A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 12, 2017
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. PUBLIC COMMENT

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

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-01. DESIGN REVIEW APPROVAL FOR A SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1355 MESCAL STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.E, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of all new second-story elements, including decks, in single-family residential projects.

RECOMMENDATION: Staff recommends approval of the proposed second story deck addition subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit "A" – Project Plans.

B. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR COLORS AS PART OF AN EXTERIOR RENOVATION FOR A CHILD DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant is requesting design review approval for exterior façade, lighting, and building colors for renovations to an existing commercial building for the establishment of a child daycare center.

RECOMMENDATION: City staff recommends that the Board of Architectural Review approve the application based on the findings and subject to the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

Seaside City Hall

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300
Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY:

DATE: April 12, 2017

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-01. DESIGN REVIEW APPROVAL FOR A SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1355 MESCAL STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.E, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of all new second-story elements, including decks, in single-family residential projects.

RECOMMENDATION

Staff recommends approval of the proposed second story deck addition subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

The subject property is currently developed with a 2,167 square foot two-story single-family residence. A four foot nine inch wide second story wood deck currently extends across the full width of the west elevation (rear) of the house. The applicant has applied to reconstruct the existing deck and add a three foot three inch extension to the center portion of the deck. The existing deck and the proposed deck extension both meet the setback requirements of the Single-Family Residential Zoning District. See Table 1 – Rear Setbacks. The complete reconstruction of the deck requires BAR approval.

Table 1 – Rear Setbacks

Required Rear Setback	Existing Deck Setback	Proposed Deck Setback
15 feet	25 feet 8 inches	22 feet 6 inches

SITE LOCATION AND DESCRIPTION

The 6,295 square foot site is located on the west side of Mescal Street between Wanda Avenue to the south and Sonoma Avenue to the north. Skyview Drive is east of the site and Highland Elementary School borders the site to the west. See Figure 1 for Adjacent Land Uses. The site slopes downhill to the west from Mescal Street resulting in a split-level two-story element at the rear of the house. Site Photographs are provided as Attachment 3.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Highland Elementary School	Single Family Residential	Single Family Residential	
W	Highland Elementary School	Project Site	Single Family Residential	E
	Highland Elementary School	Single Family Residential	Single Family Residential	
SW		S		SE

PROJECT DESCRIPTION

The applicant is proposing to reconstruct the existing wood deck in its current location and add an additional 76 square feet by extending the center 13 foot wide portion of the deck an additional three feet three inches towards the rear property line. The new extension will then angle back to the existing deck location at a forty five degree angle. The existing deck is made of wood and is cantilevered from the rear of the house. The house was constructed in 1972 and some of the original deck is becoming weathered and damaged. The reconstructed deck and new deck extension will be connected to the house with a pressure treated wood ledger, aluminum vertical posts set in concrete, aluminum railing with steel cable system, wood joists, and 2 x 6 redwood decking. Access to the deck is gained from the living room of the house. No exterior stairs lead from the deck to the yard. See Attachment 1, Exhibit "A" – Project Plans.

STAFF ANALYSIS

Area Characteristics

The subject property is surrounded on three sides by residential properties with Highland Elementary School adjacent to and lower in elevation to the west. The existing second story deck faces the Highland Elementary School. Adjacent properties to the south have second story decks that also face the school property.

The proposed deck addition is compatible with the existing structure, is oriented away from neighbor's yards, is consistent with the size and style of decks on adjacent properties, and complies with the setback requirements of the SMC.

FINDINGS

Section 17.62.030.E.1 of the SMC states that when evaluating an application, the BAR shall consider the character, quality, scale of design, and the architectural relationship with the site and other structures.

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: In accordance with the SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the minimum rear setback in the RS-8 Zoning District is 15 feet. The proposed deck addition will maintain a 22 foot 6 inch setback.

2. In compliance with Section 17.62.030.E.1 of the SMC, the proposed deck is consistent in quality, scale, and architectural relationship with the site and other structures.

Evidence: The proposed deck has been designed to be consistent in quality, scale, and architectural relationship with the site and other structures in the surrounding neighborhood and there are no significant visual or privacy impacts to the adjacent property.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303.e (Accessory Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including residential accessory structures such as decks.

Evidence: The proposed project consists of a 76 square foot addition to an existing second-story deck within the rear yard of an existing residential parcel.

CONCLUSION

Based on the above analysis, staff recommends approval of the design review request subject to recommended Conditions of Approval (Attachment 1) and Project Plans (Attachment 1, Exhibit "A").

FISCAL IMPACT

ATTACHMENTS

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

Attachment 1

Conditions of Approval
File No. BAR-17-01
April 5, 2017

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Deck Remodel/Addition" stamped as received on February 22, 2017, and as approved on April 5, 2017.

Building:

2. Compliance shall be maintained with the 2016 California Building Codes.

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-17-01

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).

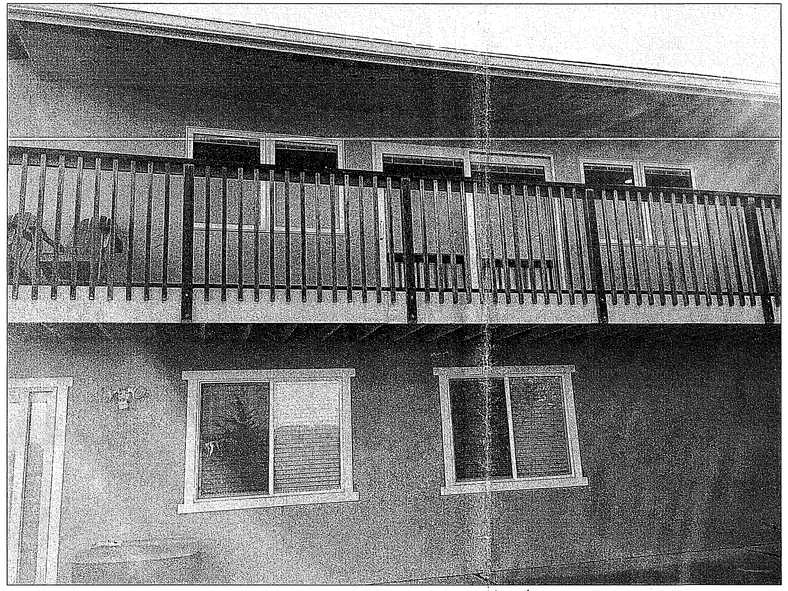
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

_____ _____

Applicant's Signature Date

_____ _____

Property Owner's Signature Date



EXISTING DECK

SITE PLAN NOTES:

*ALL FILL TO SLOPE AWAY FROM STRUCTURES 5% FOR 10' MINIMUM
*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM
*VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING
*CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION
*VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING
*ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
ADDRESS NUMBERS SHALL BE MINIMUM FOUROF 4". 1/2 INCH MIN STROKE WIDITH, AND MOUNTED ON A CONTRAST ING BACKGROUND CLEARLYL VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED
*APPROVED JOB COPY PLANS SHALL BE PROVIDED ON FOUNDATION. SHEAR WALL NAILING AND FRAMING INSPECTIONS, OR NO INSPECTIONS WILL BE GIVEN.
* CHECK WITH PG&E FOR GAS SERVICE LOCATION
*BUILDING WILL BE A MIN OF 5' FROM ALL PROPERTY LINES-ANY RESIDENCE CLOSER THAN 5' WILL REQUIRE FIRE RATED ELEMENTS
* ON AND AFTER JANUARY 1, 2017, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITON OF NON COMPLIANT PLUMBING FIXTURE, TYPES OF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2013 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK
(FW) *STAKED STRAW WATTLES TO MANAGE STORM WATER DURING CONSTRUCTION FLOODING TO ADJACENT PROPERTIES IS PROHIBITED
*ALL DOWNSPOUTS SHALL BE UNDERGROUNDED AND TIED TOGETHER TO DISPERSE IN A CENTERAL LOCATION ON THE LOT FLOODING TO ADJACENT PROPERTIES OR OVER SIDEWALKS IS PROHIBITED

CONTRACTOR SHALL NOTIFY WILLIAMSON CHAVEZ DESIGN IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED IN THE APPROVED SET OF PLANS.

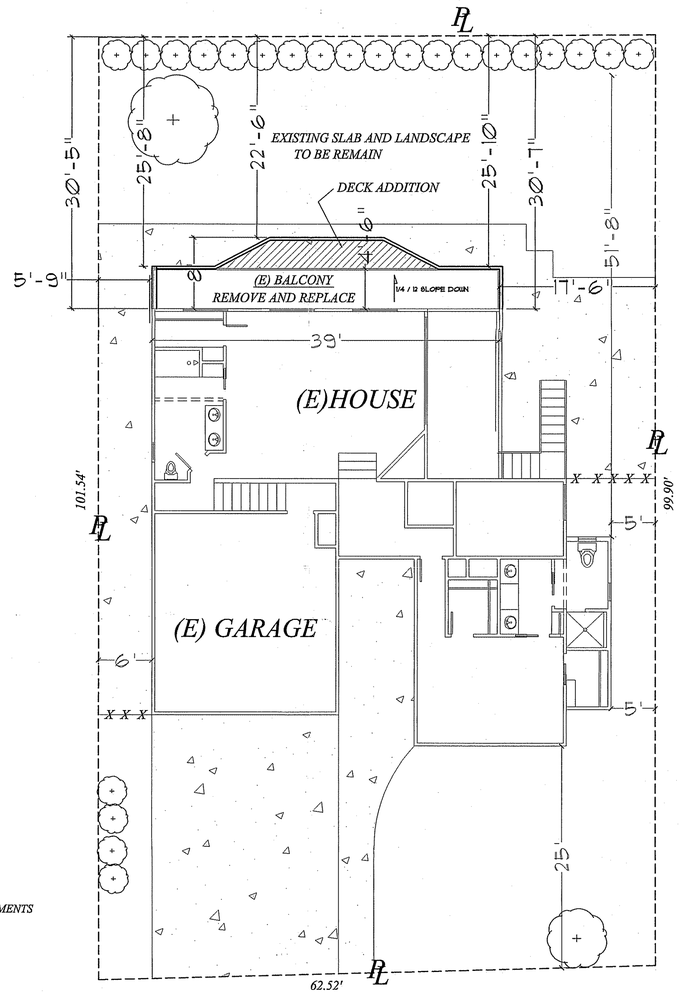
GENERAL NOTES

THIS PROJECT IS TO COMPLY WITH THE FOLLOWING:

2015 CA BUILDING CODE (CBC)
2015 CA MECHANICAL CODE (CMC)
2015 CA PLUMBING CODE (CPC)
2015 ELECTRICAL CODE (CEC)
2015 CA ENERGY EFFICIENCY STANDARD (CEES)

1. OCCUPANCY GROUP AS R-3/U AND CONSTRUCTION TYPE AS V-B

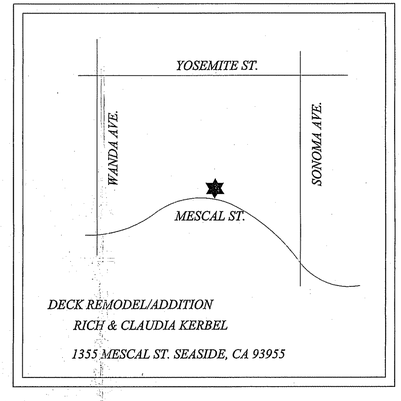
SCALE 1/8" = 1'-0"



MESCAL ST.

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"



VICINITY MAP

NOT TO SCALE

PROPERTY:
1355 MESCAL ST.
SEASIDE, CA 93955
APN: 203-03-06
OCCUPANCY GROUP: R3/U
TYPE OF CONSTRUCTION: VB

LOT AREA	6,295 SQ. FT.
EXISTING HOUSE/GARAGE	1,609 SQ. FT.

EXISTING DECK 186 SQ FT
DECK ADDITION 76 SQ FT

OWNER:
RICH & CLAUDIA KERBEL
1355 MESCAL ST.
SEASIDE, CA 93955

BUILDER:
MONTEREY BAY BUILDERS
NATHAN W. WOOD
79 PASO HONDO
CARMEL VALLEY, CA
(831)-760-2940
www.montereybaybuilders.com

ENGINEER:
WILLIAMSON CHAVEZ DESIGN
PETE CHAVEZ
P.O. BOX 222277
CARMEL, CA 93922
661-910-3977
Williamsonchavez@aol.com

SCOPE OF WORK:
DECK REMODEL & ADDITION OF 76 SQ. FT.

STRUCTURAL

DECK LOAD = 10 PSF DEAD & 60 PSF LIVE
BASIC WIND SPEED = 110 MPH
WIND EXPOSURE = C
SEISMIC DESIGN CATEGORY = SITE CLASS D

INDEX:
A1. SITE PLAN
A2.DETAILS ELEVATIONS
A3. FLOOR PLAN FOUNDATION PLAN FRAMING PLAN

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
P.O. BOX 222277
CARMEL, CA 93922
PH. (661) 910-3977 williamsonchavez@aol.com

FEB 22 2017

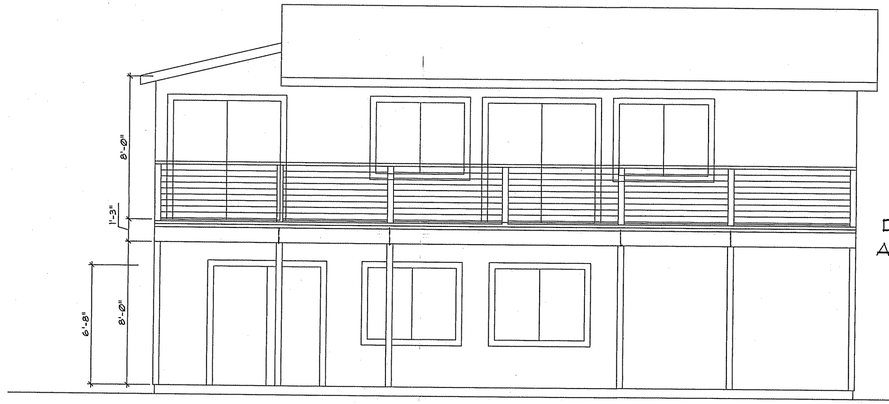
SITE PLAN NOTES

DECK REMODEL/ADDITION
RICH & CLAUDIA KERBEL
1355 MESCAL ST. SEASIDE, CA 93955

1355 Mescal St. # 016377 BAR-17-01

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE START OF WORK. DIMENSIONS SUPPRCEDE SCALE. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN UNLESS ADVISED IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT

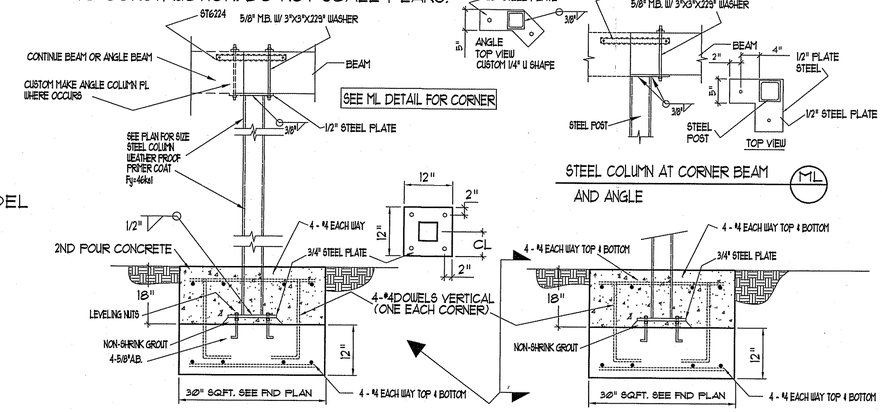
DRAWN:	PAC
DATE:	1/25/2017
SCALE:	1/4"=1'-0"
JOB:	SEASIDE
LOCATION:	DB 2017
SHEET:	A1



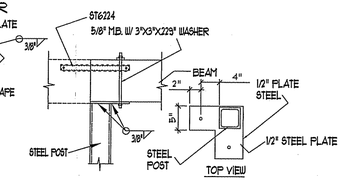
DECK
ADDITION AND REMODEL

DECK REAR ELEVATION
1/4"=1'-0" ADDITION AND REMODEL

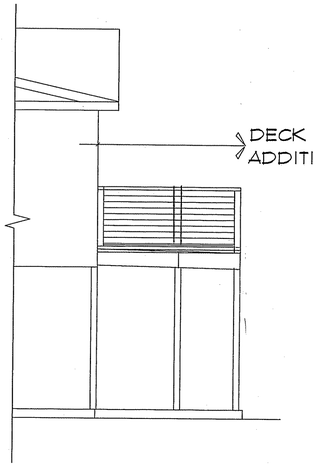
CONTRACTOR SHALL VERIFY ALL DIMENSIONS FRIOR TO CONSTRUCTION. DO NOT SCALE PLANS.



STEEL COL & FTG
OPTIONAL 1-POUR FOOTING

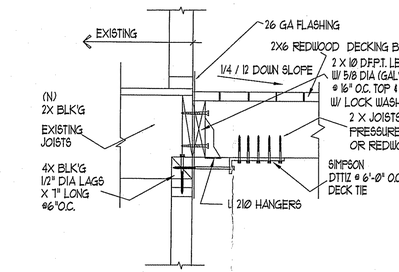


STEEL COLUMN AT CORNER BEAM
AND ANGLE

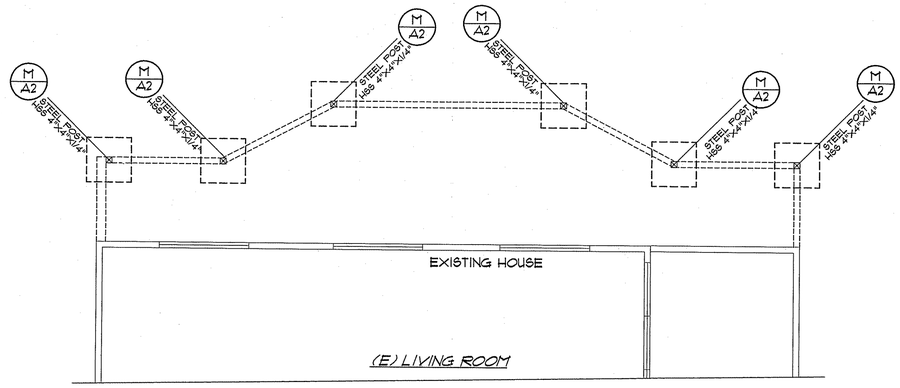


DECK
ADDITION AND REMODEL

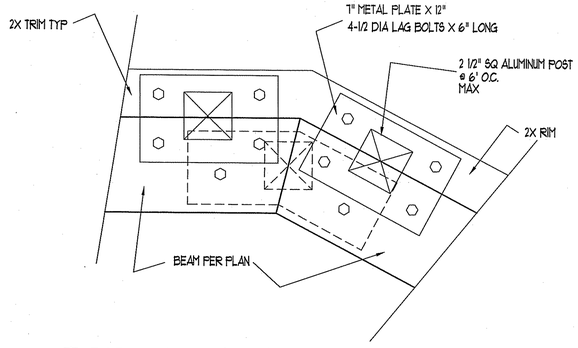
DECK SIDE ELEVATIONS



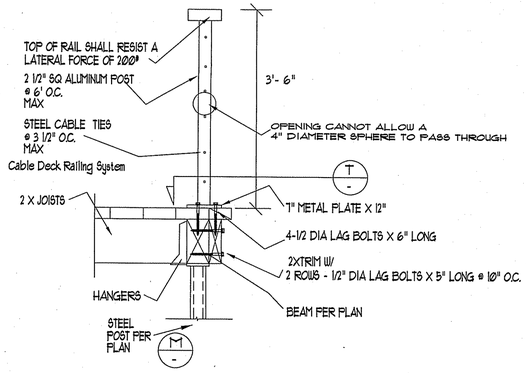
DECK LEGDER
N.T.S.



DECK FOUNDATION PLAN
1/4"=1'-0" ADDITION AND REMODEL



TOP OF DECK RAIL
N.T.S.



DECK RAIL
N.T.S.

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
P.O. BOX 222777
CARMEL, CA 93922
PH. (661) 910-3977 williamsonchavez@aol.com

DETAILS
AND ELEVATIONS

DECK REMODEL/ADDITION
RICH & CLAUDIA KERBEL
1355 MESCAL ST. SEASIDE, CA 93955

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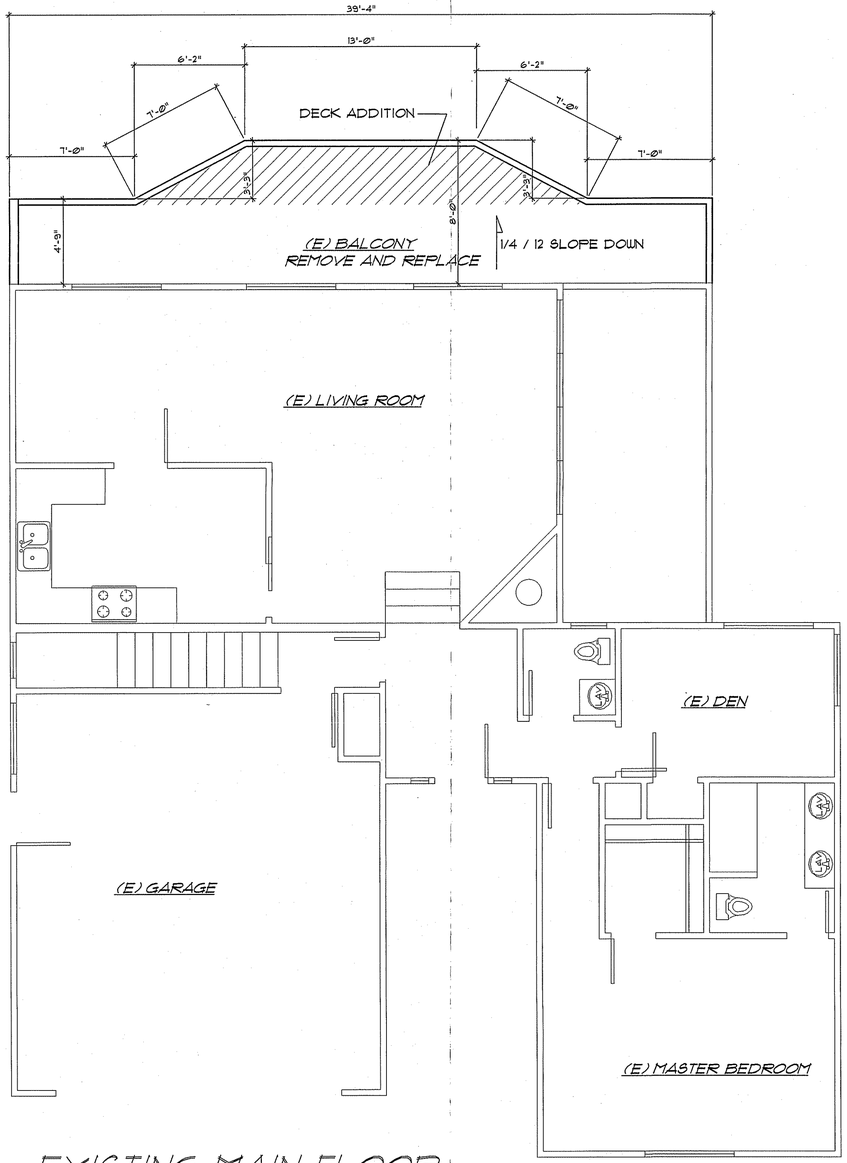
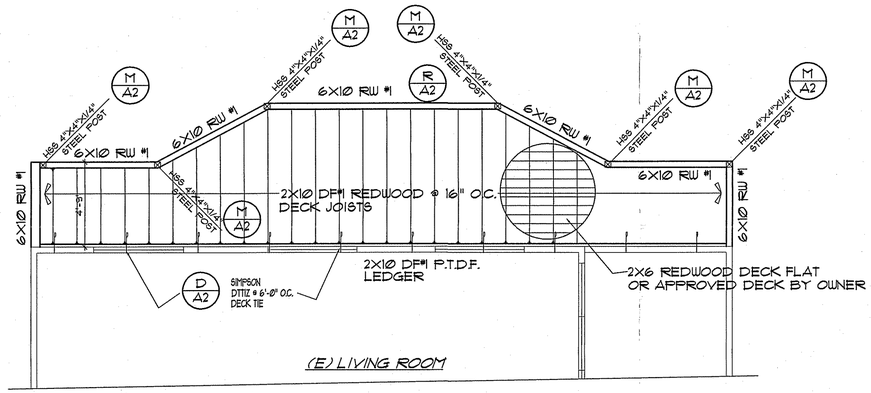
SHEET:	



EXISTING MAIN FLOOR

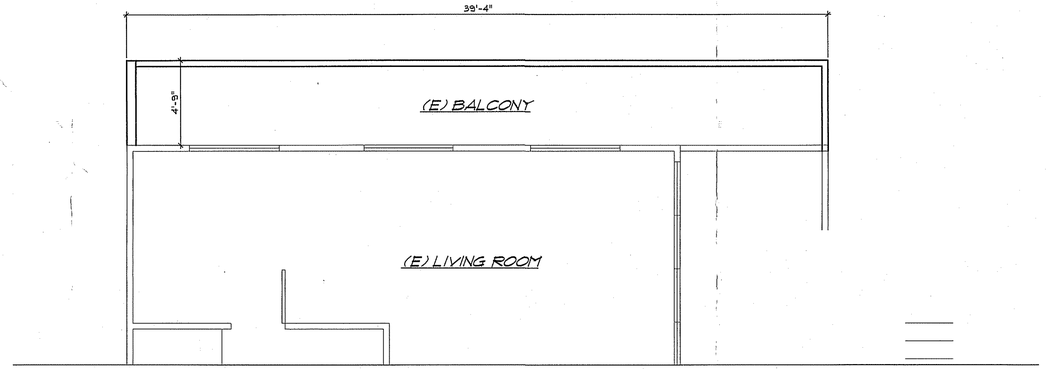
1/4"=1'-Ø"

RW=REDWOOD #1 GRADE
6X10 RW #1
OPTIONAL 5 1/2" X 10 GLU-LAM 24F-V4



DECK FRAMING PLAN

1/4"=1'-Ø" ADDITION AND REMODEL



EXISTING DECK

1/4"=1'-Ø"

EXISTING DECK 186 SQ FT
DECK ADDITION 76 SQ FT

GENERAL NOTES:

A. GENERAL

A1. SITE CONDITIONS: THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

A2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY & NOT BE LIMITED TO NORMAL WORKING HOURS; & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

A3. ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN. ALL CONSTRUCTION SHALL BE PER THE PER THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC), 2015.

A4. FOUNDATION DESIGN IS BASED ON PROJECT SOILS REPORT NO. _____ BY _____ DATED _____ THIS REPORT IS CONSIDERED PART OF THE PROJECT DOCUMENTS. THE CONTRACTOR SHALL FOLLOW ALL OF ITS REQUIREMENTS.

B. STRUCTURAL STEEL

B1. STRUCTURAL I SECTIONS SHALL BE ASTM A992 STEEL (F_y= 50ksi). STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 OR A501, GRADE B (F_y=46ksi) ALL OTHER STRUCTURAL STRUCTURAL STEEL SHALL BE ASTM A36, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. THREE SHOP COATS OF PRIMER SHALL BE REQUIRED ON ALL STEEL NOT ENCASED IN CONCRETE. THE CONTRACTOR SHALL ACQUIRE FROM THE STEEL FABRICATOR AN AFFIDAVIT STATING THAT THE STRUCTURAL STEEL FURNISHED MEETS THE REQUIREMENTS OF THE GRADE SPECIFIED. TREAT FIELD WELDS WITH 3 COATS OF PRIMER.

B2. WELDING: ALL WELDING SHALL BE BY THE SHIELDED ARC PROCESS, AND SHALL BE DONE BY A CERTIFIED WELDER, PREQUALIFIED BY AWS, STANDARDS. USE E70XX ELECTRODES. FIELD WELDS TO BE INSPECTED PER UBC CHAPTER 17 REQUIREMENTS.

B3. MACHINE BOLTS SHALL COMPLY TO ASTM A307 FOR ALL CONNECTIONS, UNLESS OTHERWISE SHOWN, SEE PLANS AND DETAILS. HOLES SHALL BE 1/16 INCH LARGER IN DIAMETER, UNLESS OTHERWISE NOTED.

C. LUMBER

C1. LUMBER SHALL BE DOUGLAS FIR LARCH AS FOLLOWS:

JOISTS AND STUDS.....#2 AND BETTER
POSTS.....#1 AND BETTER
BEAMS AND HEADERS.....#1 AND BETTER
BLOCKING AND SECONDARY FRAMING.....#2 AND BETTER
SILL PLATE AND ALL WOOD IN CONTACT WITH CONCRETE.....PRESSURE TREATED #1

C2. NAILING SHALL BE COMMON WIRE NAILS, GALVANIZED WHEN EXPOSED TO THE EXTERIOR. SIZE, SPACING AND NUMBER SHALL BE PER OF THE CBC 2015.

PLYWOOD.....SEE PLANS OR SECTIONS
ALL OTHERS.....SEE CBC 2015 EDITION
U.O.N. AS SHOWN OR NOTED IN THE PLANS.

C3. JOIST HANGERS, SHEET METAL CLIPS AND OTHER CONNECTIONS SHALL BE MANUFACTURED BY "SIMPSON CO." OR APPROVED EQUAL. "USP" LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ALL METAL CLIPS IN CONTACT WITH P.T.D.F. LUMBER SHALL BE HOT -DIP GALVANIZED STEEL (Z MAX) WHEN AVAILABLE.

C4. GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F-V4 FOR INTERIOR SPANS AND COMBINATION 24F-V8 FOR END SPANS WITH CANTILEVER. ALL GLUED LAMINATED BEAMS MAY BE COMBINATION 24F-V8

C5. MICRO-LAM BEAMS SHALL BE 1.9E WITH Fb = 2,600psi & Fv = 285psi AS MANUFACTURERED BY TRUS JOIST OR APPROVED EQUAL.

C6. PARALLAM BEAMS SHALL BE 2.0E BY TRUS JOIST OR APPROVED EQUAL.

C7. TJI JOISTS SHALL BE BY TRUS JOIST OR APPROVED EQUAL.

D. CONCRETE

D1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH f'c = 2,500psi AT 28 DAYS. MAXIMUM AGGREGATE SIZE = 3/4". CONCRETE SHALL BE MIXED PLACED AND CURED IN ACCORDANCE WITH A.C.I. 318 - LATEST EDITION.

D2. REINFORCING STEEL SHALL CONFORM WITH ASTM A-615, GRADE 40 FOR #4 BARS & SMALLER, GRADE 60 FOR #5 & LARGER. BARS SHALL HAVE A MINIMUM LAP LENGTH OF 40 BAR DIAMETERS OR 12" MINIMUM. MINIMUM CONCRETE COVER TO BARS SHALL BE AS PER SECTION 7.7.1 OF A.C.I. 318 UNLESS OTHERWISE SHOWN.

D3. ANCHOR BOLTS SHALL BE ASTM A307, GALVANIZED STEEL PER ASTM A446 WHEN INSTALLED IN PRESSURE TREATED MUDSILLS.

ENGINEERED BY:
WILLIAMSON CHAVEZ DESIGN
P.O. BOX 222277
CARMEL, CA 93922
PH. (661) 910-3977 williamsonchavez@aol.com

FLOOR PLAN
FRAMING PLAN
FOUNDATION PLAN

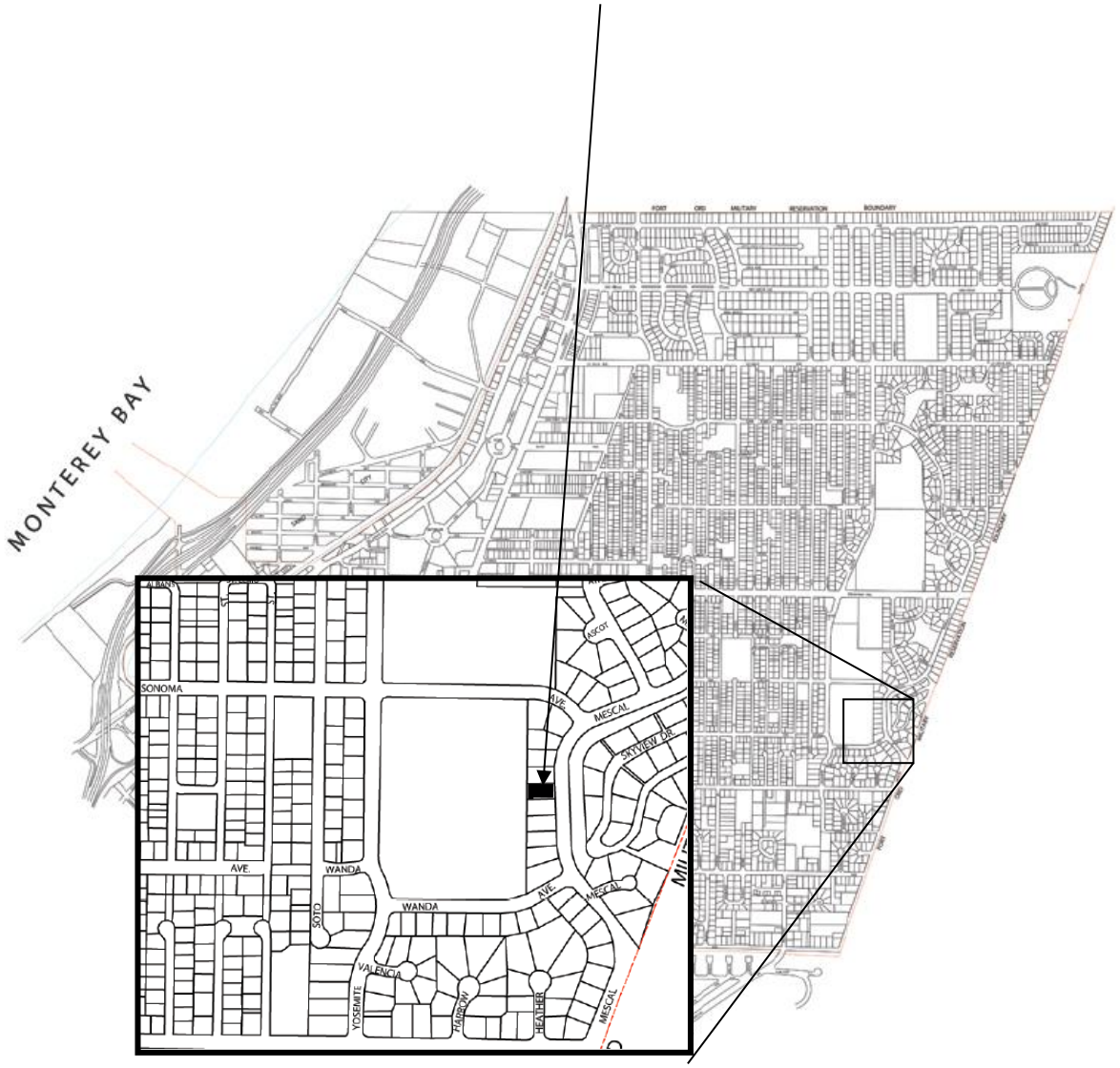
DECK REMODEL/ADDITION
RICH & CLAUDIA KERBEL
1355 MESCAL ST. SEASIDE, CA 93955

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE START OF WORK. DIMENSIONS SUPERCEDE SCALE. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN UNLESS ADVISED IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT

DRAWN:	PAC
DATE:	1/25/2017
SCALE:	1/4"=1'-0"
JOB:	SEASIDE
FILE LOCATION:	DB 2017
SHEET:	A2

Attachment 2

Location Map: 1355 Mescal Street



Attachment 3
SITE PHOTOGRAPHS

Proposed deck from northwest corner of lot

Proposed deck from southwest corner of lot

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: April 12, 2017

SUBJECT: **BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR COLORS AS PART OF AN EXTERIOR RENOVATION FOR A CHILD DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.**

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant is requesting design review approval for exterior façade, lighting, and building colors for renovations to an existing commercial building for the establishment of a child daycare center.

RECOMMENDATION

City staff recommends that the Board of Architectural Review approve the application based on the findings and subject to the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

BACKGROUND

On December 7, 2016, the Board of Architectural Review approved the following exterior façade improvements for the renovation of an existing building for the establishment of a child daycare center

1. New Milgard windows;
2. New doors;
3. Security lights;
4. Trash enclosure;
5. Open space play area
6. Perimeter fencing.

The project plans are provided as Attachment 1.

With regard to the exterior building colors, the Board acted to continue taking final action on the

approval of the colors with direction to have the applicant to either paint color samples on the building and/or provide the Board with colors samples on a painted board. The applicant has provided four color samples for the Boards consideration. The applicant is proposing to lower half of the building with Navy Blue and the upper half with a White. The fascia woild be painted Navy Blue and the doors would be painted in a Burgndy. The color locations are shown on Atachment 4.

City staff request that the Board consider the color samples and provide direction to the applicant on the final color scheme. The conditions of approval would reflect the final color scheme as adoptedf by the Board.

FISCAL IMPACT

There is no fiscal impact with this project.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
2. Attachment 1 - Exhibit A Site Plan
3. Attachment 1 - Exhibit A Elevations
4. Attachment 1 - Exhibit A Wall Lights
5. Attachment 1 - Exhibit A Motion Sensor Lights
6. Attachment 1 - Exhibit A Windows
7. Attachment 2. Location Map
8. Attachment 3. Site Photos
9. Attachment 4. Aerial Photo
10. Attachment 5- Exterior Colors

Conditions of Approval
File No. BAR-16-17
April 5, 2017

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Early Development Services." stamped as received on "November 28, 2016" and approved on December 7, 2016 and the Building Colors stamped as received on "March 10, 2017" and approved on April 5, 2017. The project plan are attached as Exhibit "A".

2. The proposed project shall be implemented in accordance with the conditions of approval for Use Permit Application No. 16-04.

Building:

3. The applicant shall comply with the 2013 California Building Code.

Fire Department:

4. Applicant shall comply with the 2013 Fire Department Code.

Standard:

5. 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.

6. 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. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

7. 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 17.54.090.C.

8. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

9. The project shall 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.

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-16-17

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).

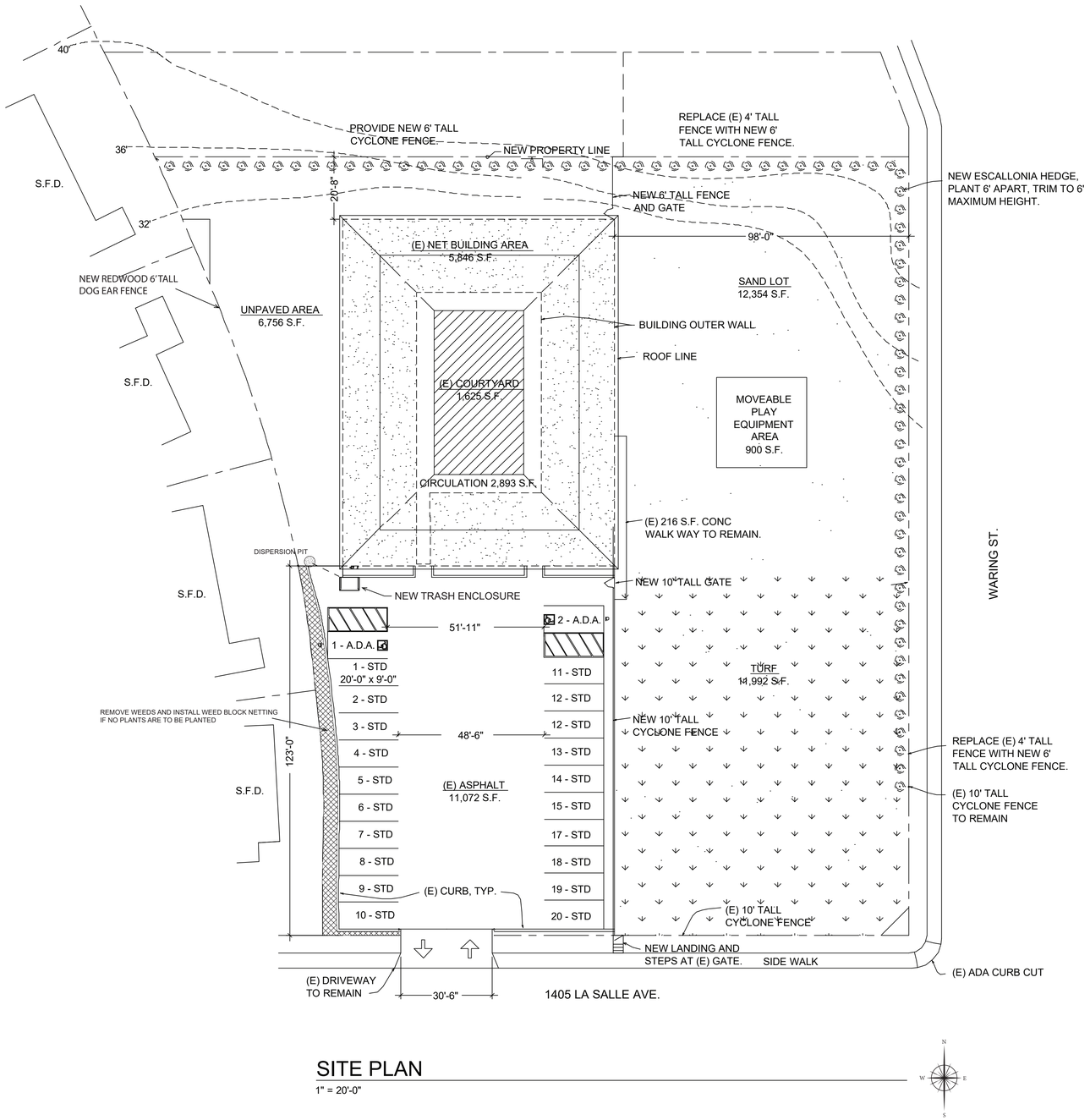
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

_____ _____

Applicant's Signature Date

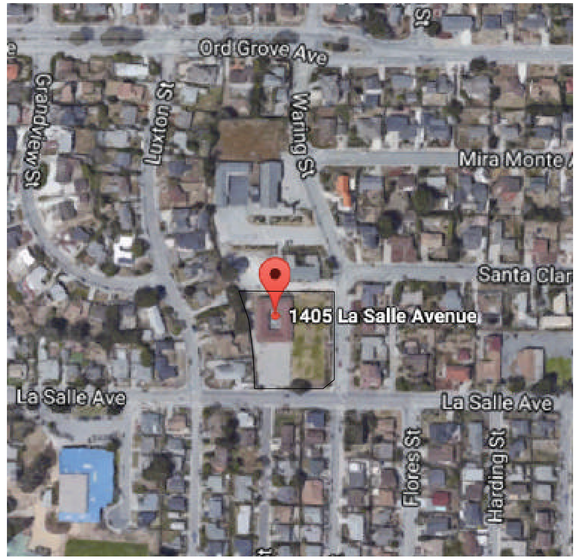
_____ _____

Property Owner's Signature Date



SITE PLAN

1" = 20'-0"



PLAN VIEW

NOT TO SCALE

LIST OF DRAWINGS

1.0 SITE PLAN, PLAN VIEW & LOCATION MAP, PROJECT DESCRIPTION, SITE DEVELOPMENT REQUIREMENTS.

2.0 FLOOR PLAN

3.0 ELEVATIONS

PROJECT DESCRIPTION

RECONDITION EXISTING CLASS ROOMS WITH NEW FINISHES AND FURNISHINGS. UPGRADE EGRESS AND FIRE SAFETY DEVICES AS NEEDED TO CONFORM TO LATEST CODE REQUIREMENTS.

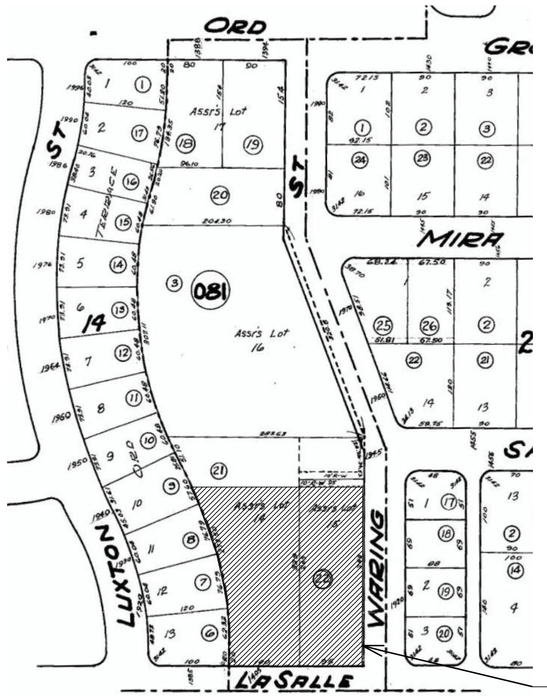
SITE DEVELOPMENT REQUIREMENTS

LOT AREA:	54,687 S.F.
MINIMUM SETBACKS	ACTUAL
FRONT:	123.0'
REAR:	20.66'
SIDE:	14.66', 98.0'
HEIGHT:	15.0'
SITE COVERAGE:	17,134 S.F. (31 %)
FLOOR AREA:	5,846 S.F. (10 %)
ZONING:	RS
CONSTRUCTION TYPE:	VN

20-PARKING SPACES REQUIRED

2 - A.D.A.	20' x 9'
20 - STANDARD (STD)	20' x 9'

22-PARKING SPACES PROVIDED



LOCATION MAP

1" = 100'

REVISIONS	BY
△ 11/28/2016	A.V.
△	
△	
△	
△	
△	

BALESTERI CONSTRUCTION, INC. ANTHONY BALESTERI LIC #478157 EXP: 6/30/2018 ROC GENERAL CONTRACTOR

DESIGNED BY:
BALESTERI DESIGNS
560 CALIFORNIA AVE
SAND CITY, CA. 93955
831.920.1763

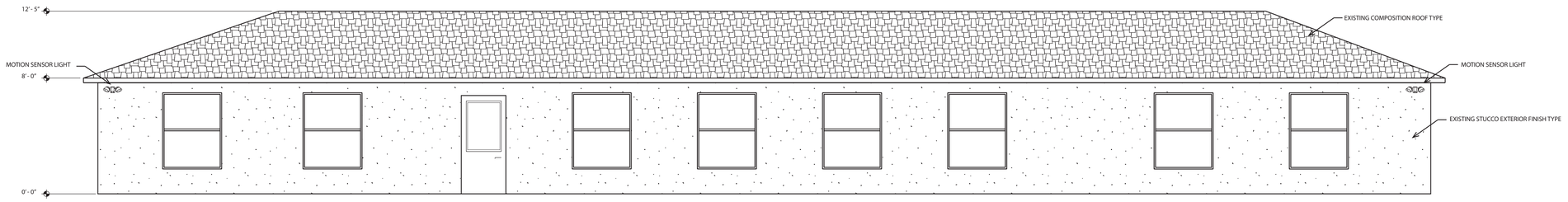
SITE PLAN

FOR:
EARLY DEVELOPMENT SERVICES
1405 LA SALLE SEASIDE, CA 93955

SITE PLAN

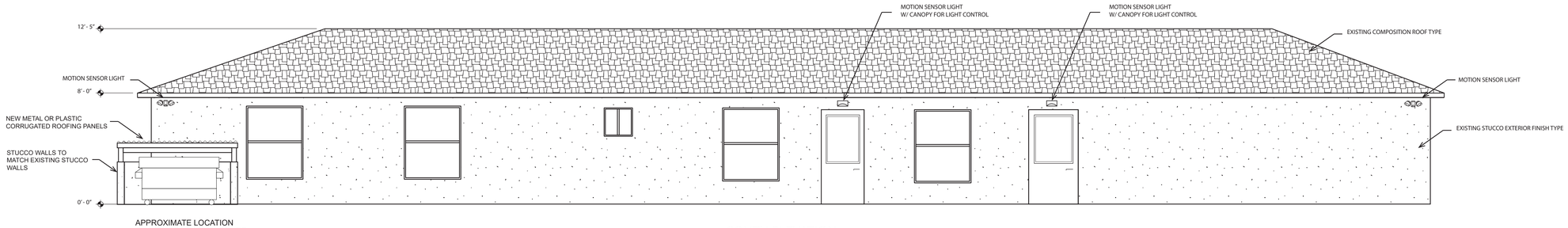
DATE: 11/8/2016
SCALE: AS NOTED
DRAWN BY: A. VARGAS
CHECKED:
JOB NO:
SHEET: 1.1

THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF BALESTERI DESIGNS ©



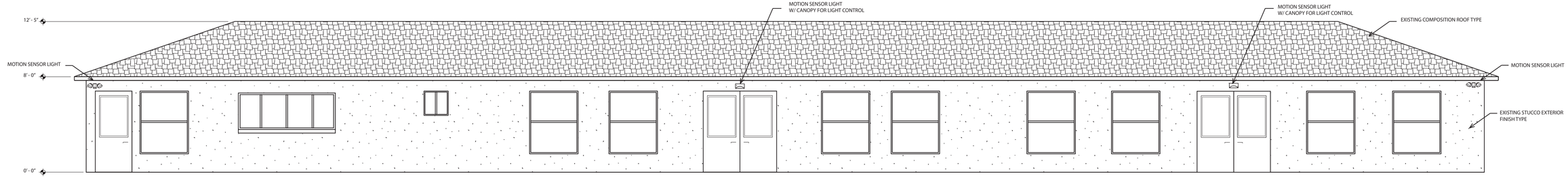
NORTH ELEVATION

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



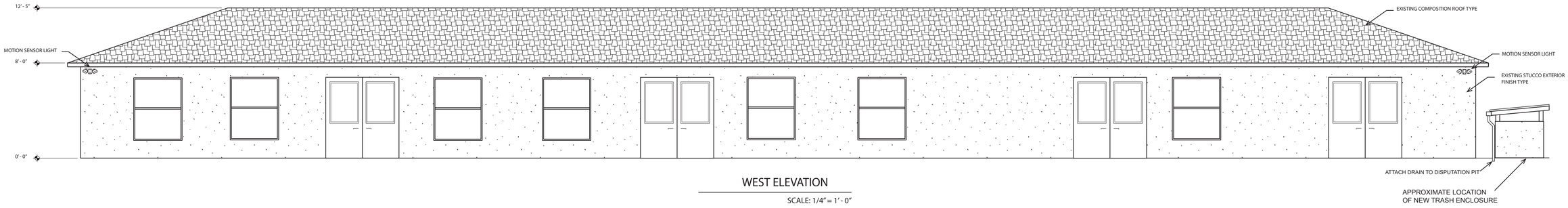
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

REVISIONS	BY
△ 11/28/2016	A.V.
△	
△	
△	
△	
△	

BALESTERI CONSTRUCTION, INC. — ANTHONY BALESTERI — LICENSE #: 915157 — EXP: 8/31/2017 — ROOFING GENERAL CONTRACTOR

DESIGNED BY:
BALESTERI DESIGNS
560 CALIFORNIA AVE
SAND CITY, CA. 93955
831.920.1763

ELEVATIONS

FOR:

EARLY DEVELOPMENT SERVICES
1405 LA SALLE SEASIDE, CA 93955

ELEVATION PLAN

DATE: 11/8/2016
SCALE: AS NOTED
DRAWN BY: A. VARGAS
CHECKED:
JOB NO:
SHEET:
3.0

THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF BALESTERI DESIGNS ©

WALL PACKS

E-WP6 Series

Premium LED Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating

Premium | Full Cutoff

- Stylish modern design
- Reduced uplight for control of spill light

Recommended Use

- Security
- Pathways
- Perimeter lighting
- When control of spill light is important

Input Voltage

- Universal (120V through 277V Operation)

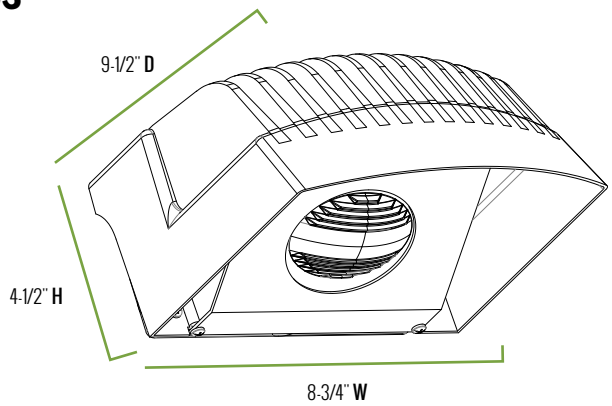
Certifications

5-YEAR LIMITED WARRANTY · UL LISTED · Suitable for WET LOCATIONS · DOWN LIGHT ONLY · DLC QPL LISTED · NON-DIMMABLE · CREE LEDs · ida APPROVED Dark-Sky Friendly Fixture

e-conolight® | Making LED easy.

WALL PACKS

E-WP6 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/2" **D** x 8-3/4" **W** x 4-1/2" **H**	7.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

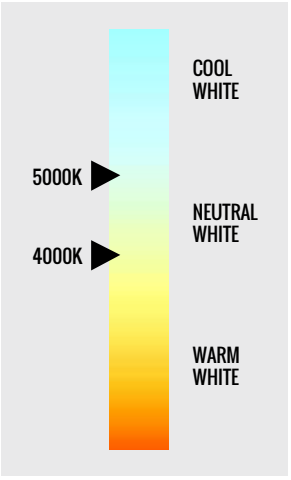
HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Fixed cutoff glare shield to reduce light pollution Tempered glass lens is thermal, shock & impact resistant Patented lens design delivers true IES Type III distribution
MOUNTING	1/2" threaded conduit entries on two sides and bottom or mount over recessed junction box Die-cast detachable back box for easy mounting

Electrical Performance

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	› 0.9	‹ 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.31A	0.17A	0.15A	0.14A

CORRELATED COLOR TEMPERATURE (CCT)



Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP6L03CZ	3350 Lumens	Cool White (5000K)	36W	≥ 70 CRI	100W PSMH
E-WP6L03NZ	3350 Lumens	Neutral White (4000K)	36W	≥ 70 CRI	100W PSMH

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WP6 Series

Accessories

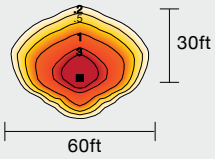
Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)
E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams

Mounted at 10 ft.



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

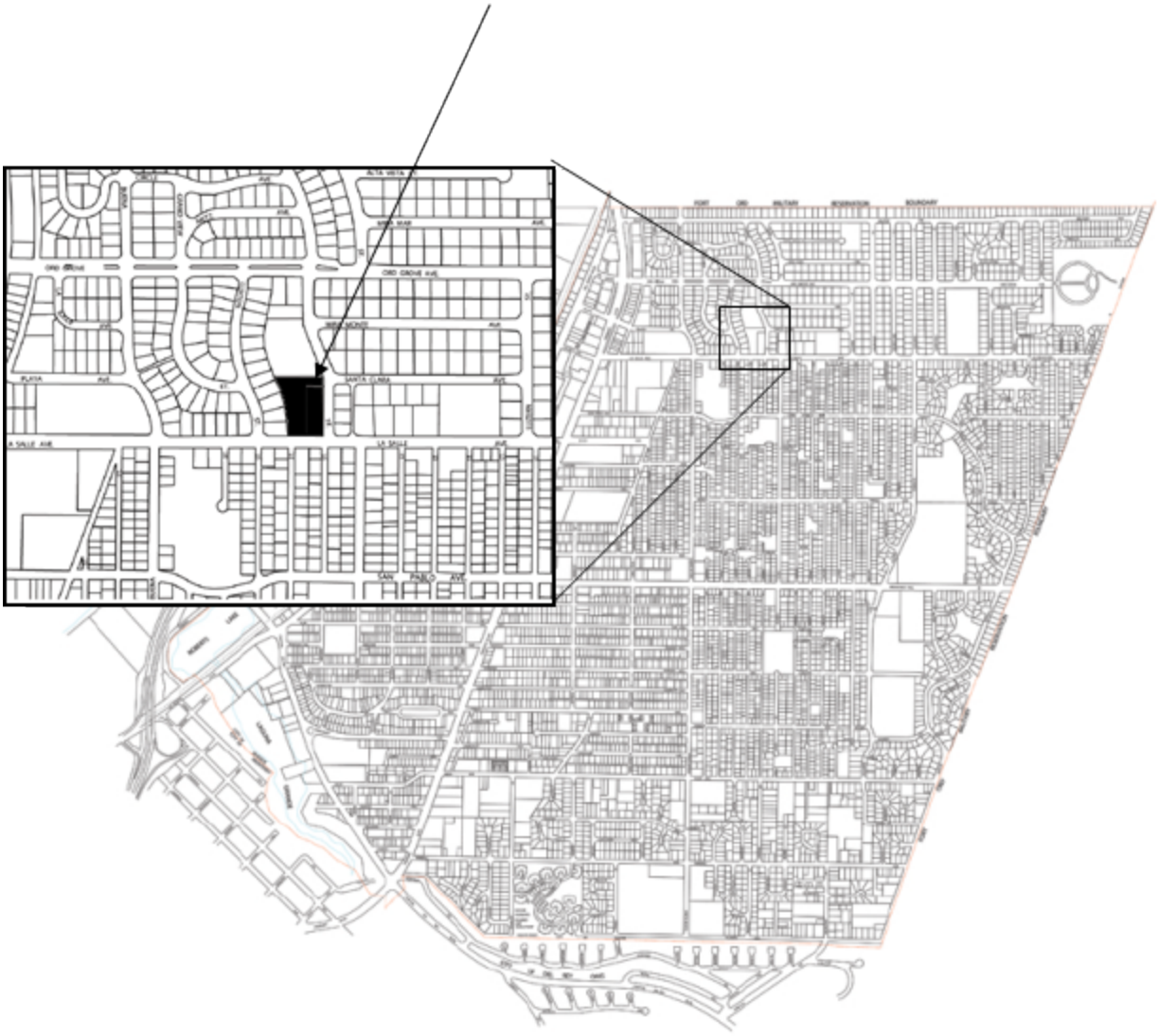
Product Overview

The 180 degree Outdoor Motion-Sensing Bronze LED Security Floodlight from Lithonia Lighting is the energy-efficient, low-maintenance lighting solution for security lighting. The integrated LEDs are rated at 50,000 hours of operation, so no bulbs are necessary. That means you don't have to pull out the ladder to replace bulbs it really lasts that long.

- Provides 1,600 Lumens (4000K bright white light) while only using 19-Watt of energy
- Rugged housing can stand up to almost any weather without rusting
- Clear, glass lenses are fully casketed to keep out moisture, dirt and insects
- Optional light visors are included for "neighbor-friendly" shading of light that might otherwise shine into a neighbor's window
- Integrated LED's means no bulbs required, tool-free lamp head adjustment
- 80 degree motion sensor provides 70 ft. forward detection, and allows for adjustability of the sensitivity and on-time
- Approximate coverage area when mounted at 20 ft. is 60 ft. by 100 ft.
- Uses only 19-Watt of energy, for 120-Volt system installation only
- UL certified to US and Canadian safety standards for wet-location
- Please Note: The fixture light will FLICKER or FLASH if incorrectly installed, please review the installation guide or call the technical support number located on the Installation Guide

Location Map

Project Site: 1405 La Salle



View of Classroom Building from Southeast corner

View of Play area from northeast corner

View of Classroon building from east side

View of Classroom Building from northwest corner

View of west side adjacent to residential neighborhood looking north

View of west side adjacent to the residential neghborhood looking south

View of rear area of the site looking east

Project Site

1405 La Salle Avenue

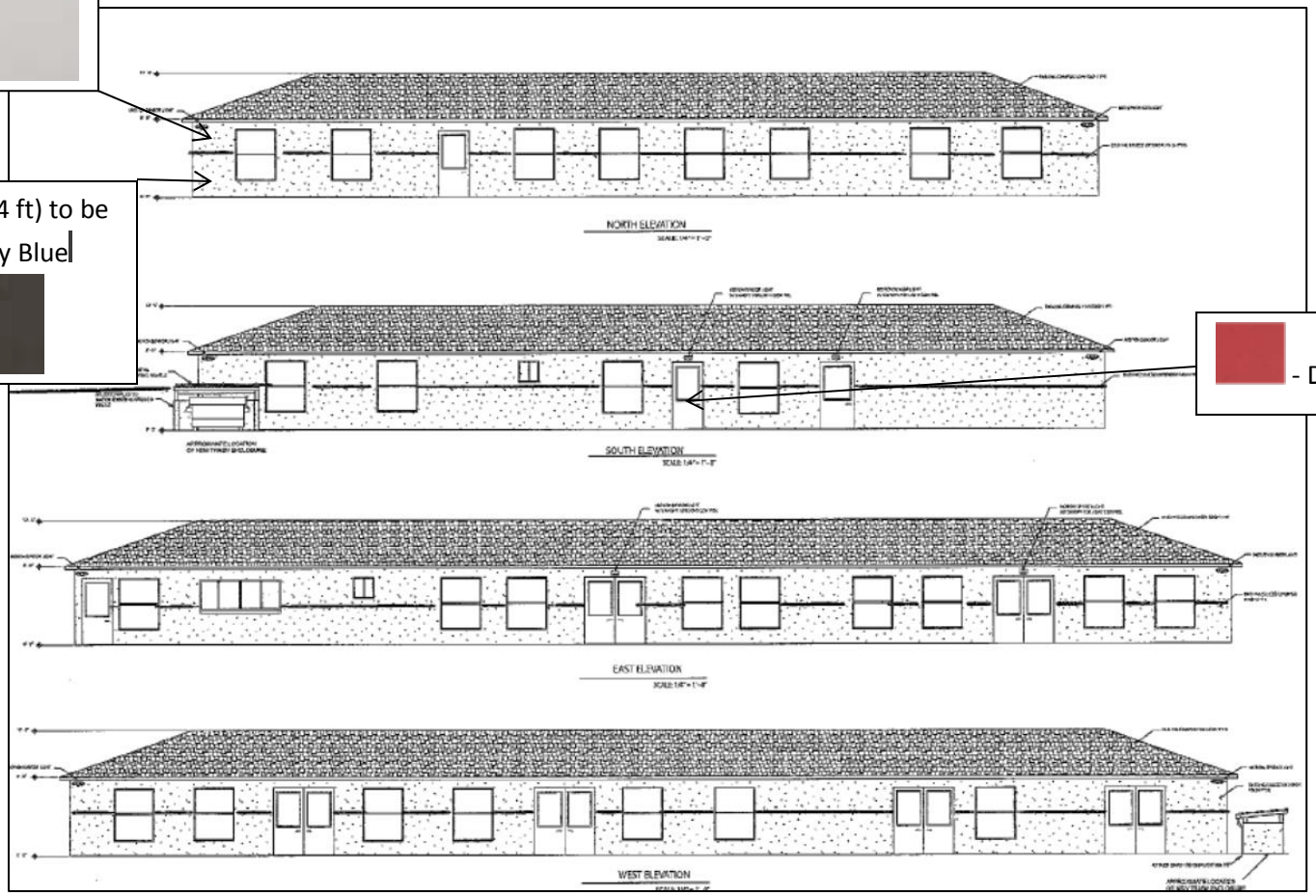
Church Site

Daycare Center

Building Colors

Upper half (4 ft.) to be painted White

Lower half (4 ft) to be painted Navy Blue



- Doors