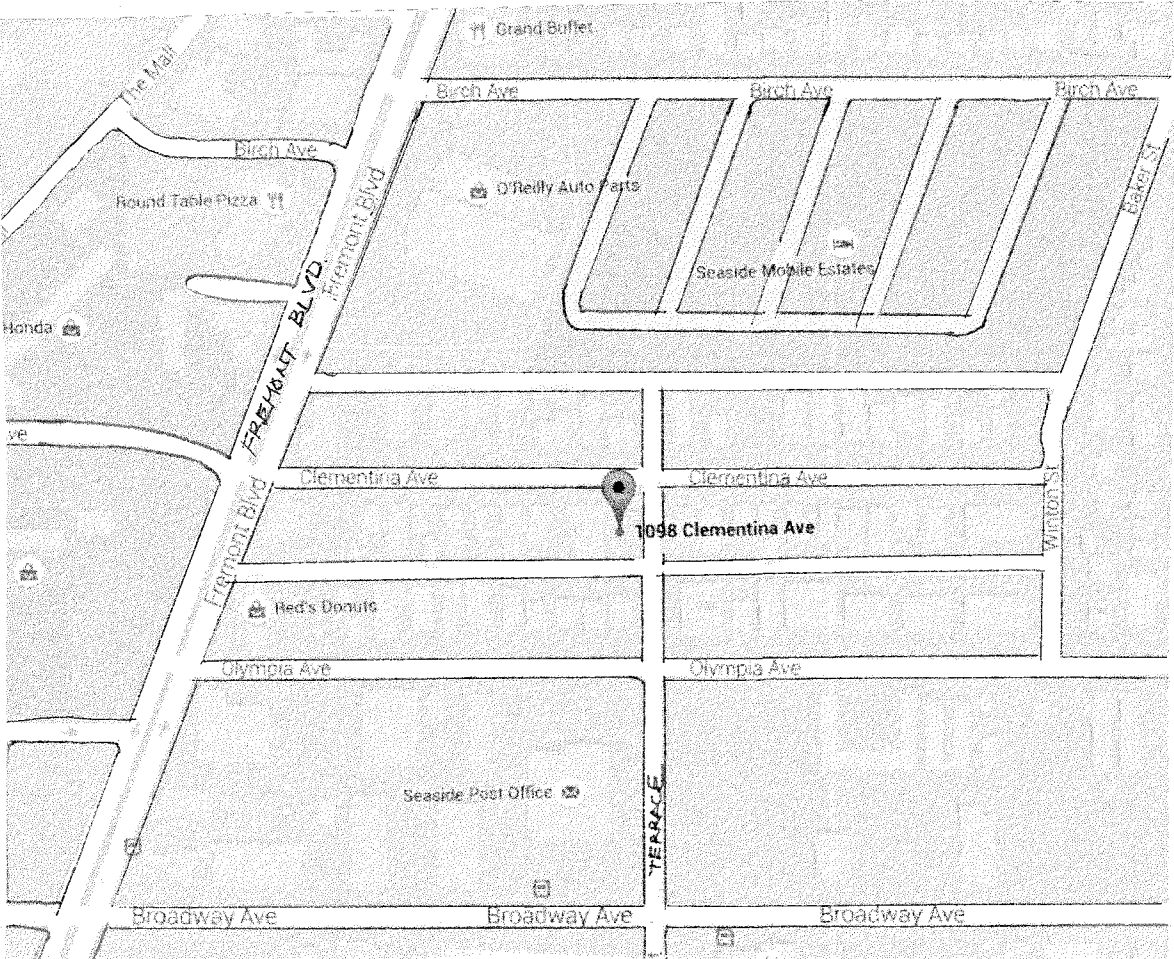
DEFER SUBMITTALS

- 1.- ANY TRUSS INFORMATION (ROOF) ,CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION FIRST TO BUILDING ARCHITECT/ENGINEER OF RECORD FOR OVERALL DESIGN APPROVAL AND THEN TO THE CITY OF SEASIDE, BUILDING DEPARTMENT.
- 2.- FIRE SPRINKLER SYSTEM LAYOUT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY BY A LICENSED CONTRACTOR

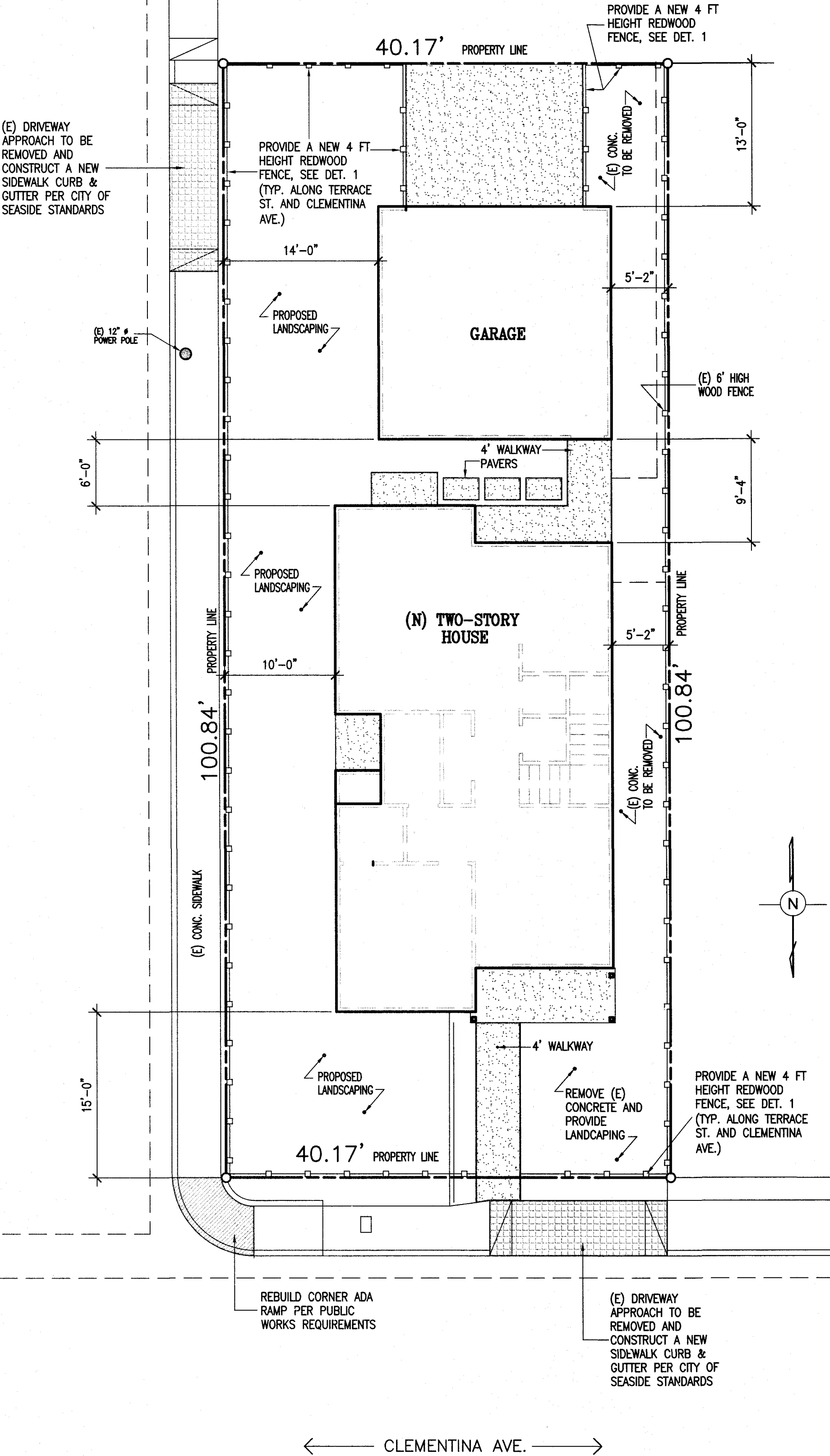
INDEX TO DRAWINGS	
SHT No.	DESCRIPTION
A1	SITE PLAN, PROJECT DATA, SCOPE OF WORK, INDEX TO DRAWINGS, CONSTRUCTION NOTES, VICINITY MAP, CONSTRUCTION NOTES
A1.1	LANDSCAPING AND IRRIGATION PLAN, NOTES AND LEGEND
A2	FIRST & SECOND FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	UPPER & LOWER ROOF PLANS AND SECTIONS
1	GRADING AND DRAINAGE PLAN, EXISTING STRUCTURES TO BE REMOVED AND PROPOSED NEW STRUCTURES.
2	EROSION CONTROL PLAN



DETAIL SC: 1"=1'-0" 1



VICINITY MAP SC: N.T.S.



SITE PLAN SC: 1/8"=1'-0"

REVISION DATE	KEY

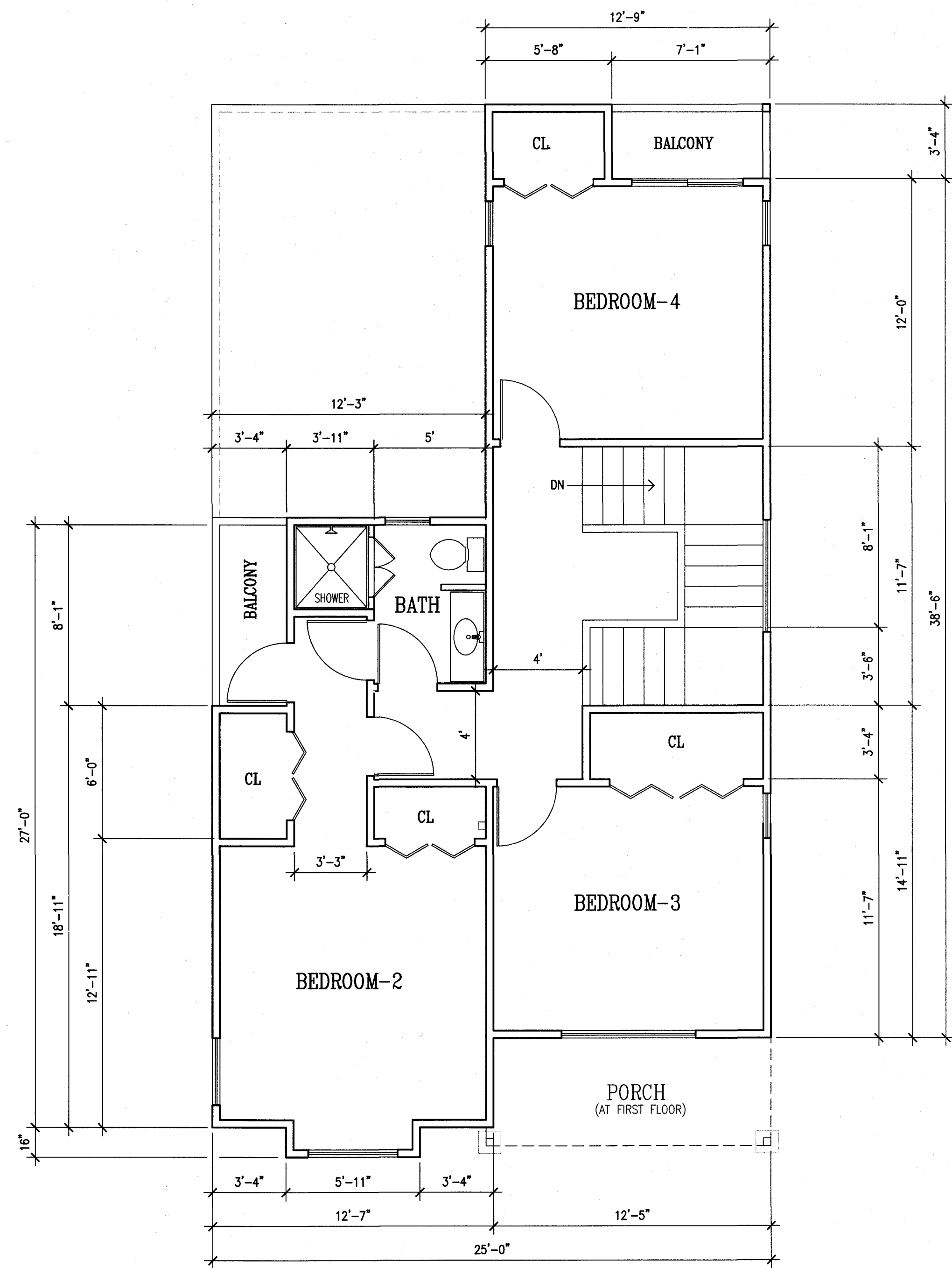
THE USER OF THESE PLANS AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT OR HIS OR HER EMPLOYERS, AGENTS, OR SUCCESSORS, IN CONNECTION WITH THE USER'S USE OF THESE PLANS, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT OR HIS OR HER EMPLOYERS, AGENTS, OR SUCCESSORS.

DESIGNER
VAA'S DESIGNS
1021 LARKIN CIR. SALINAS CA. 93907
TEL (831) 753-6941 CELL (831) 262-0440

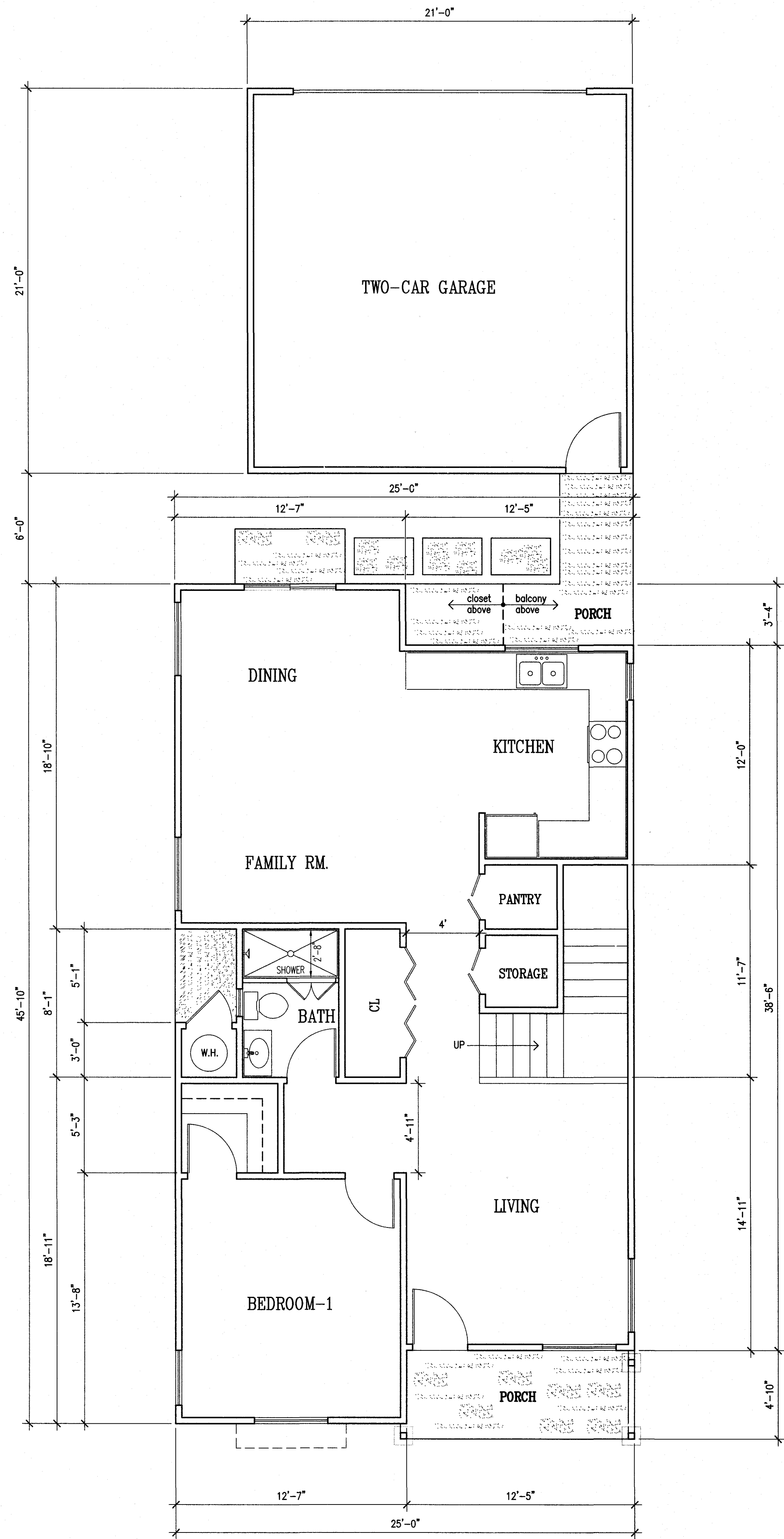
PROJECT
NEW TWO STORY HOUSE FOR;
MONTECRISTO CAPITAL INC.
AT: 1098 CLEMENTINA AVE, SEASIDE CA. 93955
A.P.N. 012-173-011

SHEET TITLE
VICINITY MAP
CONSTRUCTION NOTES
PROJECT DATA
SCOPE OF WORK
INDEX TO DRAWINGS

DATE SEP-2015
SCALE AS NOTED
DRAWN S.V.
JOB 15-10
SHEET
A1
OF SHEETS 41



SECOND FLOOR PLAN SC: 1/4"=1'-0"



FIRST FLOOR PLAN SC: 1/4"=1'-0"

REVISION	DATE	KEY

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES, AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS, UNLESS OTHERWISE SPECIFIED. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DESIGNER
V.A.A.S. DESIGNS
1321 LARKIN CIR. SALINAS CA. 93907
TEL. (831) 753-6941 CELL. (831) 262-0440

PROJECT
NEW TWO STORY HOUSE FOR:
MONTECRISTO CAPITAL INC.
AT 1098 CLEMENTINA AVE. SEASIDE CA. 93955
A.P.N. 012-173-011

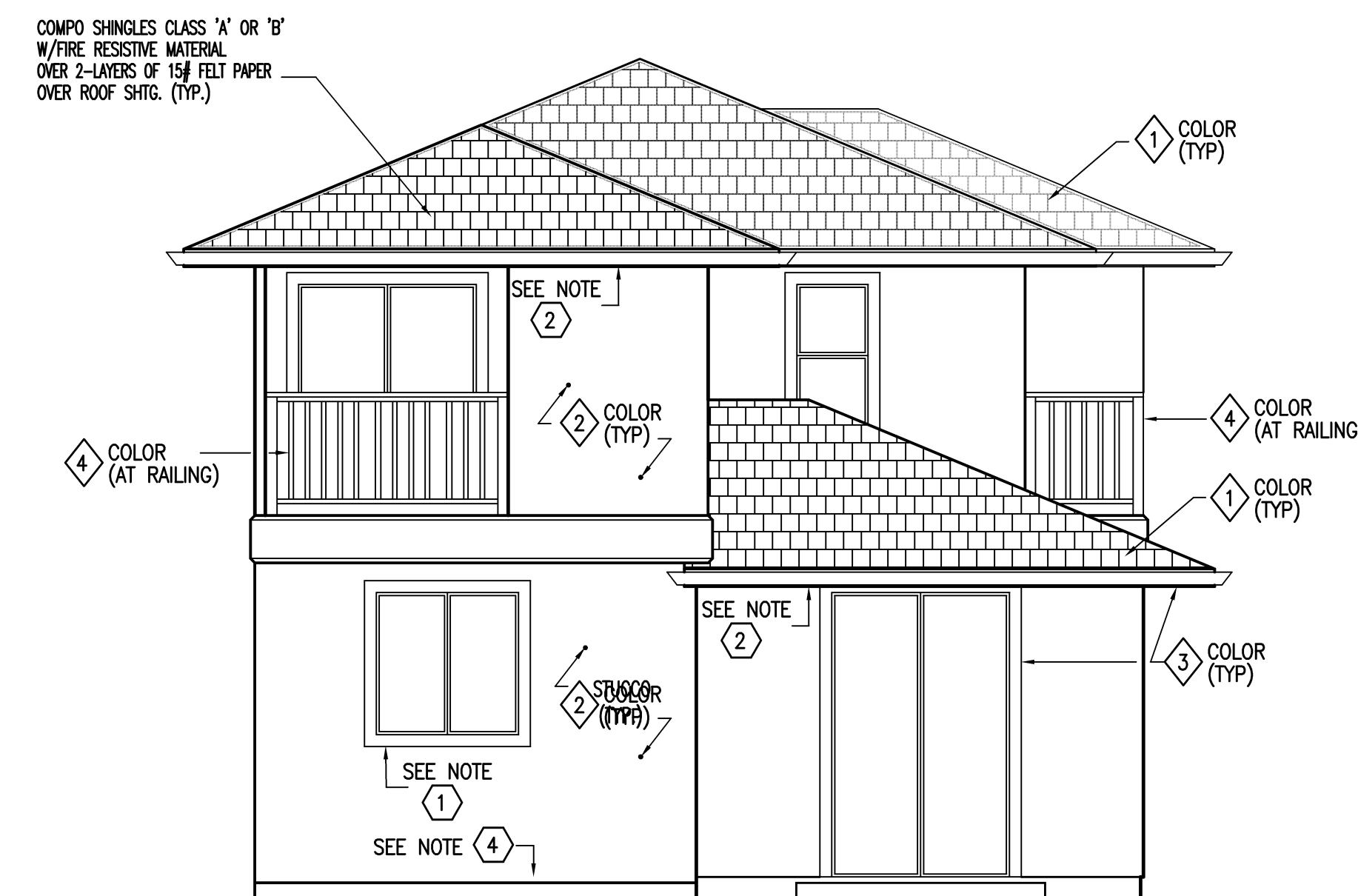
SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

DATE SEP-2015
SCALE AS NOTED
DRAWN S.V.
JOB 15-10
SHEET
A2



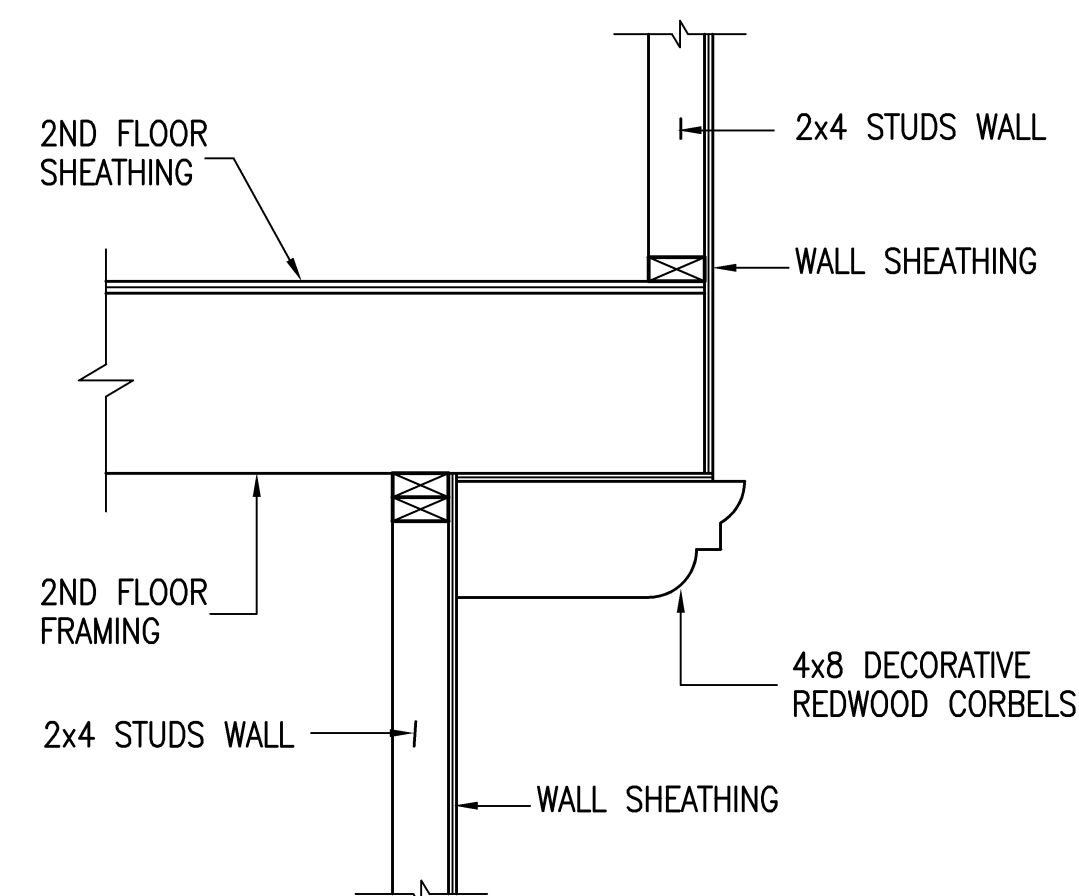
SC: $1/4'' = 1' - 0''$

SC: $1/4'' = 1' - 0''$



SC: $1/4'' = 1' - 0''$

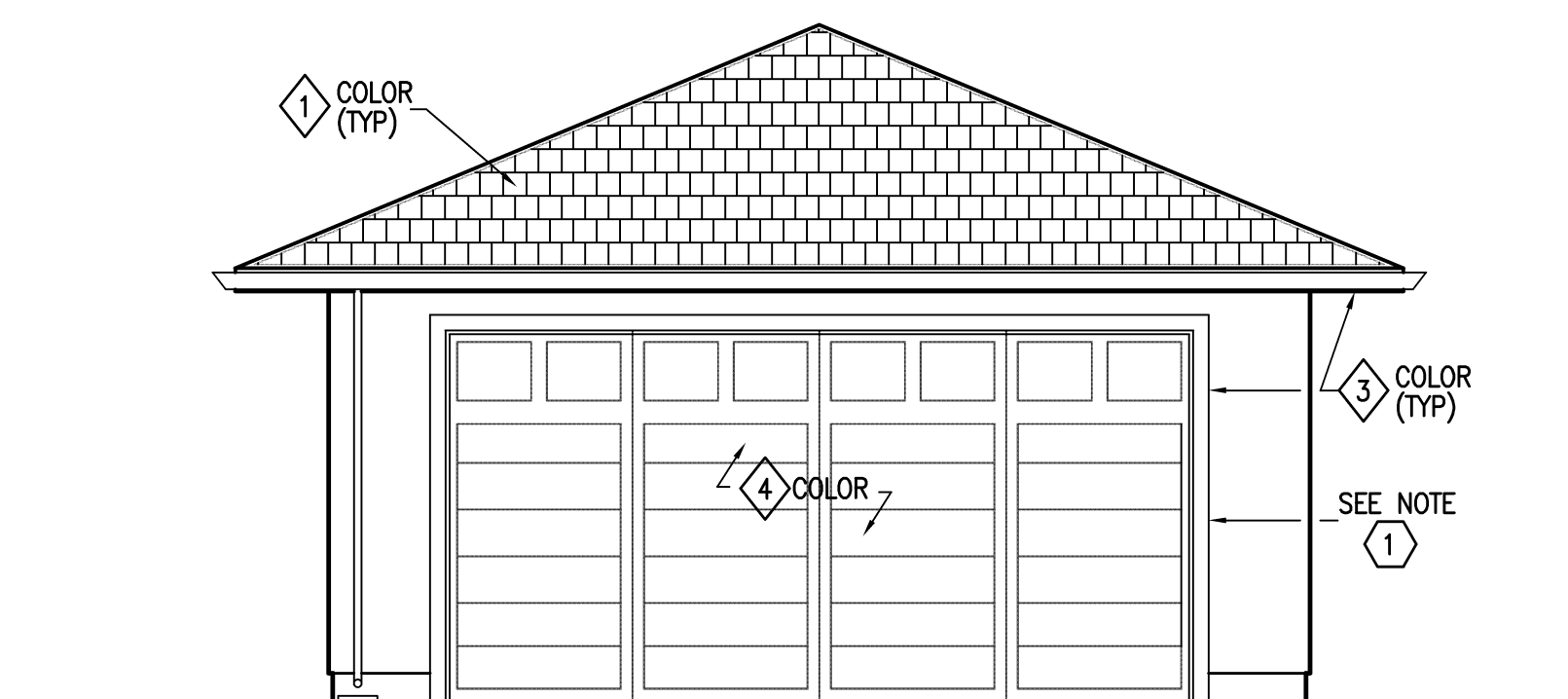
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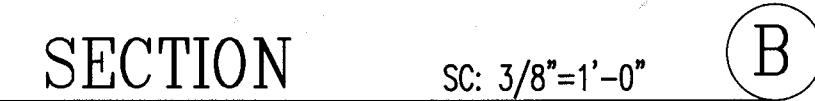
SC: $1'' = 1' - 0''$

- 1 USE 1x4 REDWOOD. FOR TRIMS (TYPICAL @ DOORS AND WINDOWS)
- 2 USE 1x6 REDWOOD. FOR FASCIA BOARD (TYPICAL).
- 3 USE 4x4 P.T. POSTS WRAPPED W/FOAM @ FRONT PORCH COLUMNS.
- 4 PROVIDE WEEP SCREEN AT BOT. OF STUCCO AND SHALL BE PLACED A MIN. 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (C.R.C. 703.6.2.1) TYP.



GARAGE FRONT ELEVATION SC: 1/4"=1'-0"

DATE	SEP-2015
SCALE	AS NOTED
DRAWN	S. V.
JOB	15-10
SHEET	A3
OF	SHEETS



SHEET TITLE		PROJECT		DESIGNER		VAAS DESIGNS 1021 LARKIN CIR. SALINAS CA. 93907 TEL. (831) 753-6941 CELL. (831) 262-0440		THIS SET OF DRAWINGS IS THE PROPERTY OF VAAS DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAAS DESIGNS.	
DATE	SEP-2015	NEW TWO STORY HOUSE FOR; MONTECRISTO CAPITAL INC. AT: 1098 CLEMENTINA AVE. SEASIDE CA. 93955 A.P.N. 012-173-011						THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
SCALE	AS NOTED	UPPER ROOF PLAN LOWER ROOF PLAN SECTIONS						THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
DRAWN	S.V.							THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
JOB	15-10							THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
SHEET								THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
A4								THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	
OF	SHEETS							THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON. THESE DRAWINGS WERE PREPARED BY VAAS DESIGNS, INC. FOR THE PROJECT IDENTIFIED HEREON.	

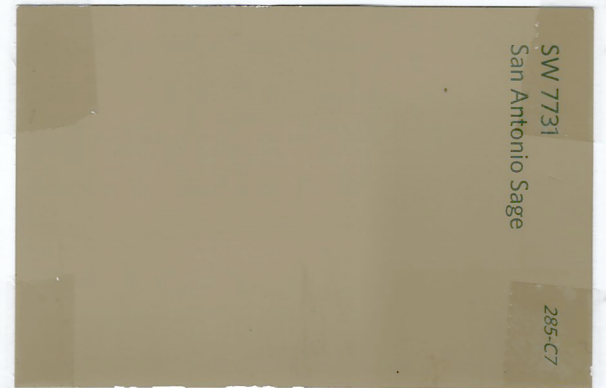
PROJECT ADDRESS:

1098 CLEMENTINA AVE., SEASIDE CA.

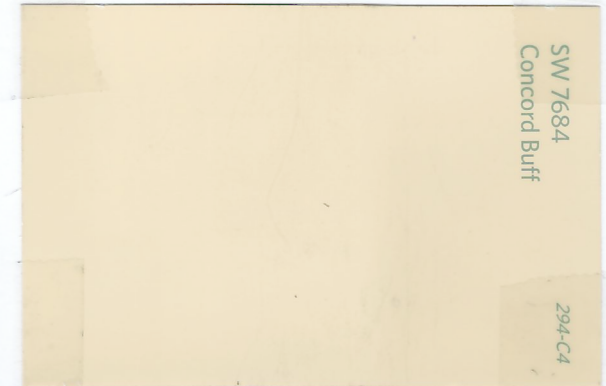
COLOR CHIPS



ROOF



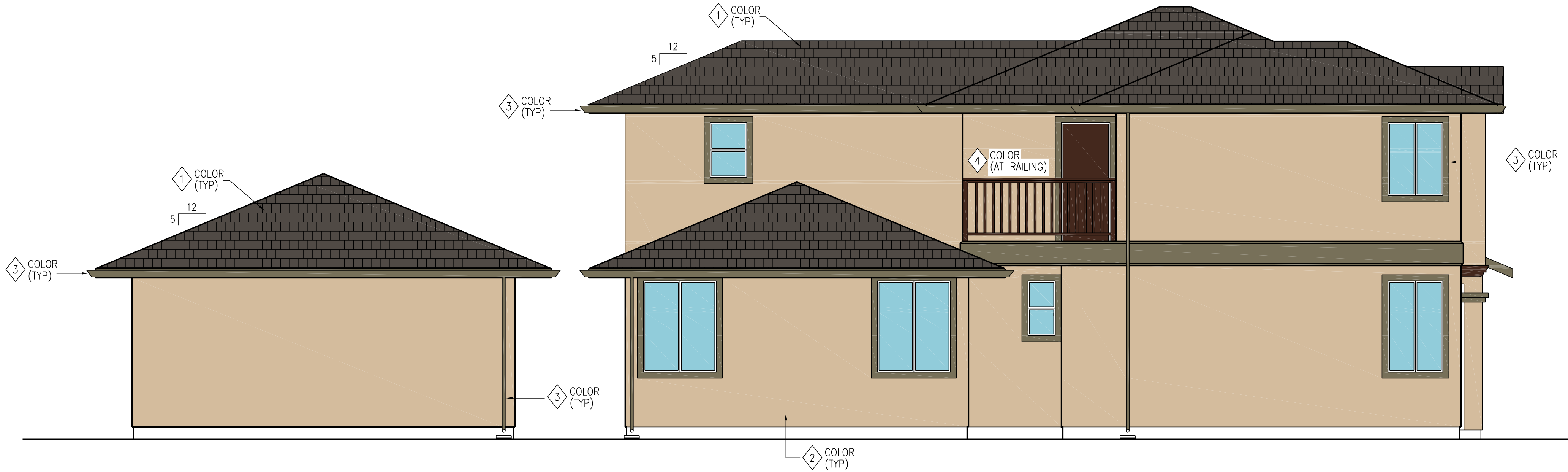
TRIMS



BODY

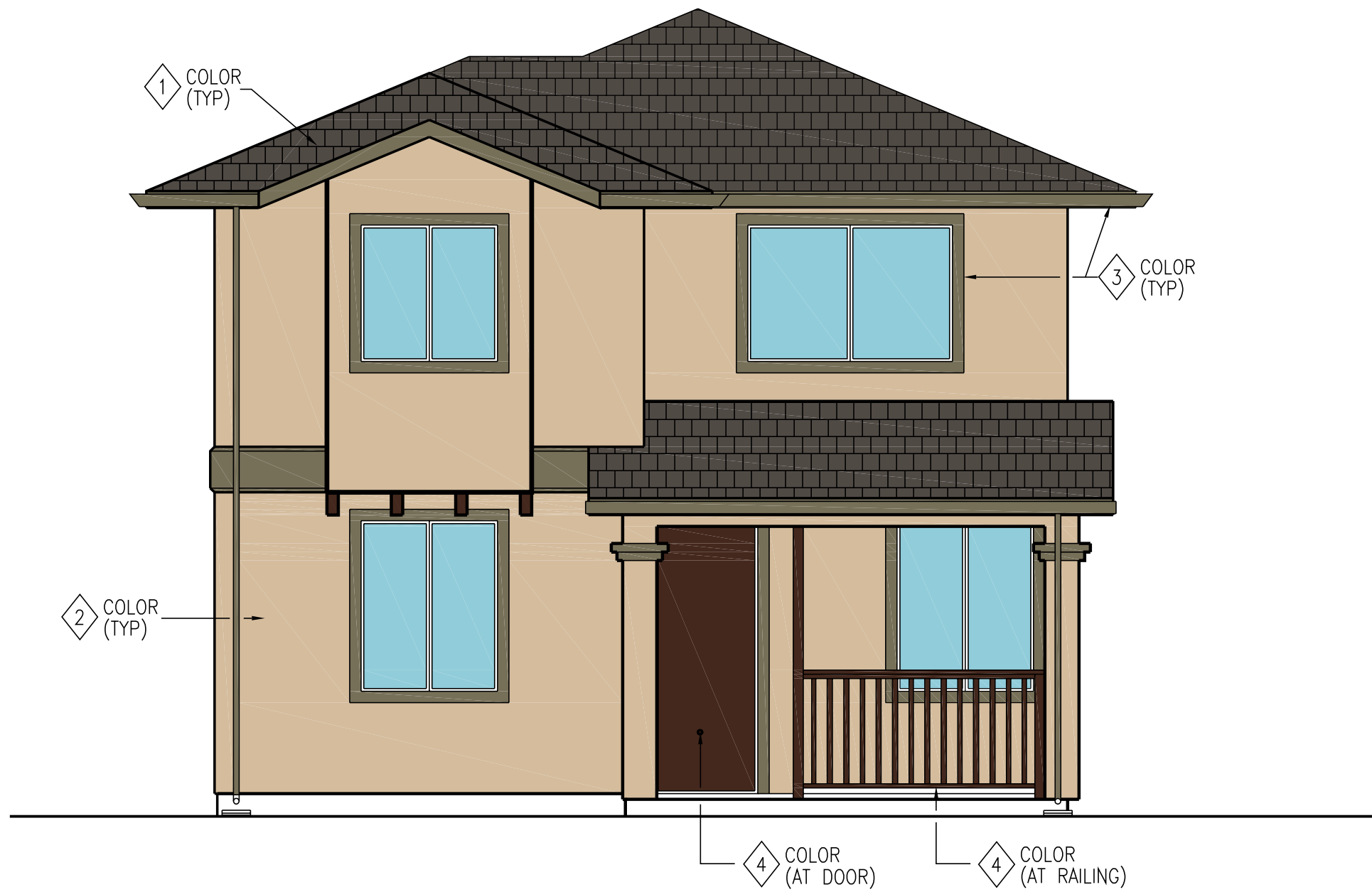


ACCENT



LEFT ELEVATION

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



FRONT ELEVATION

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

COLOR PAINT PALETTE

- 1 ROOF: BARKWOOD (compo shingles)
- 2 BODY: CONCORD BUFF SW7684 (cement plaster)
- 3 TRIM: SAN ANTONIO SAGE SW7731
- 4 ACCENT: FRENCH ROAST SW6069

SHERWIN WILLIAMS

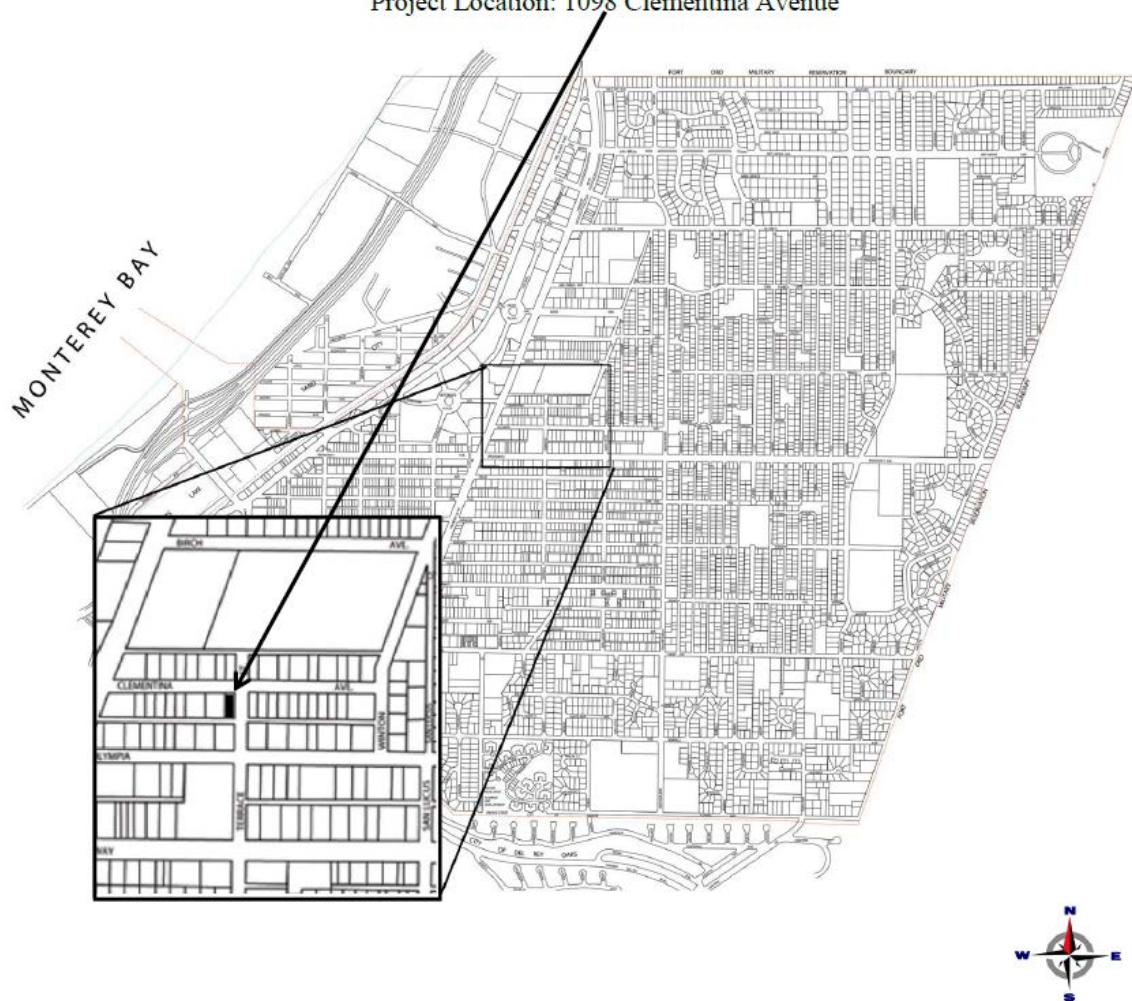
ELEVATION NOTES

- 1 USE 1x4 REDWOOD. FOR TRIMS (TYPICAL @ DOORS AND WINDOWS)
- 2 USE 1x6 REDWOOD. FOR FASCIA BOARD (TYPICAL).
- 3 USE 4x4 P.T. POSTS WRAPPED W/FOAM @ FRONT PORCH COLUMNS.
- 4 PROVIDE WEEP SCREED AT BOT. OF STUCCO AND SHALL BE PLACED A MIN. 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (C.R.C. 703.6.2.1) TYP.

REVISION DATE	KEY
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THE USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THESE PLANS.	
DESIGNER VAAS DESIGNS 1021 LARKIN CIR. SALINAS CA. 93907 TEL. (831) 753-6941 CELL. (831) 262-0440	
PROJECT NEW TWO STORY HOUSE FOR: MONTECRISTO CAPITAL INC. AT: 1098 CLEMENTINA AVE. SEASIDE CA. 93955 A.P.N. 012-173-011	
SHEET TITLE EXTERIOR ELEVATIONS	
DATE	SEP-2015
SCALE	AS NOTED
DRAWN	S.V.
JOB	15-10
SHEET	A3
OF	SHEETS

Location Map

Project Location: 1098 Clementina Avenue



Site Photos



View from Clementina Avenue and Terrace Street looking southwest



View from Terrace Street looking to the West



View from Terrace Street looking to the South



View from the interior of the site looking at adjacent apartment building to the West



CITY OF SEASIDE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT

DATE: June 1, 2016

TO: Seaside Board of Architectural Review

FROM: Diana Ingersoll, P.E., Deputy City Manager – Resource Management Services

BY: Scott Harriman, Contract Planner
(831) 899-6883, sharriman@ci.seaside.ca.us

ITEM: **Architectural Review Application No. BAR-16-02.** Martin Morales (Property Owner) and Sergio A. Vaca, (Applicant) request approval to demolish an existing one-story residence and construct a new 1,776 square foot, two-story single-family dwelling, and a new single-story 441 square foot two-car detached garage at 1098 Clementina Avenue, located in the RH, High Density Residential, Zoning District.

PURPOSE

The applicant is requesting Board of Architectural Review (BAR) approval for a new two-story single-family home with a new one-story detached garage, and site and landscape improvements. The site current contains an existing one-story home, which would be demolished as part of the site redevelopment.

RECOMMENDATION

Staff recommends approval of a proposed two-story, single-family residence, detached garage and site improvements subject to the conditions of approval (included as Exhibit A and Attachment 1 – Project Plans.)

SITE LOCATION AND DESCRIPTION

The subject parcel is approximately 4,050 square feet in size and is located at the southwest corner of Clementina Avenue and Terrace Street. The 40.17' x 100.84' parcel is relatively flat, contains one small multi-trunk oak tree and has access to a public alley along its southern (rear) property line. The site currently contains a small, one-story home of approximately 500 square feet in size and small storage sheds, and takes vehicle access from a driveway along the Clementina Avenue frontage. The site is within a residential neighborhood with a variety of one and two story homes. The Location Map is included as Exhibit B. Site photographs are included as Exhibit C.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Residential	Residential	Multi-Family Residential	
W	Multi-family Residential	Project Site	Residential	E
	Residential	Residential	Residential	
SW	S			SE



PROJECT DESCRIPTION

The applicant is proposing to demolish the existing residence and small storage buildings and fences on site and construct a new two-story, 1,776 square foot single-family residence and a 441 square foot one-story detached garage. The project proposes to remove the existing driveway from the Clementina Avenue frontages and relocate vehicle access to a new garage, which would be served from the adjacent alley. An existing driveway curb cut along the Terrace Street frontage will also be removed. The project also includes new landscape amenities and new perimeter fences on both street frontages.

The new home would have a first floor area of 1,028 square feet and contain the kitchen, a combination dining and family room, a living room, a full bathroom and one bedroom. The second floor would be 748 square feet in size and contain three bedrooms, a full bathroom, and storage closets. Architectural features of the new home include stucco siding, horizontal banding, front entry porch with columns and railing, covered rear yard porch, two small second floor balconies and wood railings, decorative front corbels, divided light windows, wood trim on windows and doors, hip roof forms on home and detached garage, and terracotta-colored composition roof shingles.

Landscape features include a drip irrigation system and a variety of drought tolerant plants, including three 15-gallon Western Redbud trees, California Poppies, Mexican Sage and Douglas Iris. These plantings will provide a variety of color along both street frontages.

The conditions of approval are included as Exhibit A. The project plans are included as Attachment 1 to Exhibit A.

STAFF ANALYSIS

In accordance with Section 17.62.030, Architectural Review is required for all new single-family construction. Architectural Review approval requires that the BAR evaluate architecture,

landscaping and exterior lighting. The following section provides evaluation criteria and staff response for each required design element.

Design Criteria- Architecture

Architectural considerations include character, quality, and scale of the design, architectural relationship to the site and other structures, building materials, colors, fencing, walkway improvements, exterior lighting and screening of exterior appurtenances.

Response: The project proposes to demolish an older home and replace it with a new two-story single-family residence that incorporates stucco siding, hip roofs and composition roof shingles. The scale of the proposed two-story residence appears somewhat taller than the adjacent two-story multi-family building, however the proposed design incorporates hip roofs, horizontal belly banding, and balcony and window placement that provides visual relief and interest along wall areas. One story elements that eliminate a box-like appearance, including the front entry and a front room along the Terrace Street frontage, also provide visual interest and a “stepped down” appearance. Architectural features include multi-light windows, wood window and door trim, balcony railings, corbels below second story front window projection, and front entry porch railing and columns. Plans specify an earth tone color scheme incorporating a primary body color of (Sherwin Williams) Concord Buff; San Antonio Sage trim color on windows, doors and fascia board; and French Roast as the accent color on railings, corbel and garage door.

Staff recommends that a pathway from the rear sliding door of the home to the garage entry man-door be improved with pervious pavers or stepping stones to enhance the pedestrian connection between the two structures. Staff also suggests that the second, west-facing balcony incorporate screening, such as solid railings, to enhance privacy.

The project proposes public sidewalk improvements including the elimination of two existing driveway approaches on Clementina Avenue and Terrace Street and replacing both with new city-standard curb, gutter and sidewalk. New wood fencing is proposed along the project perimeter. The project also proposes to rebuild the existing public sidewalk pedestrian crosswalk ramp at the corner of Terrace Street and Clementina Avenue with a new ADA pedestrian ramp. These public improvements enhance pedestrian access and safety around the project site.

Landscaping

Landscape considerations include color, coverage, location, size, texture, plant materials, provisions for irrigation, maintenance, protection of landscape areas and similar elements. The BAR shall encourage the planting of native and/or draught-tolerant landscaping.

Response: The project proposes a variety of native, draught-tolerant and colorful plantings including California poppy, Douglas Iris, Mexican Sage, and three 15-gallon Western Redbud trees. Staff is recommending, as a condition of approval, alternative plant selections to replace the Meadow Sedge, Stonecrop and Red Twig Dogwood which are not on the draught-tolerant plant list in the Seaside Design Guidelines.

A drip irrigation system is proposed to deliver water directly to the plants throughout the site consistent with landscape standards specified in the Seaside Municipal Code Section 17.30.040.

The landscape plan proposes approximately 190 square feet of “Natural” turf in the front yard. Staff could not find a reference to that grass type and recommends the use of an ornamental, no-mow grass, such as Blue Lyme, California Fescue or Pacific Hairgrass. Staff also recommends that the curved front walkway be simplified with less-dramatic curves to improve use and ease landscape maintenance. The plan does not show any landscape materials within the five (5) foot west side yard. This area is integral to the site’s stormwater and drainage management and needs to remain free of impervious surface. Conditions of approval in the proposed resolution (Exhibit A) include these landscape elements as requirements.

Lighting

Lighting considerations include proposed outdoor lighting, including placement and types of fixtures, and illumination levels.

Response: Exterior lighting will be consistent with standard residential lighting. Staff is recommending as a condition of approval that the large stairwell window on the right (west) elevation be reduced in size and fitted with frosted or decorative glazing to reduce potential light intrusion onto the neighboring multi-family development. Staff believes that other second story windows will not pose a significant privacy or light impact on neighbors in that the proposed windows are in upstairs bedrooms which typically have window coverings and are not gathering areas. Staff is also recommending that lighting in second story balconies be recessed and have shielded light sources to prevent off-site glare. Staff believes that as proposed and conditioned, the exterior lighting will be sensitive to surrounding residences.

Residential Development Regulations

In accordance with Seaside Zoning Code Section 17.12.050, the following table summarizes the zoning standards for a single dwelling homes in the RH Zoning District and the project’s compliance with each criterion.

RH-High Density Residential Zoning Compliance Table			
Criteria	Standard	Proposed	Compliance
Density	1du/1,742 sf of site area 4,050/1,742=2.3max	One unit	Yes
Setbacks-Front	15’	15’	Yes
-Interior Side	5’ for bldgs ≤ 24’ high	5’	Yes
-Street Side	10’	10’	Yes
-Rear	15’ * ¹ (garage access from alley exception)	13’ (29’ provided from garage door to opposite side of alley)	Yes
Floor Area Ratio	0.45	0.44 * ² (1,777/4,050=0.438)	Yes
Site Coverage	60%	53% (2,151sf/4,050sf)	Yes
Height	24’	23’ -8”	Yes
Fencing	4’ high in front/street side setbacks & traffic safety visibility zone 6’ high in side and rear	4’ high in front & street side yards, conditioned to lower fence along rear within driveway traffic safety zone. 6’ high in side	Yes (as conditioned)
Landscaping	Req’d per 17.62.030B2 & 17.30.040	Drought tolerant plantings, natives, drip irrigation sys	Yes
Parking	2 spaces within a garage/carport	2 spaces within a garage	Yes

*¹ Section 17.34.120(H)(3): Garage access from alley shall have a min 29' from opposite side of alley

*² Up to 440sf of garage may be excluded from FAR calculation.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include but are not limited to one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Evidence: The project proposes to demolish an existing single-family dwelling and construct a new single-family dwelling on the same parcel within a residential zoning district. The residential construction project is within an urbanized area and is consistent with the General Plan and zoning regulations, and would not result in an expansion of the existing use that would result in a significant impact on the environment.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with the applicable zoning regulations for the RH, High Density Residential zoning district.

Evidence: The proposed plans have been reviewed in accordance with the City of Seaside Municipal Codes and specific development regulations of the RH zoning district. The project complies with development regulation, policies and goals of the Seaside Municipal Code and General Plan. The project would replace an older structure with non-conforming parking and replace it with a new two-story home with a complying two-car detached garage with new vehicle access from the adjacent public alley. The project will remove two driveway curb cuts, one on each of the street frontages and install a new ADA pedestrian ramp at the corner, thereby improving pedestrian and vehicular circulation in the neighborhood.

2. Granting the approval would not be detrimental to the public interest, health, safety, convenience or general welfare of persons or property in the vicinity.

Evidence: The project replaces an existing one-story single-family home with a new two-story single-family home with complying two car garage parking. The project improves pedestrian and vehicle circulation by removing two driveway approaches and installs a new ADA pedestrian ramp at the corner. The project, situated at a visible corner location, proposes to install new draught tolerant landscaping and trees along both street frontages that will provide a visual amenity within the neighborhood. The project represents a substantial private investment to private and public property in the neighborhood. For these reasons the project would not be detrimental to the public interest or general welfare of persons or property in the vicinity.

3. The scale, location, size, and design characteristics, including landscaping and lighting, of the proposed plans are consistent with the Seaside Single Family Residential Design Guidelines and compatible with existing and planned future land users in the vicinity.

Evidence: The proposed two-story residence incorporates stucco siding, multi-light windows, wood trim, corbel trim details, second floor balcony railings and a front entry porch. Architectural features along the front elevations including an entry porch and second floor window projection with corbels trim details. The street side elevation includes one-story elements to provide visual interest and “step-down” to reduce the visual massing. Second floor balconies and hip roof forms also provide visually relief and reduce the scale and mass of the two-story structure. New landscaping including ground cover, shrubs and three trees provide an enhanced front streetscape. The project as proposed and conditioned will be compatible with the existing and future development in the vicinity.

CONCLUSION

Based on the analysis, staff recommends approval of the design review request. The proposed dwelling is consistent with the Seaside General Plan and complies with the requirements of Title 17 of the Seaside Municipal Code and the Single-Family Residential Design Guidelines.

ATTACHMENTS

Exhibit A	Conditions of Approval
Attachment 1	Reduced Project Plans
Exhibit B	Location Map
Exhibit C	Site Photos

Conditions of Approval
File No. BAR-16-02
June 1, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of this approval, plans submitted for a building permit shall substantially conform to the plans identified as Exhibit A, "New Two-Story Home at 1098 Clementina Avenue" stamped as received on April 21, 2016, and as approved on June 1, 2016.
2. Plans submitted for Building Permit shall include the following revisions from the attached, Exhibit A, Architectural Review plans:
 - a. The plant list shall be revised to eliminate the California Meadow Sedge, Stonecrop, Red Twig Dogwood and Natura Turf and include alternative drought tolerant plantings and turf.
 - b. Site and landscape plans shall be revised to show a pervious path of travel from the rear sliding door to the rear garage door.
 - c. The new front yard entry walkway shall be redesigned with a more subtle curve to improve pedestrian usability and landscape maintenance.
 - d. The new fence along the rear alley property line shall be reduced to a maximum of four (4) feet in height in accordance with Section 17.30.030(E)(2b), Driveway visibility Area.
 - e. The second floor stairwell window on the right (east) elevation shall be reduced in size and use decorative or frosted glass to reduce potential light intrusion on neighboring properties.
 - f. The second story west-facing balcony shall be designed with solid railings to enhance privacy.
3. All exterior lighting shall be down-directed with shielded light sources to prevent glare and/or light intrusion on neighbors.
4. All second floor balcony lighting shall be recessed (can-type) fixtures with shielded light sources to prevent glare and/or light intrusion on the surrounding area.

Building:

5. A demolition permit issued through the City of Seaside Building Division is required prior to any demolition work.
6. Plans submitted for Building Permit review shall include a soils report and engineered design.
7. Fire sprinklers are required for the construction of the new dwelling. See Fire Department conditions below for specific details.

Fire Department:

8. 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 inspections must be completed prior to requesting a framing inspection from the building department.
9. 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.
10. 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.
11. 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.
12. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.

Public Works:

13. 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.
14. Plans submitted for Building Permit shall show the installation of new sidewalk, curb and gutter, to replace the two removed driveways, in conformance with the most current applicable engineering standards, and upon prior issuance of an Encroachment Permit from the Public Works Department.
15. Plans submitted for Building Permit shall show the existing corner sidewalk pedestrian ramp to be removed and replaced with a new curb return in conformance with current American's with Disability Act (ADA) requirements.
16. The applicant/contractor shall complete and submit a Stormwater Compliance Tracking Form for Construction with the Building Permit application.
17. The five-foot interior side yard shall be maintained as an integral part of the site's stormwater and drainage management with mulch, plantings and only pervious surfaces, such as stepping stones. This area may not be paved or otherwise rendered impervious.

Standard:

18. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
19. This approval shall be valid for a period of one (1) year from the date of approval, unless an extension of time is approved in accordance with the Seaside Municipal Code Section 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
20. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
21. 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.
22. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
23. 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.
24. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
25. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
26. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District (MPWMD) for the installation of new interior and exterior water fixtures, landscape material, and landscape irrigation equipment.
27. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

28. Water conservation fixtures shall be provided in the proposed project per MPWMD rules and regulations.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-02

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

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

Applicant's Signature

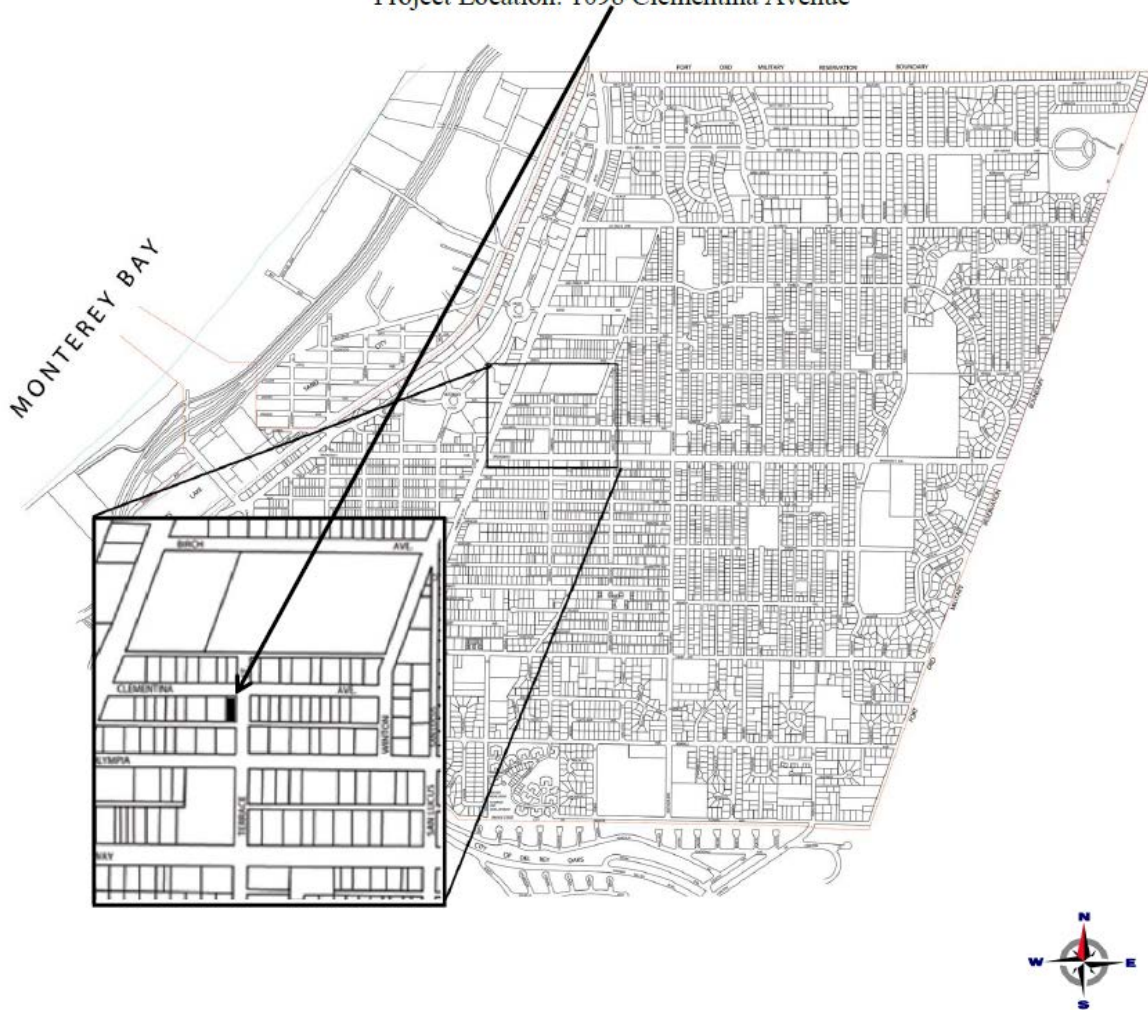
Date

Property Owner's Signature

Date

Location Map

Project Location: 1098 Clementina Avenue



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Site Photos







**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

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

DATE: July 6, 2016

SUBJECT: **Board of Architectural Review Application No. BAR-16-06: Lea Loumoli, property owner, and Dustin Cook Construction, applicant, are requesting Board of Architectural Review approval for the construction of a 496 square foot one-story addition to the existing one-story residence (parsonage) associated with the Hilltop Church. The project site is located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single-Family Residential (RS-8) Zoning District.**

PURPOSE

In accordance with Section 17.52.030.B.1 of the Seaside Municipal Code, the applicant is requesting Board of Architectural Review (BAR) approval for the construction of a one-story building to an existing church parsonage structure.

RECOMMENDATION

Staff recommends approval of a proposed one-story church parsonage addition and site improvements subject to the conditions of approval (included as Attachment 1 and Attachment 1 – Exhibit A, Project Plans.)

BACKGROUND

This project was originally approved by the Planning Commission and the Board of Architectural Review in June and August, 2014, respectively. Construction of the project did not occur, nor did the applicants request an extension of the approvals, and the approvals have subsequently expired.

On March 24, 2016, the applicant submitted an application to re-establish the approvals for the parsonage addition. On May 11, 2016, the Planning Commission approved a new Use Permit, UP-16-01, for the parsonage addition, subject to BAR review and approval.

The original August 2014 BAR report and Conditions of Approval are included as Attachment 3. The 2014 staff report provides a detailed analysis of the site, the proposed project, analysis

and findings for approval. No changes have been made to the previously approved architecture, nor have there been any changes to City ordinances or standards since the original 2014 approval. All project findings and conditions remain valid with this renewal request. The site plan has been revised for this 2016 application renewal request to show the widened driveway as a result of the addition. In addition, the applicant has agreed to include two new on-site wood fences to screen the trash enclosure near the church sanctuary and a firewood storage area near the center of the parcel. Staff supports these minor site plan revisions.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - August 3, 2014 Staff Report
 5. Attachment 4 - Site Photos
-

Conditions of Approval
File No. BAR-16-06
July 6, 2016

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Hilltop Church Parsonage" stamped as received on May 23, 2016 provided as Exhibit A.

Standard:

2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project and in accordance with Seaside Municipal Code Section 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. 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.

8. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
9. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
10. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
11. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
12. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-06

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

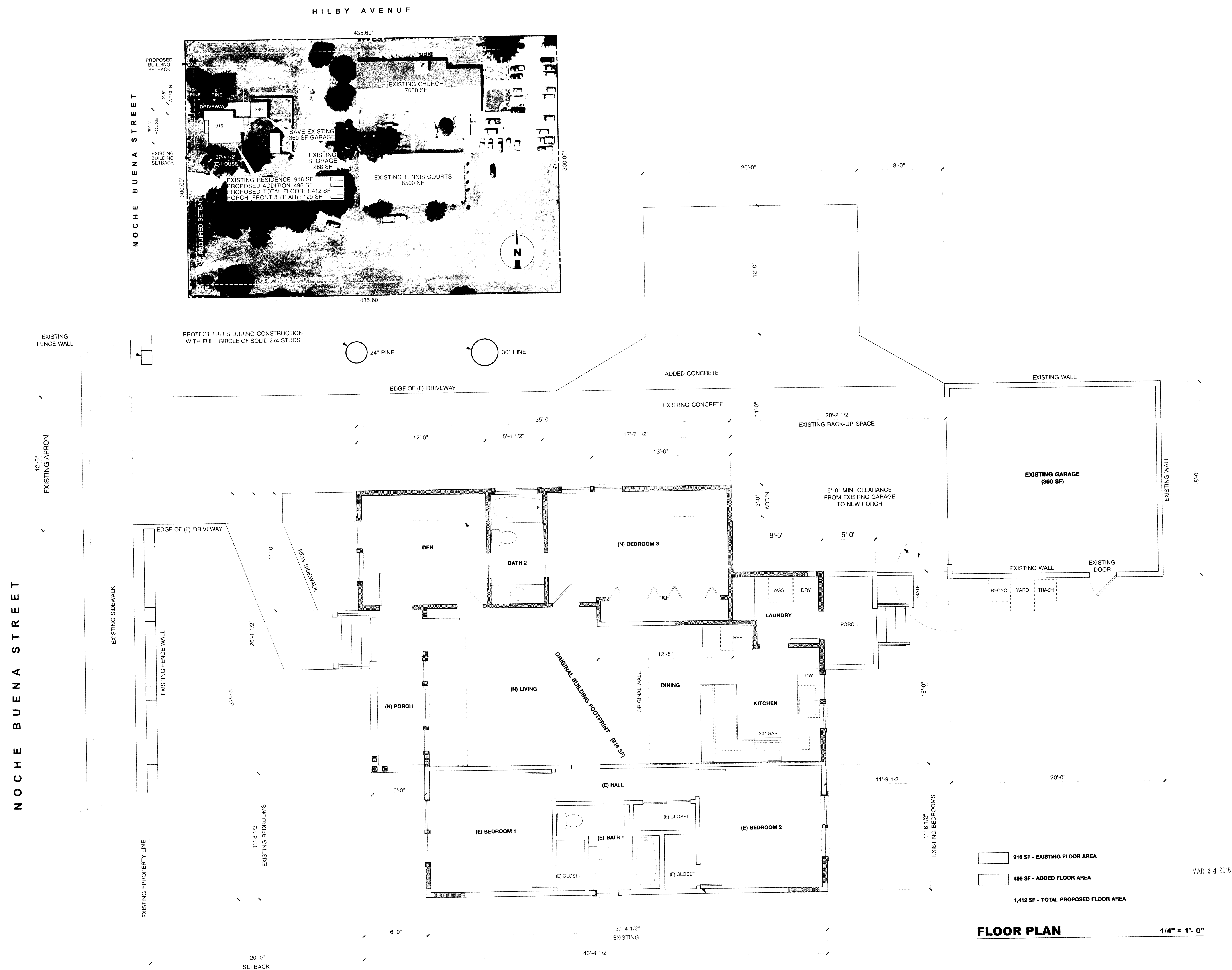


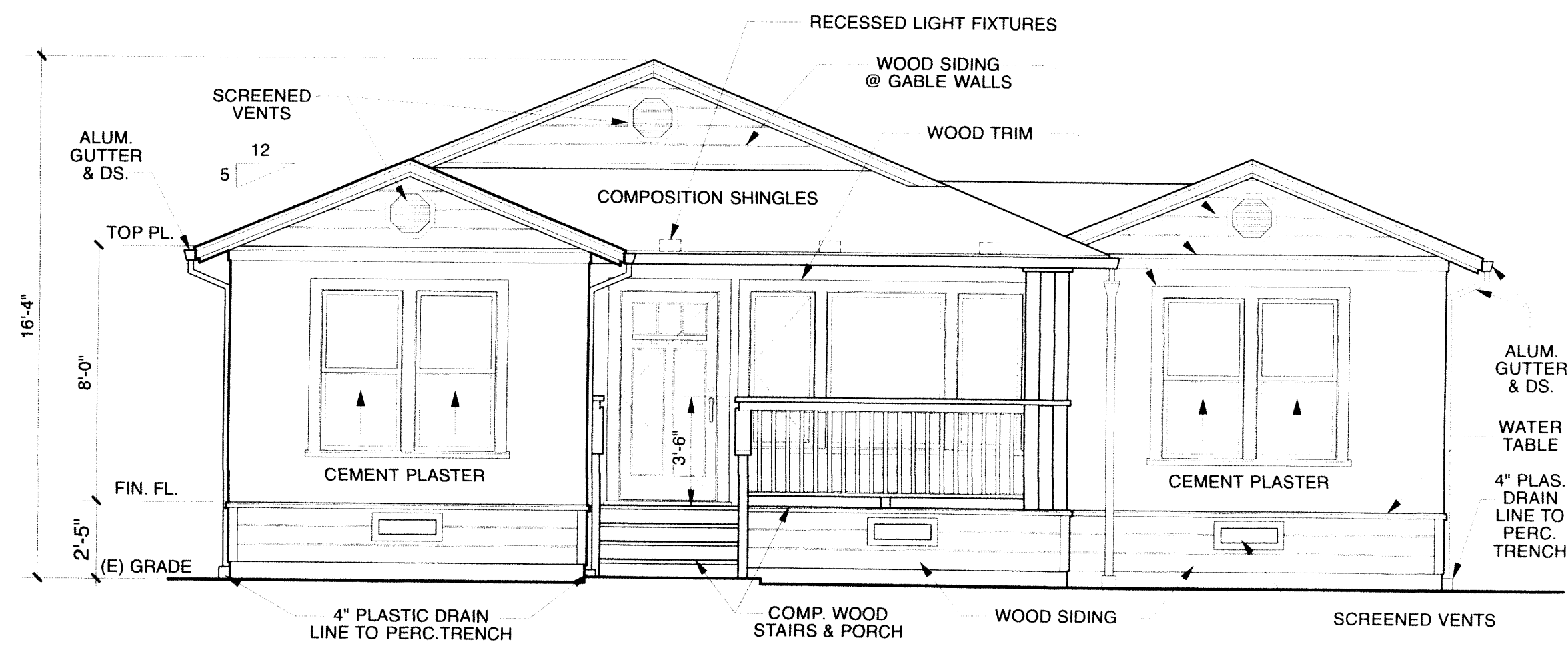
**HILLTOP CHURCH
PARSONAGE**

REV. LEA LOUMOLI
(831) 394-2661

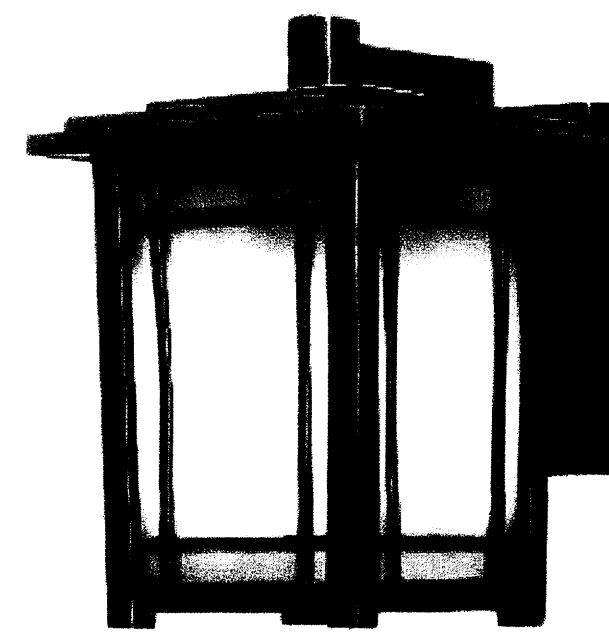
SITE PLAN
FLOOR PLAN

A1
OF 2 SHEETS

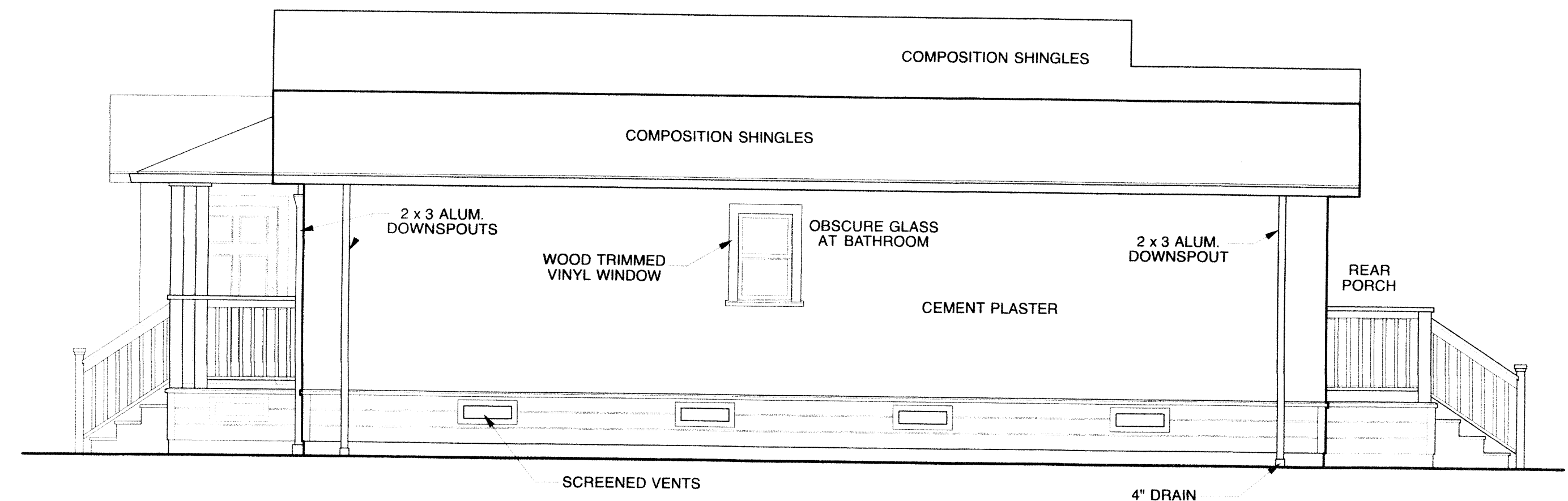




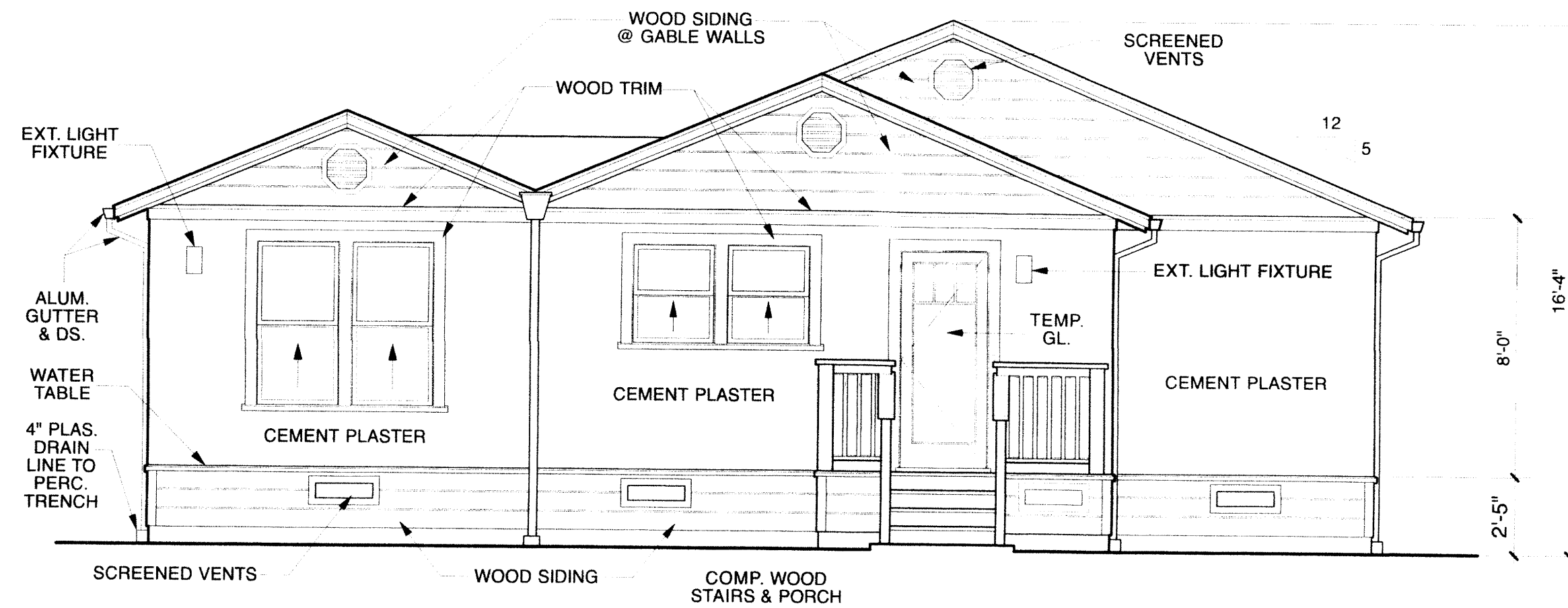
WEST ELEVATION (FRONT) 1/4" = 1'- 0"



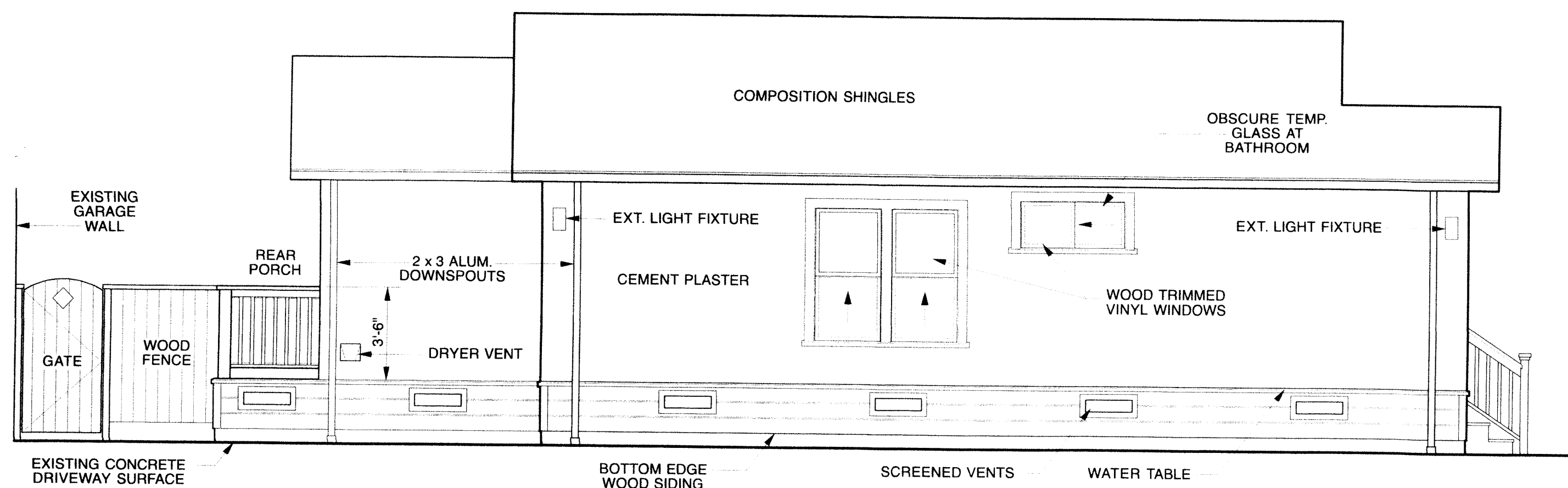
**Hampton Bay Port Oxford Wall-Mount
Light Outdoor Oil-Rubbed Chestnut
Lantern 22 watt fluorescent (auto Off)**
EXTERIOR LIGHT FIXTURE



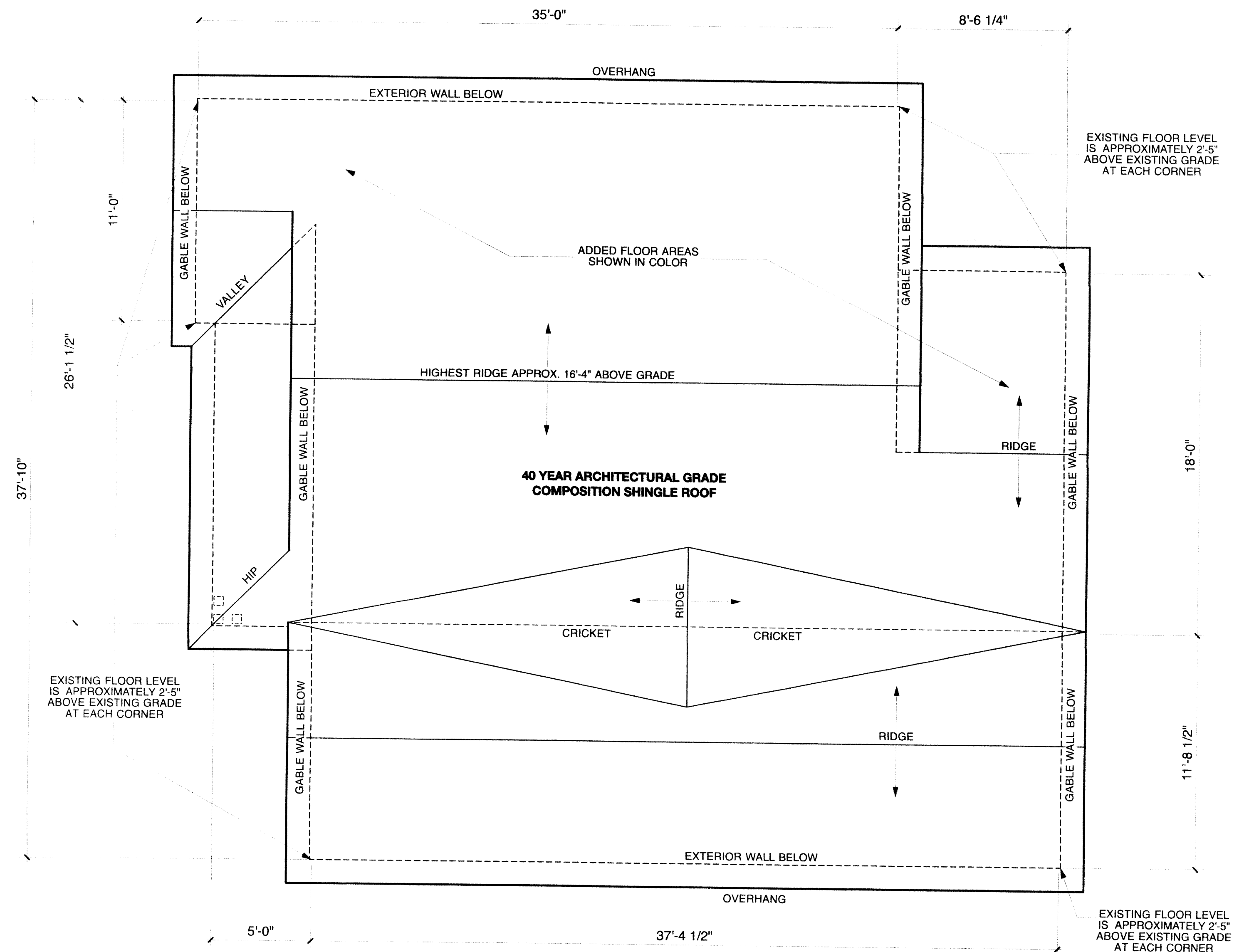
SOUTH ELEVATION 1/4" = 1'- 0"



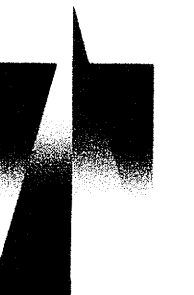
EAST ELEVATION (REAR) 1/4" = 1'- 0"



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



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



**EDDIE HURT
ARCHITECT**
172 PACIFIC AVENUE
PACIFIC GROVE, CA 93950
PHONE (831) 917-2600
edhurt@pacbell.net

RESIDENTIAL REMODEL

**HILLTOP CHURCH
PARSONAGE**

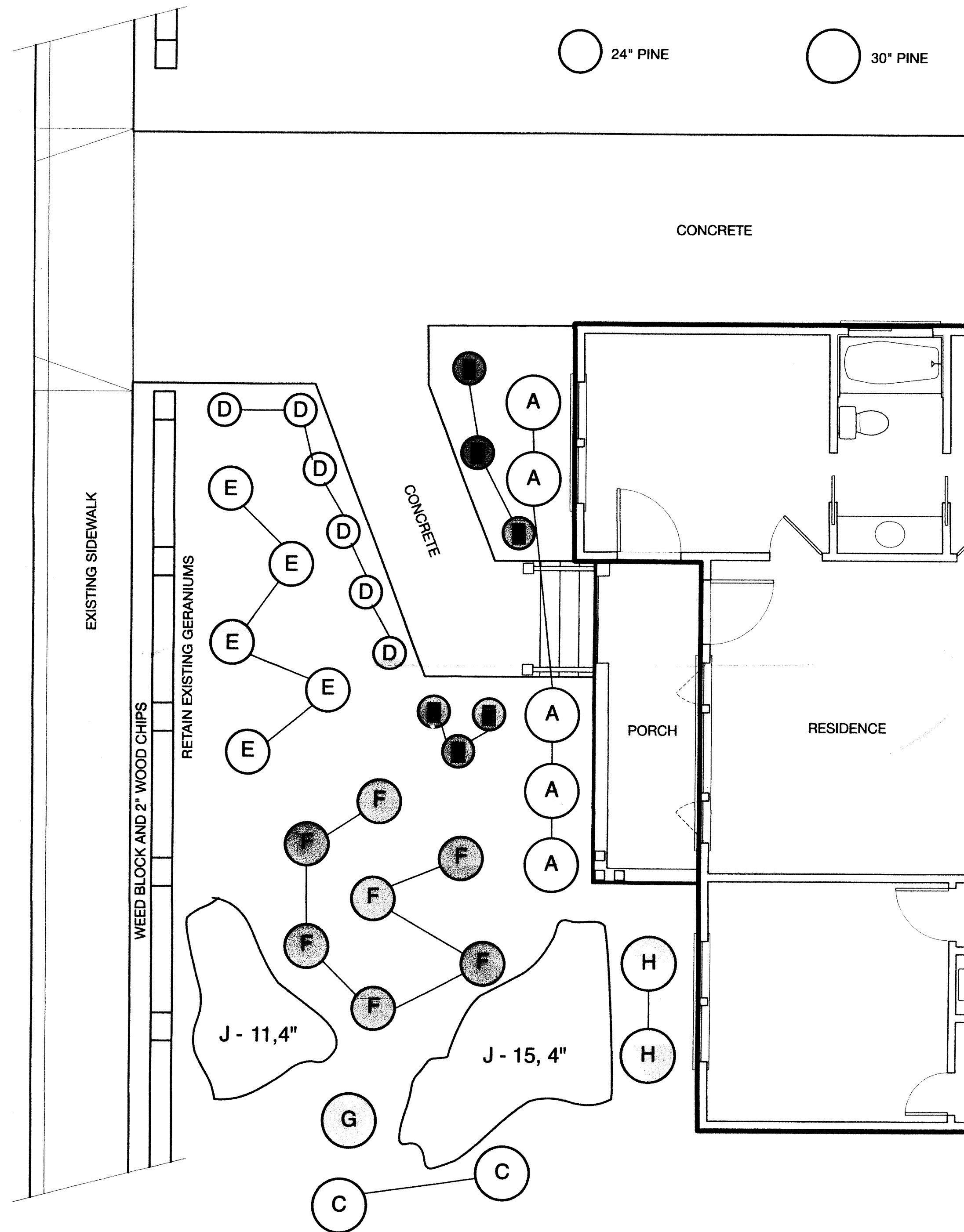
1340 HILBY AVENUE
SEASIDE, CA 93955
APN: 012-392-031
REV. LEA LOUMOLI
(831) 394-2661

**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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RESIDENTIAL REMODEL

HILLTOP CHURCH
PARSONAGE

1340 HILBY AVENUE
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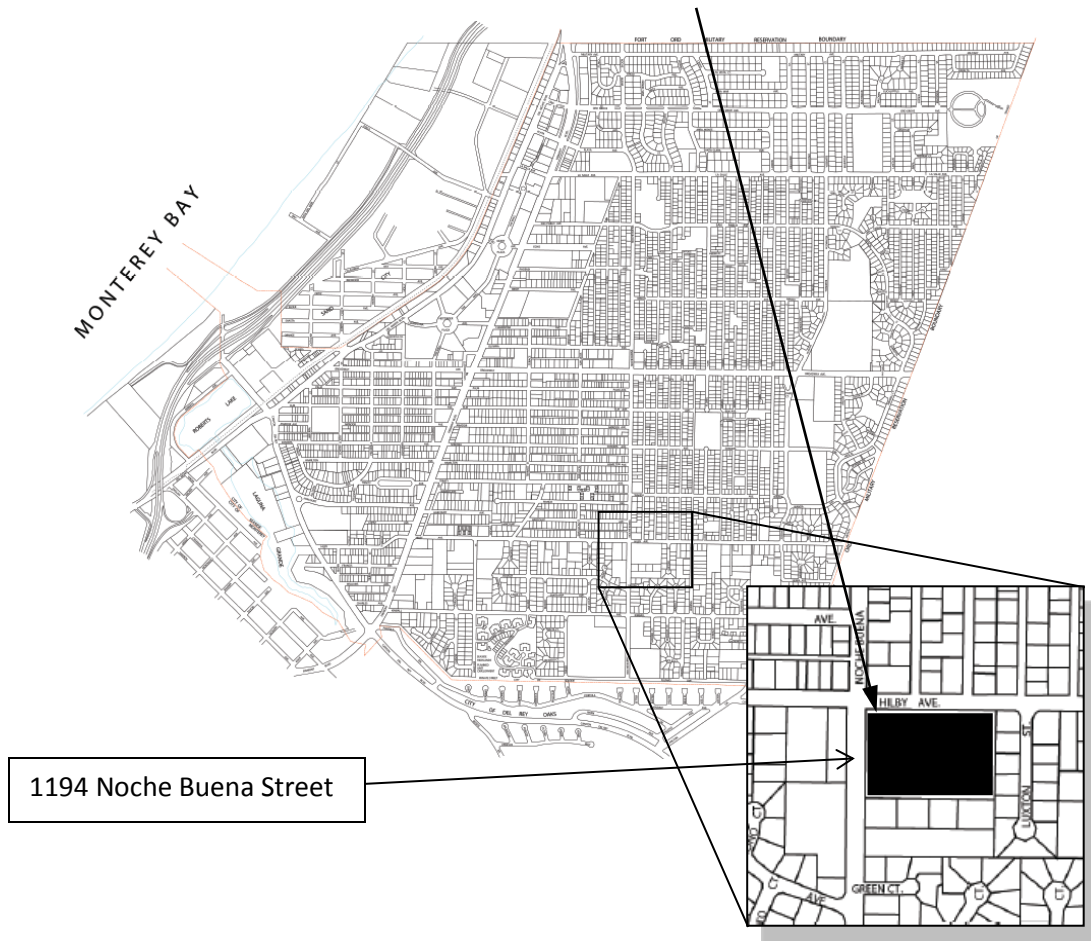
REV. LEA LOUMOLI
(831) 394-2661

AUG 6, 2014

LANDSCAPE

Location map

Project Site: 1340 Hilby Avenue





CITY OF SEASIDE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT

DATE: August 20, 2014

TO: Seaside Board of Architectural Review

FROM: Diana Ingersoll, Deputy City Manager – Resource Management Services
Lisa Brinton, Community and Economic Development Services Manager

BY: Robert Larsen, Associate Planner
Rick Medina, Senior Planner

ITEM: **Architectural Review Application No. BAR-14-19:** Hilltop United Methodist Church, property owner, and Eddie Hurt, Architect/applicant, are requesting Design Review approval for the construction of a 496 square foot one-story addition onto 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. In accordance with the California Environmental Quality Act Guidelines, the project is Categorically Exempt, Class 1, Section 15301(e)(2).

APPLICATION

The applicant is requesting Design Review approval for the construction of 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 and 1194 Noche Buena Street.

RECOMMENDATION

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

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, associated off-street parking off of Hilby Avenue and an existing parsonage located to the west of the church facilities that fronts Noche Buena Street. The church has a 1340 Hilby Avenue address and the parsonage has a 1194 Noche Buena Street address. A 6,500 square foot fenced tennis court is located behind the church building to the south.

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 Monterey Peninsula Buddhist Temple on the opposite side of Noche Buena Street to the southwest. A location map is provided as Exhibit “B”. Site Photographs are provided as Exhibit “C”.

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

PROJECT DESCRIPTION

On June 25, 2014, the Seaside Planning Commission granted the applicant a Use Permit for the proposed parsonage addition. The applicant is requesting approvals for three main areas of work. They are building design, landscaping, and lighting.

Building design - The applicant is proposing to add 496 square feet onto an existing 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. Trash receptacles will be located next to the garage within the fenced rear yard area. A gate will provide access from the rear yard area to the driveway.

The proposed addition, although slightly smaller in area than the one approved by the Planning Commission, will still 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 garage meets code as a single car garage with tandem parking provided in the driveway outside of the required front yard setback. The driveway will be extended to provide a 20 foot wide paved hammer head extending 17 feet to the north just west of the existing garage. This hammer head will provide for an increased turning radius to avoid having vehicles back out of the driveway onto Noche Buena Street.

The exterior design of the residence will consist of stucco on the walls (Benjamin Moore “Storm Cloud Gray”) and 7 inch V groove horizontal wood siding on the gable end walls and below the foundation (Benjamin Moore “Horizon Gray”). The new single hung and casement vinyl windows and three exterior doors (Benjamin Moore “Country Redwood”) will be trimmed out with 1” by 5” wood trim (Benjamin Moore “Simply White”). A 5 foot by 9 foot rear porch will lead to the back yard area. The proposed front porch is a continuation of the Ranch style building design and will incorporate the same wood post, railing and trim detail as the rest of the residence. The porch stairs and deck will be painted Benjamin Moore “Gray”. Aluminum downspouts (“Storm Cloud Gray”), octagon screened vents (“Simply White”), and a 40 year architectural grade composition shingle 5/12 pitch roof (Elk Prestique Plus High Definition “Antique Slate”) will complete the exterior finishes.

Landscaping - The new front yard landscaping plan offers a mixture of the existing geranium plants behind the front fencing and a variety of plants that can be found in the City’s Single

Family Residential Design Guidelines of drought tolerant materials which include sturdy Manzanita and sage mixed in with colorful lavender, fuchsia and poppy plants. Ceanothus will provide a hardy border for the front walk. Two Toyon plants will grow to anchor the south end of the yard. The plans also note the use of drip irrigation and weed block fabric covered with a 2 inch layer of wood chips.

Lighting - The front porch will have three recessed light fixtures. The north and east elevations will each have two Hampton Bay Port Oxford Wall-Mount Oil-Rubbed Chestnut Exterior Lanterns with auto Off function. These Prairie style lights complement the proposed exterior of the house.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(2): The addition will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

Evidence: The proposed project will involve interior remodeling of an existing residential building and constructing 496 square feet of additional one-story living space onto the existing residential building for the purpose of meeting the current needs of the 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

On June 25, 2014, the Seaside Planning Commission granted the applicant a Use Permit for the proposed parsonage addition. The existing parsonage is a rather plain building set amongst mature pine and oak trees. Other than the church buildings, the most noticeable feature of the property is the stucco and wrought iron perimeter fence. The proposed building design, landscaping, and lighting will be a marked improvement over the existing facilities. The interior modifications will provide an improved environment for the parsonage. The exterior improvements are an understatement of clean design and inviting style. The design, materials, and colors work well together. The oil-rubbed exterior light fixtures are an attractive addition to the residence. The new plants will offer a colorful base for the exterior of the remodeled residence as well as a welcoming contrast for the surrounding oak and pine trees.

The project is subject to Section 17.62.030 (E)(1) of the Seaside Zoning Ordinance which requires “Architectural considerations, including the character, quality, and scale for the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosures and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.” The proposed addition is consistent with this section because changes and additions will blend with and improve the architecture elements of the existing residence. The project will also be compatible with the surrounding neighborhood

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with the applicable zoning regulations for the Single Family Residential (RS-8) zoning district.

Evidence: The proposed plans have been reviewed in accordance with the City of Seaside Municipal Codes. The proposed changes to the residence are in keeping with the existing structure itself and the surrounding neighborhood.

2. Granting the approval would not be detrimental to the public interest, health, safety, convenience or general welfare of persons or property in the vicinity.

Evidence: During the issuance of Use Permit No. UP-14-04 for this facility, it was noted that the new use 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.

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

Evidence: The proposed plans are consistent with the scale, location, size, and design characteristics of the existing and planned future land uses in the vicinity.

CONCLUSION

Based on the analysis, staff recommends approval of the design review request. 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.

ATTACHMENTS

Exhibit A: Conditions of Approval

Conditions of Approval
File No. BAR-14-19
August 20, 2014

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Hilltop Church Parsonage” stamped as received on July 8, 2014 provided as Attachment 1.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
4. 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.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. 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.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-19

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

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

