



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 3, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **INTRODUCTION OF NEW BOARD MEMBER KEITH MITCHELL**
3. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Keith Mitchell	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member

4. **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).
5. **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.
6. **APPROVAL OF MINUTES**

A. APPROVAL OF MINUTES FROM THE FEBRUARY 1, 2017 REGULAR MEETING, APRIL 12, 2017 SPECIAL MEETING AND APRIL 19, 2017 REGULAR MEETING.

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-01-27: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT. ITEM WAS CONTINUED FROM THE APRIL 19, 2017 BOARD OF ARCHITECTURAL REVIEW MEETING.

PURPOSE: In accordance with the terms of the Amended and Restated Development and Disposition Agreement (Amended DDA) for the development of the Seaside Resort Project, Seaside Resort LLC is requesting design review approval for the construction of the Hotel Phase 1 on Timeshare Parcel B the Seaside Resort property within the Fort Ord Visitor Serving (V-FO).

RECOMMENDATION: It is recommended that the Board of Architectural Review approve the Hotel Phase 1 improvements in accordance with the Conditions of Approval provided as Attachment 1 and as described in the project plans provided as Exhibit A.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-03. WILLIAM CARTER (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL FOR A 244 SQUARE FOOT SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1289 TRINITY AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-265-013). 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.

8. REPORTS FROM BOARD MEMBERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 17, 2017
Seaside City Hall
5:30 p.m.

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&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.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, February 1, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:33 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Mori, Ventimiglia, Khalsa

Absent: Rudisill

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE JANUARY 18, 2017 REGULAR MEETING**

On motion by Board member Ventimiglia and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved the minutes from the January 18, 2017 Regular Meeting.

RESULT: **Approved**

MOVER: Board Member Kathleen Ventimiglia

SECONDER: Board Member Mitsugu Mori

AYES: Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa

NOES: None

ABSENT: Ken Rudisill

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-19.
DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A TWO-STORY
ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING
LOCATED AT 1185 SHAFER STREET IN THE RS-8 ZONING DISTRICT (APN
012-381-045). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1,
SECTION 15301.E.2.A, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project proposal of the construction of a two-story addition to an existing one-story single-family dwelling located at 1185 Shafer Street in the RS-8 Zoning District. Presentation included site plan, roof plan, floor plan, elevations and balcony details. Steve Krebs, designer, represented the application.

Chair Keller opened the item for public for comment. Adjacent property owner to the south, expressed concerns with privacy and prefer likes the single-story look and feels that it will change the neighborhood character. Chair Keller closed public comment and brought item back to the Board.

Board member Mori spoke in regards to the neighbors' concerns and said that it his opinion is that the housing in Seaside is so limited that second story housing will be a trend in the future. Chair Keller said that addition is within code and esthetically it is good and that it will improve property value and design is nice. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval.

On motion by Board member Mori and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved architectural design.

RESULT:	Approved
MOVER:	Board Member Mitsugu Mori
SECONDER:	Board Member Bani Khalsa
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	Ken Rudisill

7. **REPORTS FROM BOARD MEMBERS**

None

8. **REPORTS FROM STAFF**

None

A. **STATUS REPORT ON THE CONSTRUCTION OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN**

Item on the status of the construction of the West Broadway Urban Village Specific Plan was presented by City Engineer Rick Riedl. Mr. Riedl went over the West Broadway Specific Plan Objectives, Revised Plan – Phase 1 Project Area, Detail – Typical Streetscape, Low Impact Development Enhancements and Plant Palette. Mr. Riedl asked if the Board had any questions. Chair Keller asked if they are increasing bike lane from 5 feet to 6 feet and narrowing the roadway from 12 feet to 11 feet and asked for the reason for that, Mr. Riedl said that the reason was the parked cars and because it promotes drivers to slow down. Was asked what was the timeline for the work by Board member Ventimiglia and Mr. Riedl said he expects to break gown in two months (end of March) and to be under construction for one year. Board member Mori was concern with some of the plant selection and suggested a few.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



DRAFT MINUTES

CITY OF SEASIDE

SPECIAL MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, April 12, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:35 p.m.

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

Present: Keller, Mori, Ventimiglia, Rudisill, Khalsa

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

None

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.

Staff report was presented by Associate Planner, Bob Larsen. Mr. Larsen went over presentation for the project proposal of the construction of 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. Presentation included location map, site plan with existing deck and proposed deck addition, reconstructed deck with proposed addition, deck details, site photographs and staff recommendation. Rich Kerbel, property owner, represented the application.

Item was opened for public comment. Seeing no comments item was closed for public comment. Chair Keller noted that an appeal may be submitted within 7 calendar days.

On motion by Board member Rudisill and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved architectural design.

RESULT:	Approved
MOVER:	Board Member Ken Rudisill
SECONDER:	Board Member Bani Khalsa
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	

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.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the 1405 La Salle Avenue Day Care proposal which consisted of the location map, site plan, elevations, site photographs and the staff recommendation. The Board requested color samples for the building. Shannan Watkins, applicant represented the application and answered questions from the Board. Board was concerned with the color selection. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved the design materials for the doors and windows with exterior colors coming back to the Board for final approval.

RESULT:	Approved
MOVER:	Board Member Ken Rudisill
SECONDER:	Board Member Bani Khalsa
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	

7. REPORTS FROM BOARD MEMBERS

None

8. REPORTS FROM STAFF

Economic Development Manager, Gloria Stearns spoke on the joint meeting that took place on Monday, April 10th for the General Plan Update. A handout of a link to a survey was distributed to the Board by Ms. Stearns. That will allow the Board to participate online and asked the Board to provide feedback through the survey. Ms. Stearns said that she was talking to the applicant on the application for 1405 La Salle Avenue in regards to the color pattern that was modified by the Board and that she is not happy. She would like to make a statement before making an appeal. Chair Keller opened back item 6B for comment by applicant.

Mr. Medina asked the Board to be available next week for the Regular Meeting of the Board

of Architectural Review because there is two items scheduled one of them the Seaside Resort.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:08 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, April 19, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:37 p.m.

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

Present: Keller, Ventimiglia, Rudisill, Khalsa

Absent: Mori

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02:
EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS
REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING
COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE
FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY
AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT.
THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e)
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the Early Development Services, which was requesting design review approval for exterior building colors and the construction of a new CMU block wall fence for a child daycare center located at 1272-74 Broadway Avenue in the commercial mixed use (CMX) Zoning District. Presentation included: Location Map, Site Plan Elevations, Street View, Building Colors and Staff Recommendation. Staff requested a recess to bring in the elevations plan showing design for the gate. Chair Keller opened up the meeting for public comment.

Shannan Watkins, property owner, represented the application. Ms. Watkins was asked to explain why she chose those fence materials and exterior colors. The CMU wall material was chosen to provide a design pattern for wall facing Broadway Avenue and safety reasons and for protecting the children. She went over the wall location and the reason for the wall

and the rest of the building including the fence and paint colors. There was discussion in regards to the colors to being used. Chair Keller opened the item for public comment. Seeing no comment, public comment was closed.

Chair Keller noted that an appeal of the Board action may be submitted within 7 calendar days accompanied by the required filing fee.

On motion by Chair Keller and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved to build a wall in the front with a smooth wall that gets stucco the same as the rest of the building set in six-inches back from the main faces of the building and to have two 12x12 or 16x16 columns on each side of the two gates. The gates would match in shape both square top and 6 foot level and color. The motion also included painting the building with a natural gray for the body color and a red with brown hue for the trim and trellis.

RESULT:	Approved
MOVER:	Chair Toby Keller
SECONDER:	Board Member Bani Khalsa
AYES:	Ken Rudisill, Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	Mitsugu Mori

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02: EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the design review approval of the Hotel Phase 1 component of the Seaside Resort Development. Presentation included Location Map, Project Plans, B3 Site Plan, B3 Parcel Site Plan, Site Plan B3 and B4, Parcel Site Plan B3 and B4, Main Level Floor Plan, Upper Floor Plan, Lower Walk out Floor Plan, Roof Plan, Building Elevations Front and Rear, Building Elevations Typical Side, Reception – Gym-Garage Elevations, Material Board, Landscape Material, Site Photos, Previous Design, and Staff Recommendation. Tom Hicks, Project Manager for Seaside Resort, represented the application. Mr. Hicks introduced Ben Hu Architect, who walked the board through the architectural style/materials of the project Mike Bellinger, Landscaping Architect, provided overview of the planting plan and irrigation system. The irrigations will be predominately drip. Dick Fitzgerald with Seaside Resort explained the storm water collection system in response to question received from Board member Ventimiglia.

Chair Keller opened item for public comment. Seeing no comments, public comment was closed. There was discussion among the Board on the pattern of the development materials and how the widow and deck areas relate to the floor plan. Board had questions about the trash enclosure. Chair Keller noted that an appeal of the Board action may be submitted within 7 calendar days accompanied by the required fees.

On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved the design as submitted with the trash enclosure to come back for final approval.

RESULT: **Approved**
MOVER: Board Member Rudisill
SECONDER: Board Member Ventimiglia
AYES: Ken Rudisill, Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES: None
ABSENT: Mitsugu Mori

6. **REPORTS FROM BOARD MEMBERS**

None

7. **REPORTS FROM STAFF**

None

8. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: May 3, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-01-27: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT. ITEM WAS CONTINUED FROM THE APRIL 19, 2017 BOARD OF ARCHITECTURAL REVIEW MEETING.

PURPOSE

In accordance with the terms of the Amended and Restated Development and Disposition Agreement (Amended DDA) for the development of the Seaside Resort Project, Seaside Resort LLC is requesting design review approval for the construction of the Hotel Phase 1 on Timeshare Parcel B the Seaside Resort property within the Fort Ord Visitor Serving (V-FO).

RECOMMENDATION

It is recommended that the Board of Architectural Review approve the Hotel Phase 1 improvements in accordance with the Conditions of Approval provided as Attachment 1 and as described in the project plans provided as Exhibit A.

BACKGROUND

The Seaside Resort project was approved by the City of Seaside City Council and Redevelopment Agency on July 7, 2005. The approvals included a vesting tentative map (TM-01-03), design review of the entire project (BAR-01-27), site plan review for the hotel (SPR-01-03), a use permit for on-sale alcoholic beverages (UP-04-22), a use permit for timeshares (UP-01-20), a use permit for residential uses (UP-01-21), and a Conveyance Agreement and Disposition and Development Agreement between the City and the developer (DA-01-01). An environmental impact report was certified for the proposed development. The approvals authorized development of a 330 room hotel, 170 timeshare units (225 units if each lock-off

portion is rented separately), and 125 single family residential lots.

Under the terms of the Amended and Restated Disposition and Development Agreement (Amended DDA) that was approved by the Successor Agency to the Redevelopment Agency on February 5, 2015, provisions were included to allow for a hotel structure to be constructed on Timeshare Parcel B in advance of the primary hotel structure. The Hotel Phase 1 can be used as either .hotel rooms, interval units, fractional units, vacation club accommodations or other legal forms of ownership permitted by applicable law, or any combination thereof.

On April 19, 2017, the Board of Architectural conducted its review of the architectural plans for the Phase 1 Hotel component of the Seaside Resort. The Board acted to approve the architectural plans with the applicant to return with the exterior elevations and site plan location of for the trash enclosures that will serve the two hotel buildings and reception building for guest services on Timeshare Parcel B. The project plans are provided as Exhibit "A" to Project Conditions listed on Attachment 1. The site plan and elevations for the trash enclosure is provided as Attachment 3.

SITE LOCATION AND DESCRIPTION

The project site is located within the boundaries of the Seaside Blackhorse and Bayonet golf courses in the City of Seaside. Location map is provided as Attachment 2. The Timeshare Parcel B consists of four construction sites (B-2 thru B-4), all of which are part of the approved but not yet constructed Seaside Resort hotel. Surrounding Timeshare Parcel B are the existing Blackhorse and Bayonet golf courses to the west, north, and east and the parcel intended for construction of a hotel to the south. There are several golf course maintenance buildings located to the north of the Timeshare Parcels that are associated with the Bayonet and Blackhorse Golf Course and clubhouse. The project site and all of the surrounding land located within the Seaside Blackhorse and Bayonet Golf Courses is designated as Recreational Commercial in the Seaside General Plan and zoned V-FO – Fort Ord Visitor Serving Commercial.

ENVIRONMENTAL REVIEW

The Seaside Resort EIR was certified by the City on July 7, 2005. The Seaside Resort EIR was circulated for public review from August 19, 2002 to October 2, 2002, and the Revised Seaside Resort EIR, focusing on new information related to traffic and water supply, was circulated from May 6, 2004 to June 7, 2004. For the current proposal, the City has determined that the proposal would not result in new or intensified environmental impacts compared to the project analyzed in the Seaside Resort EIR and would be constructed in accordance with the Mitigation Monitoring and reporting Program of the Revised FEIR.

STAFF ANALYSIS AND FINDINGS

City staff finds that the trash enclosures will blend with the contemporary prairie style design of the hotel Phase 1 will not adversely affect the surrounding existing and planned uses of the hotel site. Each trash enclosure will contain two trash compartments totaling 48 square feet in area to accommodate solid waste and recyclable materials in accordance with the City zoning standards for a building containing 6,655 square feet(Section 17.30.110.C - Table 3-2).

With the inclusion of the trash enclosure plans, the following findings would be adopted for the
Phase 1 Hotel design:

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

The project site is designated Recreational Commercial in the Seaside General Plan. A Specific Plan has not been adopted for the area. The Recreational Commercial (RGC) designation is primarily for outdoor recreational facilities including golf courses, equestrian centers, public swimming pools, and tennis clubs, with limited amount of residential, visitor accommodation units, and convenience retail uses; associated administrative office uses are allowed if integrated with the principal use.

Evidence: The proposed Hotel Phase 1 improvements are consistent with the land uses allowed within the RGC land use designation. The proposed Hotel Phase 1 improvements will not exceed the number planned for the RGC land use designation, and residential uses would be within the allowed density, as described above.

Finding 2: The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

The project site is zoned V-FO – Fort Ord Visitor Serving Commercial. This district was established specifically for the former Fort Ord golf course area, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. Residential uses, timeshare uses, employee housing, and uses determined to be similar to those uses, are allowed land uses within this zoning district upon issuance of a use permit. Hotels, conference centers, restaurants, golf courses, and uses appurtenant to these uses are principal allowed uses.

Evidence: Seaside Municipal Code Section 17.24.010 regulates the V-FO district and allows hotels as a principal use, and conditionally allows timeshare uses and residential uses. Seaside Municipal Code Section 17.52.260 governs timeshare developments within the City, and specifically allows real estate and personal property variants of timeshares. The proposed Hotel Phase 1 improvements are consistent with the land uses allowed in the V-FO zoning district, as described above.

Evidence: The proposed Hotel Phase 1 project does not propose any changes to the physical design or arrangement of buildings, so no further consideration of development standards is required for this application.

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

The Seaside Resort Project was approved by the City on July 7, 2005, including plans for hotel, residential, and timeshare uses within the existing golf courses. The Seaside Resort EIR analyzed environmental effects of the project, including the effects of 330 hotel units, 255 timeshare units (including lock-off units), and 125 single family houses on aesthetics, air quality, biological resources, noise, traffic, and water supply, among others. Modifications to Use Permit Application No. UP-01-20 would allow additional uses and variation in the number of units amongst the allowed land uses. The maximum number of units would not exceed the maximum build-out scenario that was considered in the Seaside Resort EIR. The proposed Hotel Phase 1 improvements will substantially be in compliance with the physical arrangement and location of the structures approved for Timeshare parcel B or to the arrangement within the site,

and would not have a different effect on surrounding uses. and adjacent lands.

Evidence: The proposed Hotel Phase 1 improvements will revise the uses allowed on the timeshare parcels, and allow variation in design of the hotel structure and the number of units per the Amended DDA, but do not adversely affect the surrounding existing and planned uses and remain compatible with the original approvals, as described above.

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

The Seaside Resort project was approved by the City on July 7, 2005, including plans for hotel, residential, and timeshare uses within the existing golf courses. The Seaside Resort EIR analyzed environmental effects of the project, including the effects of 330 hotel units, 255 timeshare units (including lock-off units), and 125 single family houses on aesthetics, biological resources, geology, hazards, hydrology, traffic/access, and utilities, among others. No significant and unavoidable impacts relating to site suitability or physical site constraints were identified. Modifications to Use Permit Application No. UP-01-20 would allow additional uses and variation in the number of units. The maximum number of units would not exceed the maximum build-out scenario that was considered in the Seaside Resort EIR. The proposed Hotel Phase 1 improvements do not include any physical changes to already approved buildings or to their arrangement within the site. The site is suitable for the proposed development.

Evidence: The proposed Hotel Phase 1 improvements revise the uses allowed on the timeshare parcels, and allow variation in the number of units, but do not substantially affect the physical arrangement for the development of Timeshare Parcel B which have not already been considered in the Seaside Resort FEIR.

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

The Seaside Resort is an approved project intended to utilize the Blackhorse and Bayonet Golf Courses synergistically as a catalyst for economic development within the former Fort Ord. The Hotel Phase 1 project is intended to further the achievement of that goal by facilitating development of the hotel component of the Seaside Resort. The provision in the Amended DDA for allowing the developer to include a variety of transient occupancy land uses within the timeshare parcels at the initial build-out of the Seaside Resort project will provide the developer with a flexibility in development path options that can better react to market forces, such as availability of financing. From this amendment the City will realize both a higher status for its golf courses and increased transient occupancy taxes. Therefore, the proposed project will promote the public interest. The proposed Hotel Phase 1 project will not have detrimental effects on public health, safety, convenience, or welfare. The proposed modifications allow additional types of uses, and variations in the number of units, but these changes will not result in any physical difference in the approved buildings and arrangement of those buildings within the site. The proposed Hotel Phase 1 Project will not be materially injurious to persons, property, or improvements.

Evidence: The proposed Hotel Phase 1 improvements will revise the uses permitted for the

timeshare parcels to include hotel rooms, interval units, fractional units, residential units (which may or may not be subject to a formal condominium regime) or lots, other legal forms of ownership permitted by applicable law, or any combination thereof, and allow variation in the number of units, in order to promote the City goal of developing synergistic uses within the Blackhorse and Bayonet golf courses. The modifications approve do not affect the physical designs of the Seaside Resort and would not be detrimental to public health, safety, welfare, convenience, or be materially injurious to persons, property, or improvements, as described above.

CONCLUSION

The Hotel Phase 1 project allows for a variation in the number of units, subject to resource constraints as analyzed in the Seaside Resort EIR and the Addendum prepared for Use Permit Application No. UP-01-20. The proposed Hotel Phase 1 improvements are consistent with the terms of the Amended DDA and the Seaside General Plan and Seaside Municipal Code. Staff recommends approval of the architectural design for the Phase 1 project in accordance with the Conditions of Approval and project plans provided as Attachment 1.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Project Conditions
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3- Trash Enclosure Hotel Phase 1
-

Conditions of Approval
File No. BAR-17-04
April 19, 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 "Hotel Phase 1 Seaside Resort Development." stamped as received on "April 12, 2017" and approved on April 19, 2017. The project plans are attached as Exhibit "A".

Building:

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

Fire Department:

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

Standard:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Marina Coast Water District.
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-17-04

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

PROJECT DESCRIPTION

40 Key time share developemnt as Phase I of The Seaside Resort Hotel development in parcel B3

PROJECT INFORMATION

Project Address
#2 McClure Way, Seaside, CA 93955

Project APN 051-31-5-33

PROJECT TEAM

Owner
Seaside Resort Development, L.L.C.
2 McClure Way
Seaside, CA 93955

Architect
Bing Hu
H&S International LLC.
555 S Flower St. 7th Floor
Los Angeles CA 90071
(310) 910 9598

Landscape Architect
Mike Bellinger
BFS Landscape Architects
425 Pacific Street, Monterey CA
(831) 646 1383

PROJECT DATA

PROPOSED FLOOR AREAS

Typical Building

20 Keys

Interior Space (A/C)		
Main Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Lower Walkout Level Plan	= 447 s.f. x 2	= 894 s.f.
Upper Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Upper Level Detached Suite	= 438 s.f. x 2	= 876 s.f.

Total Interior Area (A/C) = 6,655 s.f. = 13,310 s.f.

Garages & Mech = 1,115 s.f. x 2 = 2,230 s.f.

Total Interior Area Typical Building = 7,770 s.f. = 15,540 s.f.

Secondary Buildings

Guest Check In & Reception	= 500 s.f.
Gymnasium	= 940 s.f.
Laundry	= 250 s.f.

Total Interior Secondary Buildings = 1,690 s.f.

TOTAL INTERIOR AREA PARCEL B3

Building #1 = 15,540 s.f.
Building #2 = 15,540 s.f.
Secondary Buildings = 1,690 s.f.

TOTAL = 32,770 s.f.

SITE DATA

Current Site Area Parcel B3	= 100,632 s.f.
Proposed Site Area Parcel B3	= 103,023 s.f.

Site Coverage Parcel B3

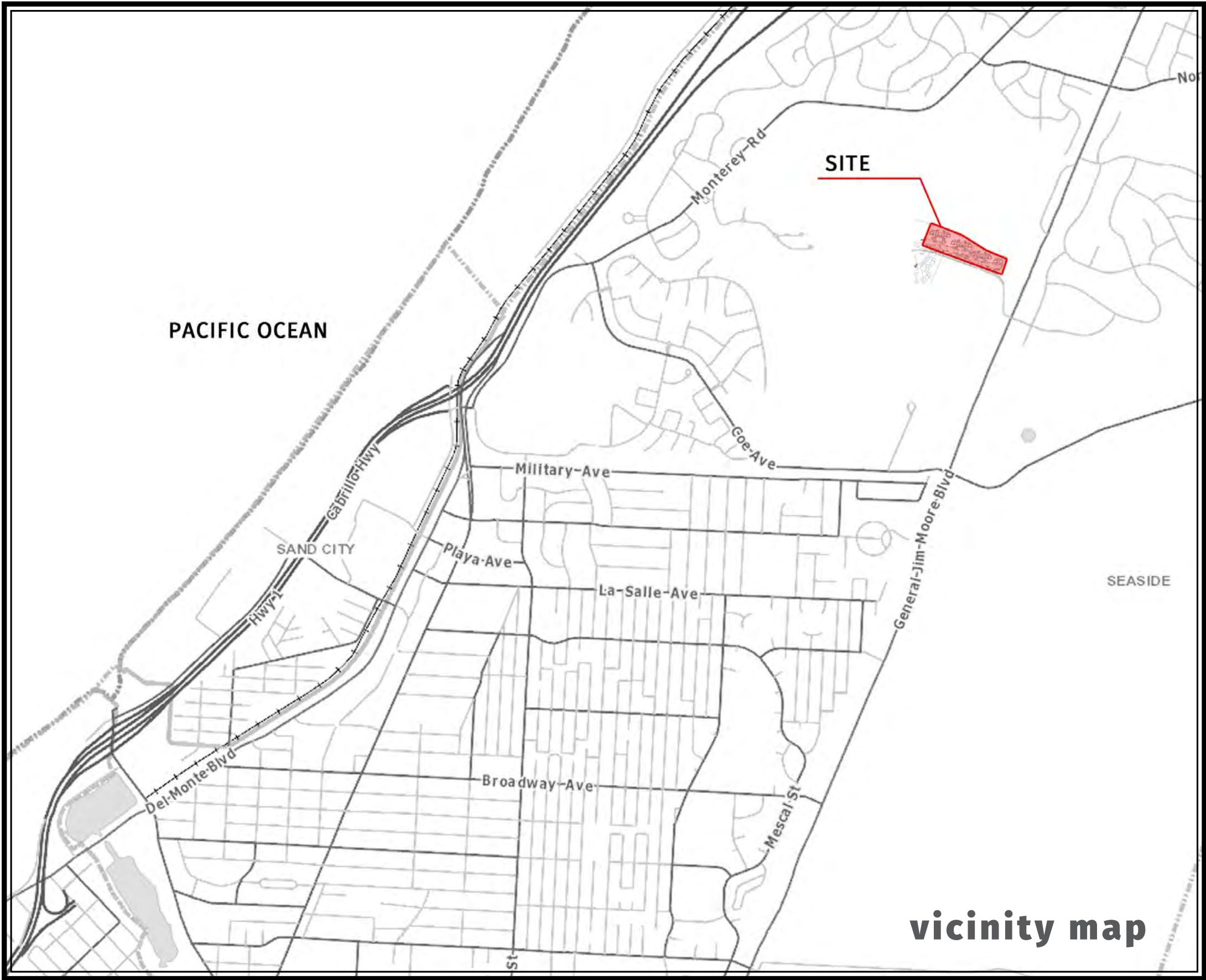
Paved area + buildings' footprint	= 58,347 sf.
	= 58,347 sf. / 103,023 s.f. = .056 (56.6%)

PARKING

Existing parking = 0

Proposed parking = 73 spaces

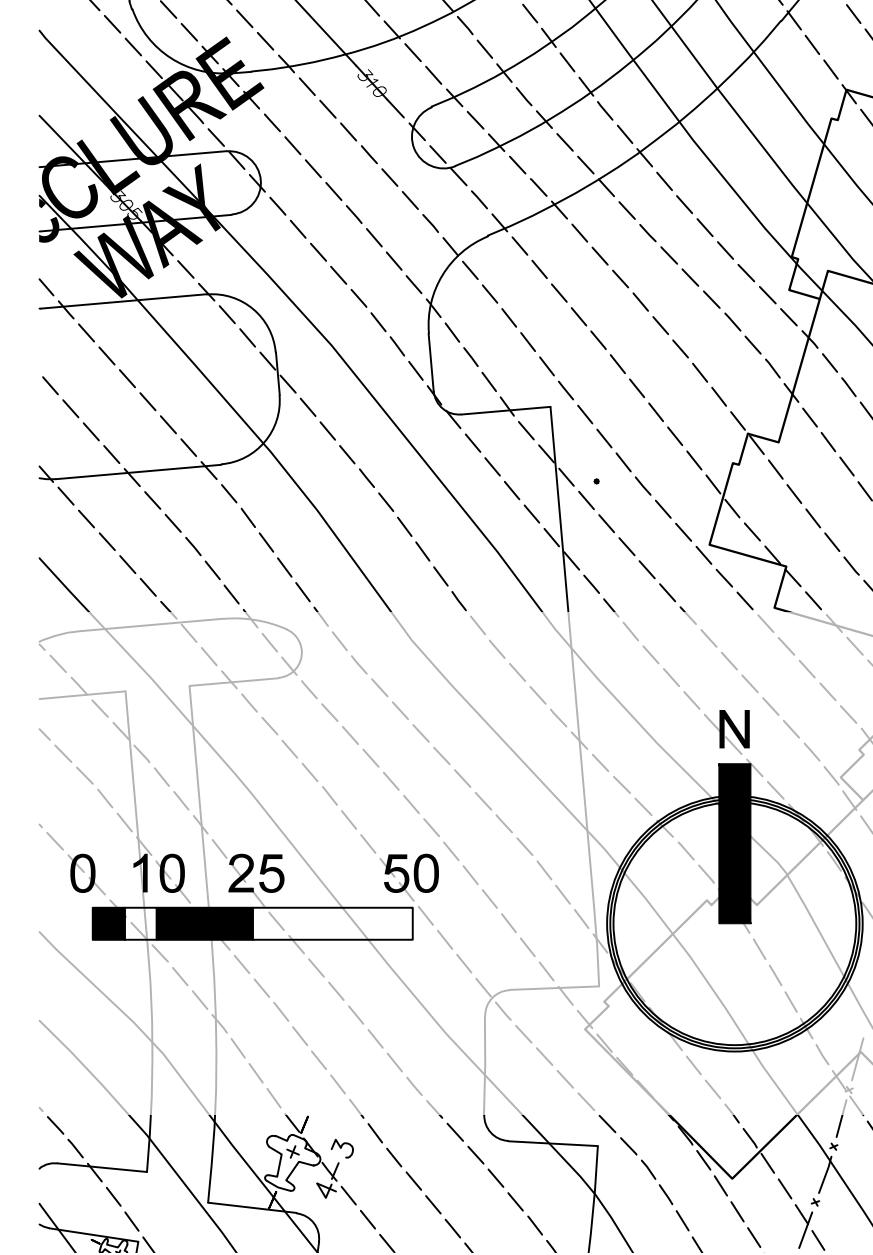
Enclosed private garage	= 16 spaces
Uncovered parking	= 51 spaces
ADA parking (uncovered)	= 6 spaces



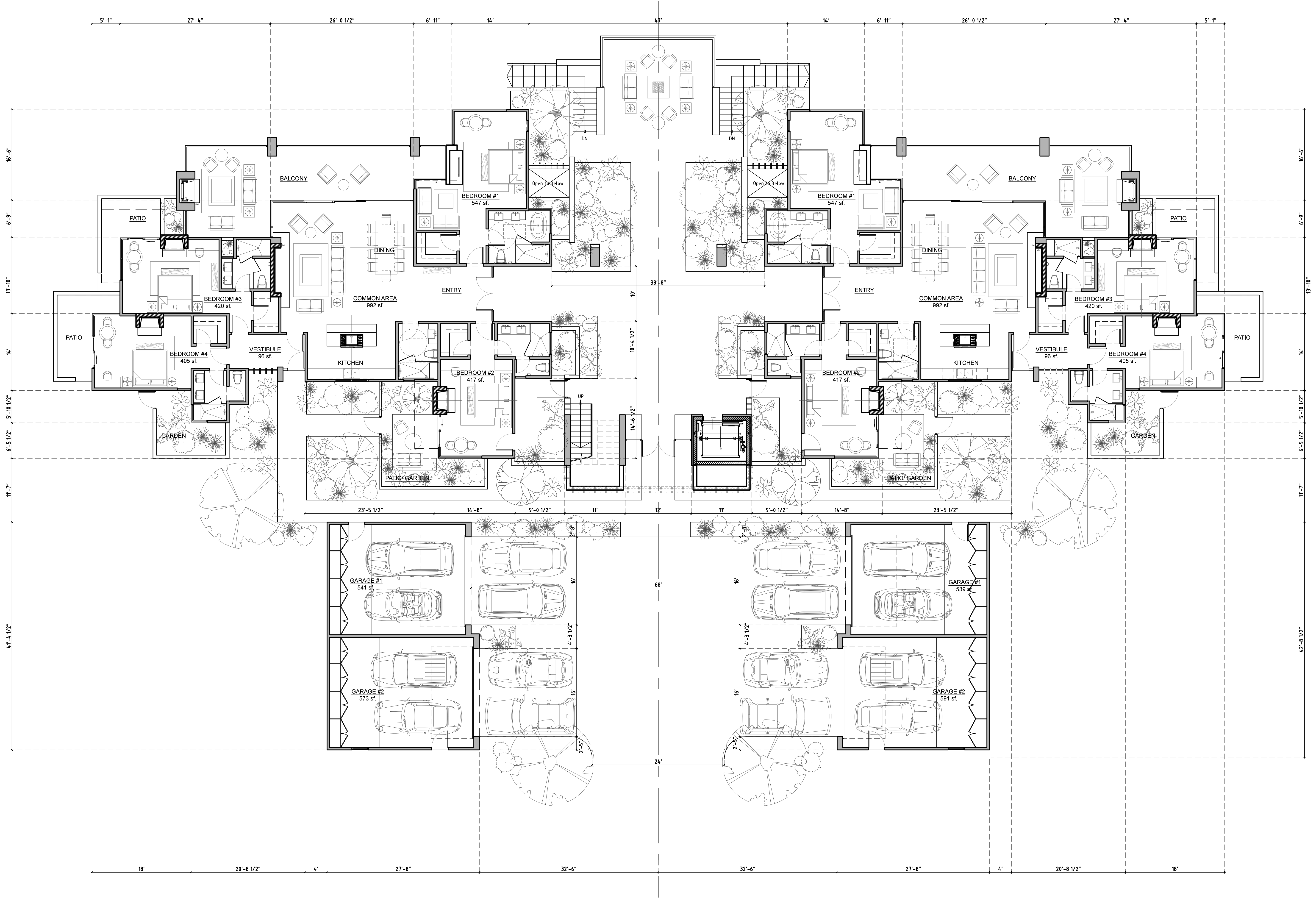






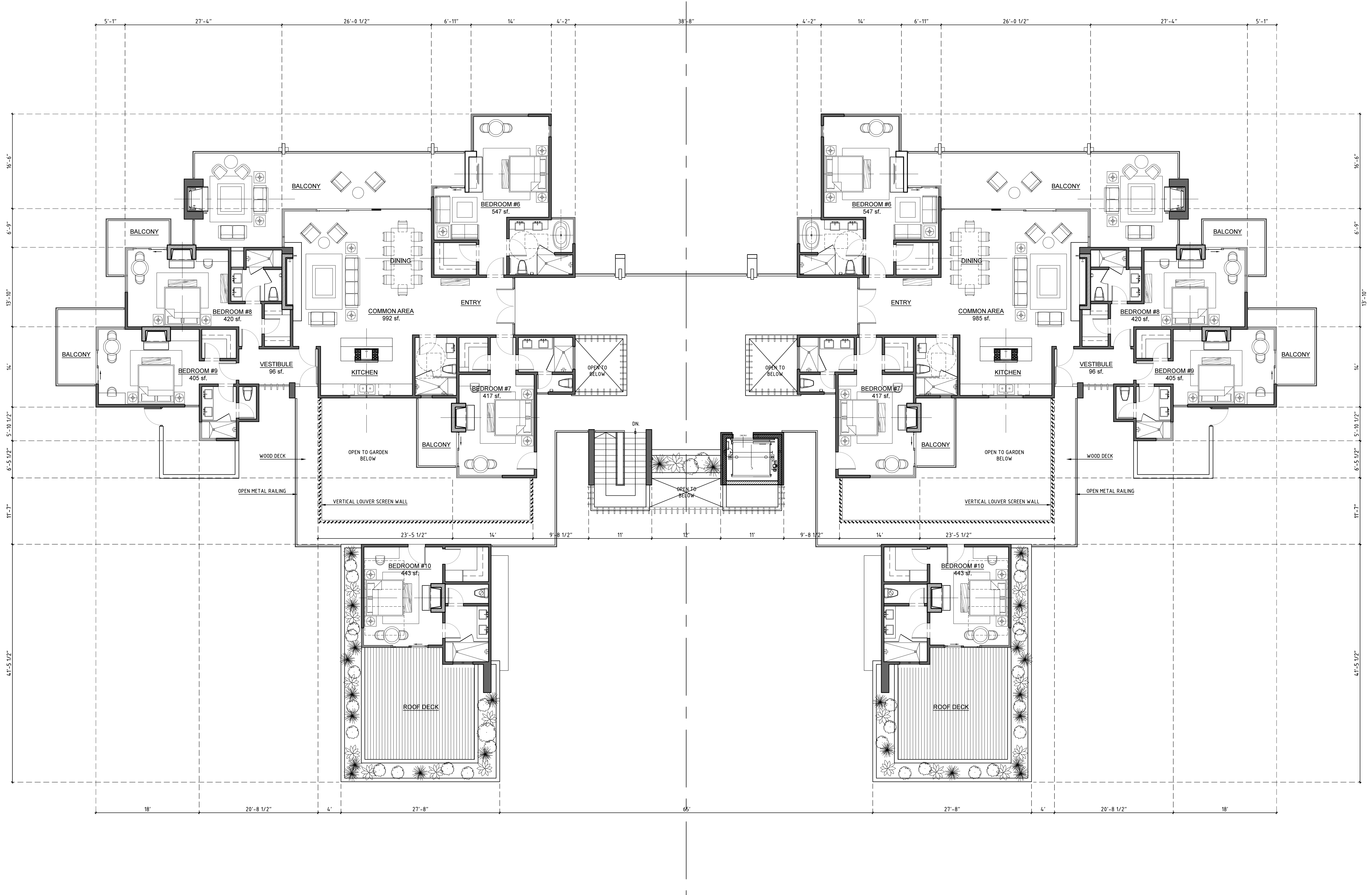






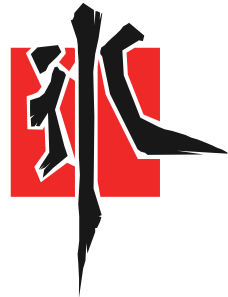


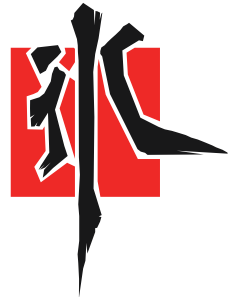
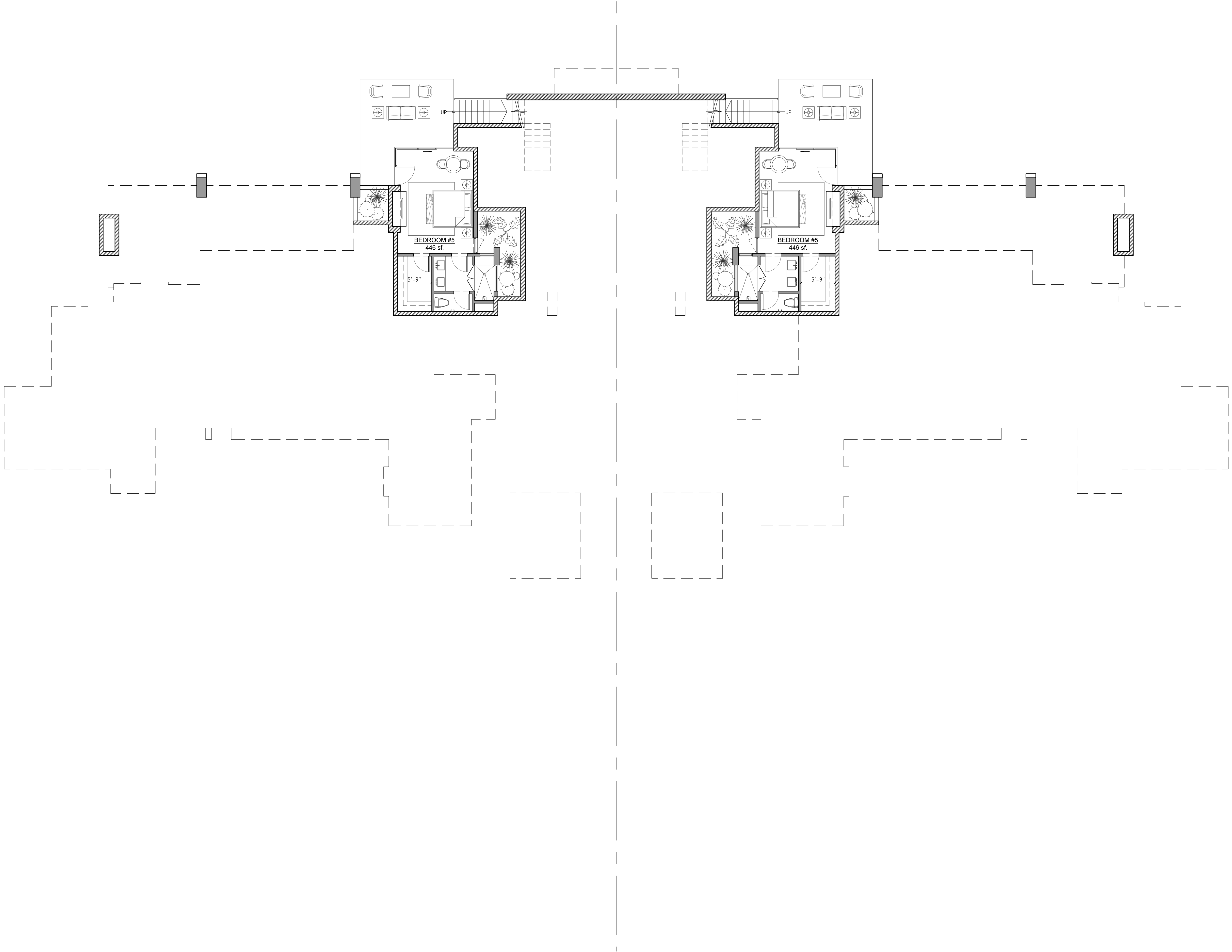
disclaimer:
All landscape shown is for graphic purposes only and
it will be subject to the Landscape Architect's approved plans and plant palette.





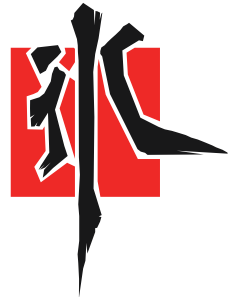
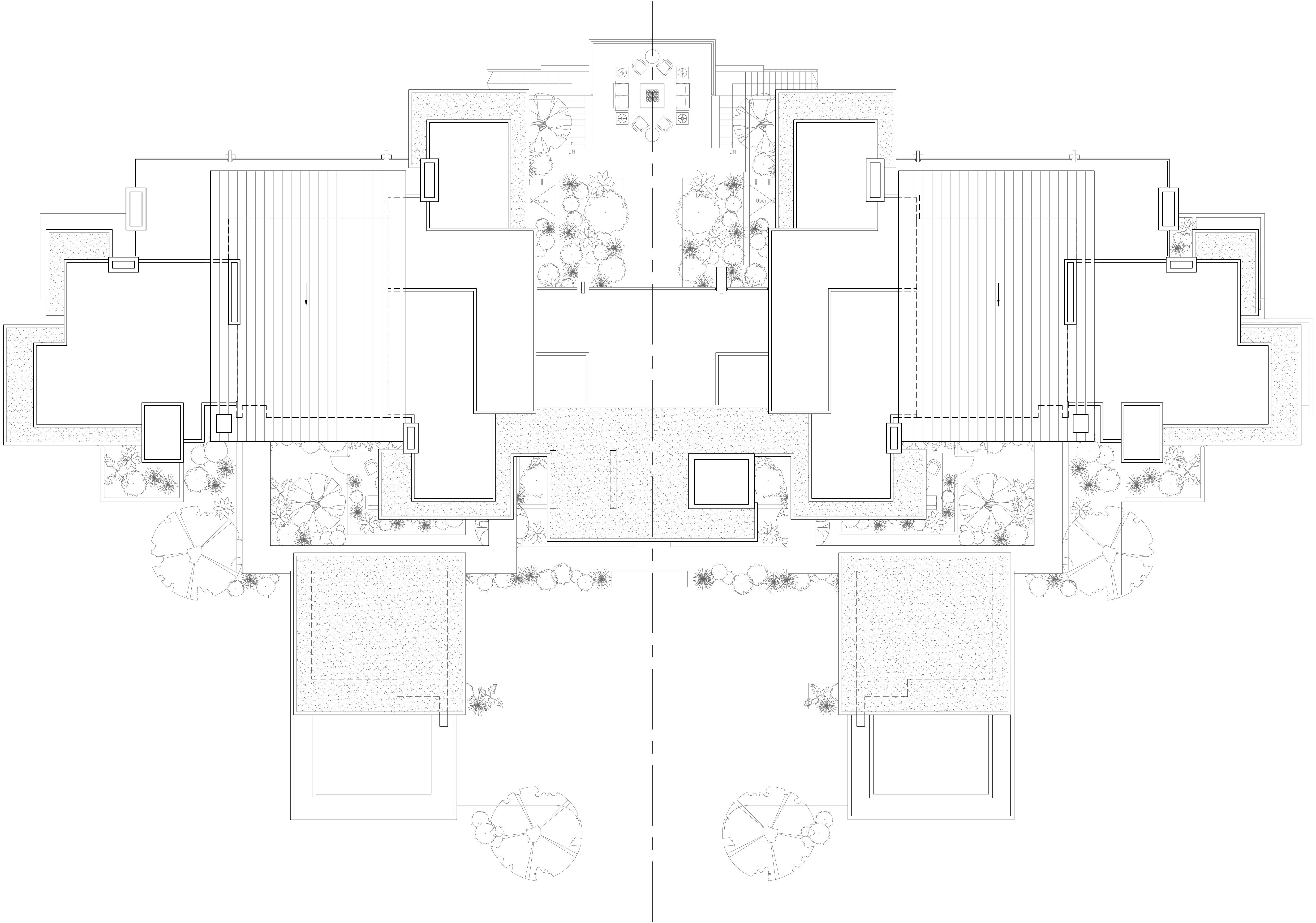
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concept back elevation
1/8": 1'-0"



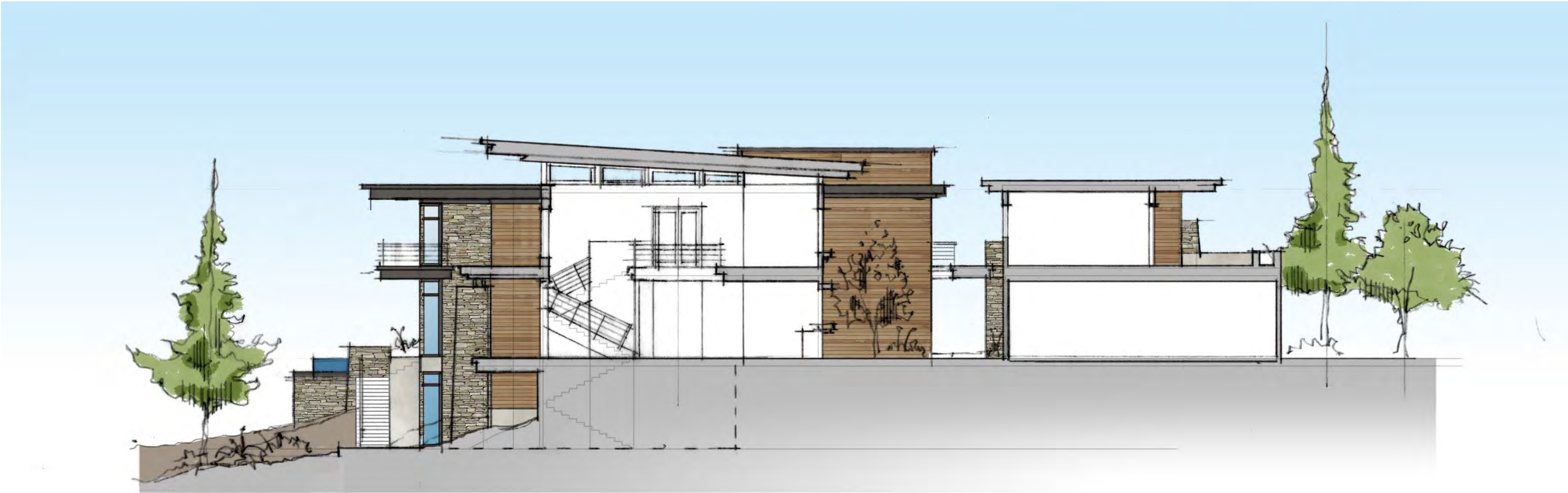
concept front elevation
1/8": 1'-0"

disclaimer:
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concept side elevation
1/8": 1'-0"



concept section
1/8": 1'-0"

disclaimer:
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concept south elevation
1/8": 1'-0"



concept north elevation
1/8": 1'-0"

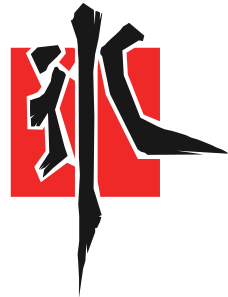


concept west elevation
1/8": 1'-0"



concept east elevation
1/8": 1'-0"

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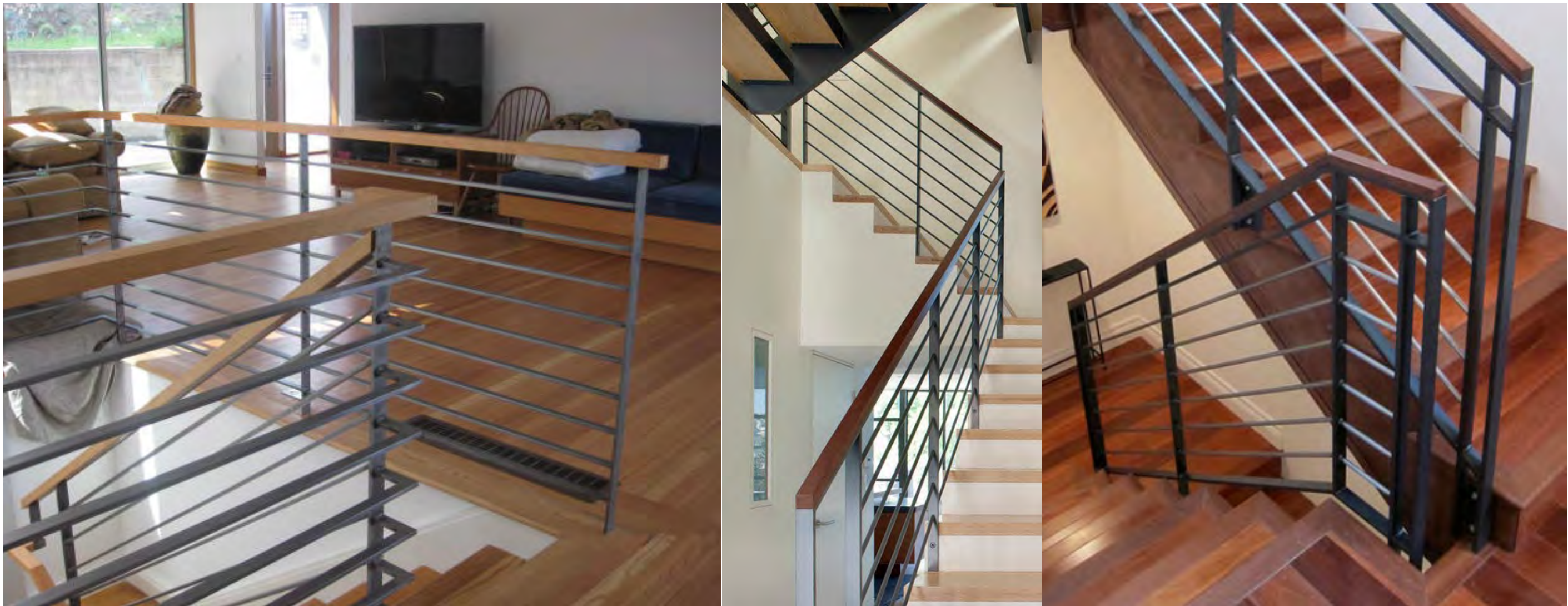




Stone Walls
Natural Look Stone Veneer
Ledge Stack



Exterior Stucco
Smooth stucco / warm grey tone



Railing
Metal railing with wood handrail



Roofs
Standing Seam Metal Roof
Dark Brown



Doors and Windows
IWC Aluminum Wondows
Dark brown or Black

WINDFALL LED
OUTDOOR

Crisp lines and a slim profile combine in this handsome LED outdoor fixture. The indirect light bounces off the smooth, matte finish of the backplate. Mounts vertically or horizontally. Includes (1) 20 watt 1680 lumen 3000K LED module. ADA compliant. 120v or 277v.



BLACK



SILVER



Exterior Building Lighting
Indirect Light Sconces
Dark Brown

note:
this materials are for concept reference and might change in final design



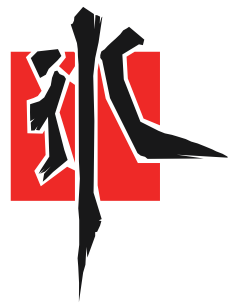


California Native	WUCOLS	Botanical Name	Common Name
Trees			
Y	VL	Quercus agrifolia	Coast Live Oak
Y	M	Cupressus macrocarpa	Monterey Cypress
N	VL	Olea europea	Olive
Shrubs			
Y	L	Arctostaphylos sp.	Manzanita
Y	L	Baccharis pilularis	Coyote Brush
Y	L	Ceanothus sp.	Wild Lilac
N	L	Correa	Australian Fuchsia
N	L	Dietes	Fortnight Lily
N	L	Echium fastuosum	Pride of Madeira
N	M	Leptospermum scoparium	New Zealand Tea Tree
Y	M	Myrica californica	Pacific Wax Myrtle
Y	VL	Romney	Matilija Poppy
N	L	Rosmarinus officinalis	Rosemary
Y	L	Salvia sp.	Sage
Ground Covers			
Y	L	Arctostaphylos sp.	Manzanita
Y	VL	Eschscholzia californica	California Poppy
Vines			
N	L	Bougainvillea	Bougainvillea
N	L	Rosa banksiae	Lady Banks Rose
Grasses			
Y	L	Elymus	Giant Wild Rye
Y	L	Muhlenbergia rigens	Deer Grass
Y	L	Festuca rubra	Red Fescue



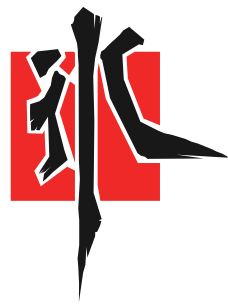


California Native	WUCOLS	Botanical Name	Common Name
Trees			
Y	VL	Quercus agrifolia	Coast Live Oak
Y	M	Cupressus macrocarpa	Monterey Cypress
Shrubs			
Y	L	Ceanothus sp.	Wild Lilac
N	L	Echium fastuosum	Pride of Madeira
N	L	Lavandula	Lavender
Y	L	Lavatera	Tree Mallow
Y	L	Lobelia laxiflora	Mexican Bush Lobelia
Y	L	Rhamnus californica	Coffeeberry
Y	VL	Rhus sp.	Sumac
N	L	Rosmarinus officinalis	Rosemary
Ground Covers			
Y	L	Arctostaphylos sp.	Manzanita
N	VL	Lantana	Lantana
Vines			
N	M	Wisteria	Wisteria
Grasses			
N	L	Helictotrichon sempervirens	Blue Oat Grass
Y	L	Muhlenbergia rigens	Deer Grass
Y	L	Festuca rubra	Red Fescue





California Native	WUCOLS	Botanical Name	Common Name
Trees			
N	M	Magnolia stellata	Star Magnolia
Y	L	Acer palmatum	Japanese Maple
Shrubs			
N	L	Sanseveria trifasciata	Snake Plant
N	L	Aspidistra elator	Cast Iron Plant
N	L	Aeonium spp.	Aeonium
Y	M	Blechnum spicant	Deer fern
Y	M	Dryopteris arguta	Coastal Wood Fern
Y	M	Polystichum munitum	Western Sword Fern
Vines			
N	M	Solanum spp	Potato Vine
N	M	Jasminum polyanthum	Pink Jasmine





RECEIVED BY
CITY OF SEASIDE

APR 25 2017

COMMUNITY
DEVELOPMENT



H&S INTERNATIONAL
ARCHITECTURE | PLANNING | ENGINEERING | INTERIOR
555 S. Flower St. 7th Floor | Los Angeles, CA 90071 | (310) 910 9598



B3 parcel site plan
1" = 20'-0"

formatted for 24x36



concept front elevation
1/8": 1'-0"

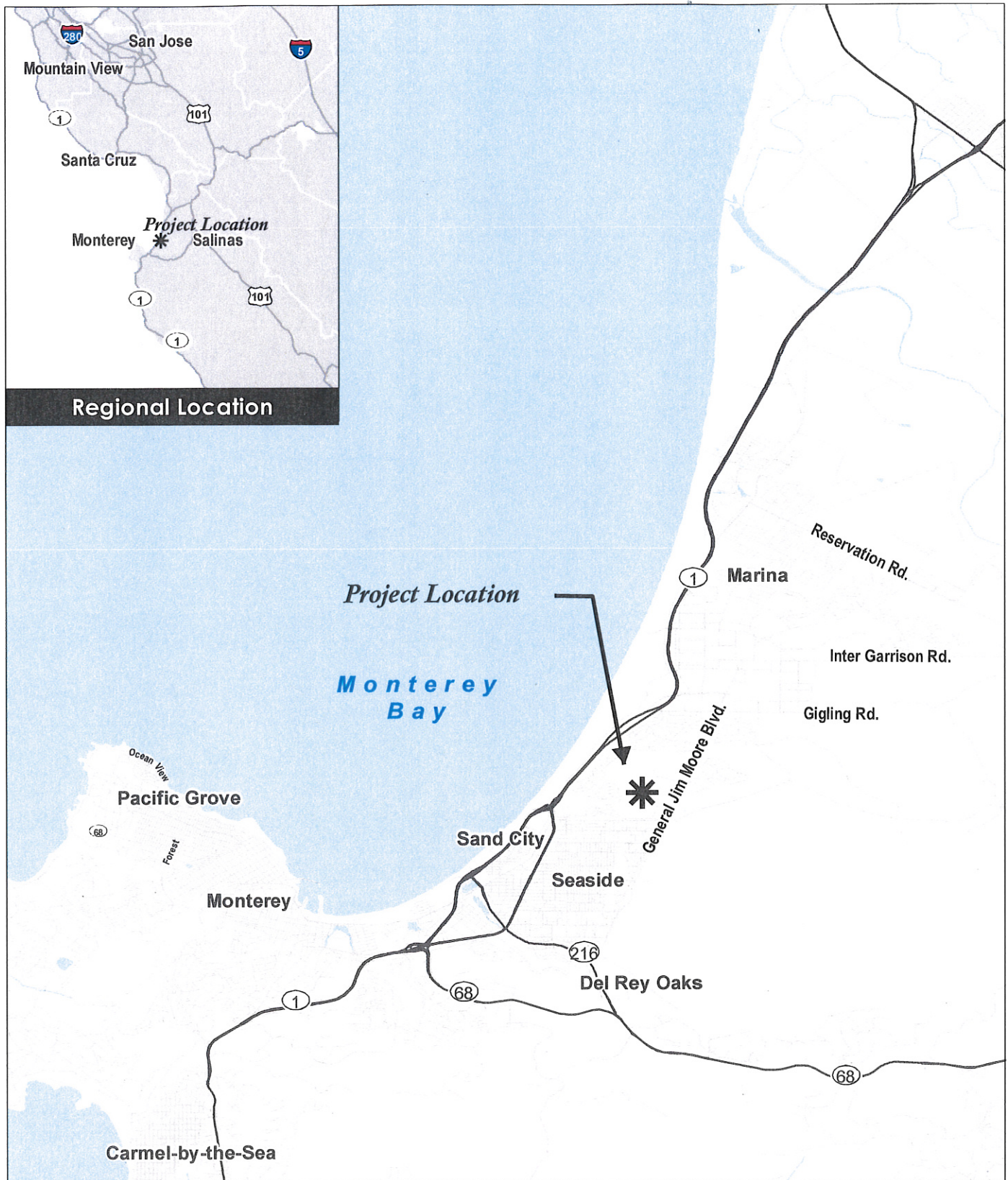
concept side elevation
1/8": 1'-0"



concept side elevation
1/8": 1'-0"

concept rear elevation
1/8": 1'-0"

disclaimer:
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it will be subject to the Landscape Architect's approved plans and plant palette.



Source: ESRI 2009





concept front elevation
1/8": 1'-0"

concept side elevation
1/8": 1'-0"



concept side elevation
1/8": 1'-0"

concept rear elevation
1/8": 1'-0"

disclaimer:
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**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Board of Architectural Review

BY: Bob Larsen, Associate Planner

DATE: May 3, 2017

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-03.**
WILLIAM CARTER (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL FOR A 244 SQUARE FOOT SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1289 TRINITY AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-265-013). 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 split-level single-family residence. The applicant has applied to construct a 244 square foot deck on the west side of the house towards the rear of the property. The proposed construction complies with the requirements of the Single-Family Residential Zoning District. See Table 1 – Setbacks.

Table 1 – Proposed Deck Setbacks

<u>Required</u> Rear Setback	15 feet
<u>Proposed</u> Rear Setback	15 feet
<u>Required</u> Side Setback	5 feet
<u>Proposed</u> Side Setback	5 feet 8 inches

SITE LOCATION AND DESCRIPTION

The 5,000 square foot site is located on the north side of Trinity Avenue west of Noche Buena Street. The site slopes downhill from the front to the back resulting in a split-level two-story element at the rear of the house. An alley providing vehicular access to a two car garage for the residence runs along the rear of the property to the north. See Figure 1 for Adjacent Land Uses. Site Photographs are provided as Attachment 3.

Figure 1: Project Site Adjacent Land Uses				
NW	N			NE
W	Single Family Residential	Single Family Residential	Single Family Residential	
	Single Family Residential	Project Site	Single Family Residential	E
	Single Family Residential	Single Family Residential	Single Family Residential	
SW		S		SE

PROJECT DESCRIPTION

The applicant is proposing to construct an eight foot wide by thirty foot six inch long (244 square feet) deck addition on the west side of house. The proposed deck will be built even with the rear of the residence and extend towards the front of the house. Access to the deck will be gained through the living room which is located above the garage at the rear of the house. The deck will be supported by six by six redwood posts and two by ten pressure treated joists that will be attached to the house with a wood ledger. The new six by six posts will be spaced seven foot ten inches on center to line up with the existing six by six posts that support the southwest corner of the living room. The deck will be constructed of composite decking material with four by four redwood posts, a stainless steel cable system, and a redwood railing. A new door and side light will be installed to provide access from the living room to the deck. No new exterior lighting is proposed. No exterior stairs will lead from the deck to the yard. See Attachment 1, Exhibit “A” – Project Plans.

STAFF ANALYSIS

Area Characteristics

The subject property is surrounded by residential properties. 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-12 Zoning District is fifteen feet and the minimum side yard setback is five feet. The proposed deck addition will maintain a fifteen foot rear setback and a five foot eight inch side 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.

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 244 square foot deck addition to an existing single family residence.

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, Ex. A- Project Plans
 3. Attachment 2- Location Map
 4. Attachment 3- Site Photographs
-

Attachment 1

Conditions of Approval

File No. BAR-17-03

May 3, 2017

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Carter Residence” stamped as received on March 28, 2017, and as approved on May 3, 2017.

Building:

2. Existing window within 24 inches, measured horizontally from new door, must be safety glazed (tempered glass).

Public Works:

3. 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 Work Department.

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-17-03

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

TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE INSTRUCTIONS.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR REPLICATION BY ANY MEANS IN WHOLE OR IN PART IS PROHIBITED.

DIVISION 1 – GENERAL REQUIREMENTS

- 1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:
- 1.1.1 THESE NOTES AND DRAWINGS.
- 1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
- 1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE DESIGNER'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
- 1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
- 1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGNER'S PRIOR WRITTEN APPROVAL.
- 1.2 SITE VERIFICATION – EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL. WHETHER SHOWN ON THE DRAWINGS OR NOT, ANY INACCURACIES, DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS, AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.
- 1.3 CONSTRUCTION DOCUMENTS
- 1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE DESIGNER.
- 1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
- 1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
- 1.3.4 THE DESIGNER IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE DESIGNER FIRST.
- 1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.
- 1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE DESIGNER'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 1.5 ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
- 1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, GUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.
- 1.7 ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.
- 1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.
- 1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.
- 1.10 THE DESIGNER RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.
- 1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.
- EROSION CONTROL**
1. ALL GRADING SHALL CONFORM TO THE LOCAL GRADING ORDINANCE AND EROSION CONTROL ORDINANCE.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INSTALLATION AND AINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.
3. ALL DISTURBED AREAS, WITH THE EXCEPTION OF BUILDING ENVELOPES AND DRIVEWAYS SHALL BE SEEDED OR LANDSCAPED AS SOON AS PRACTICABLE AFTER GRADING. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING GRASSLAND AND/OR ESTABLISHED EROSION CONTROL ON THE SITE.
4. STRAW BALE DIKES AND SILT FENCING SHALL BE INSTALLED TO PREVENT SILTATION FROM EXITING THE CONSTRUCTION LIMITS. THESE MEASURES SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND INSTALLATION OF PERMANENT LANDSCAPING.
5. AS SOON AS POSSIBLE FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE SEDIMENT TRAPS AND SILT FENCES.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE NATURAL DRAINAGE COURSES OR ADJACENT PROPERTIES.
7. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY BETWEEN OCTOBER 15 THROUGH APRIL 15. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE EFFECTUATED IMMEDIATELY.
- 7 . WATER UTILIZED IN CONJUNCTION WITH STABILIZATION MATERIALS SHALL BE OF SUCH QUALITY TO PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANTS AND WEED SEED.
8. ALL CUT OR FILL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH A 50/50 COCONUT STRAW FIBER BLANKET. MATTING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- DECONSTRUCTION NOTES**
1. PRIOR TO COMMENCING DECONSTRUCTION OR DEMOLITION CONTRACTOR SHALL REMOVE ALL ITEMS SUITABLE FOR SALE OR SALVAGE. THESE ITEMS SHALL BE DESIGNATED DURING A COMPREHENSIVE WALK-THROUGH WITH THE PROJECT MANAGER AS OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AND SHORING AS REQUIRED AT ALL AREAS WHERE EXISTING FOOTINGS, WALLS BEAMS AND HEADERS ARE DESIGNATED TO BE REMOVED. CONTRACTOR SHALL VERIFY THESE REQUIREMENTS WITH THE PROJECT ENGINEER PRIOR TO COMMENCING WORK.
3. DEMOLITION AND DECONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT RULE 439.
- a. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS REMOVAL PROCESS.
- b. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD. LAY DOWN ROOF AND WALLS SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
- c. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT STRUCT. ENGINEER OF ANY CONDITION DISCOVERED DURING DEMOLITION OR DECONSTRUCTION WHICH MAY REQUIRE REVISION OF THE PROJECT DRAWINGS AND DETAILS OR WHICH MAY AFFECT PROJECT TIME LINE OR COSTS.

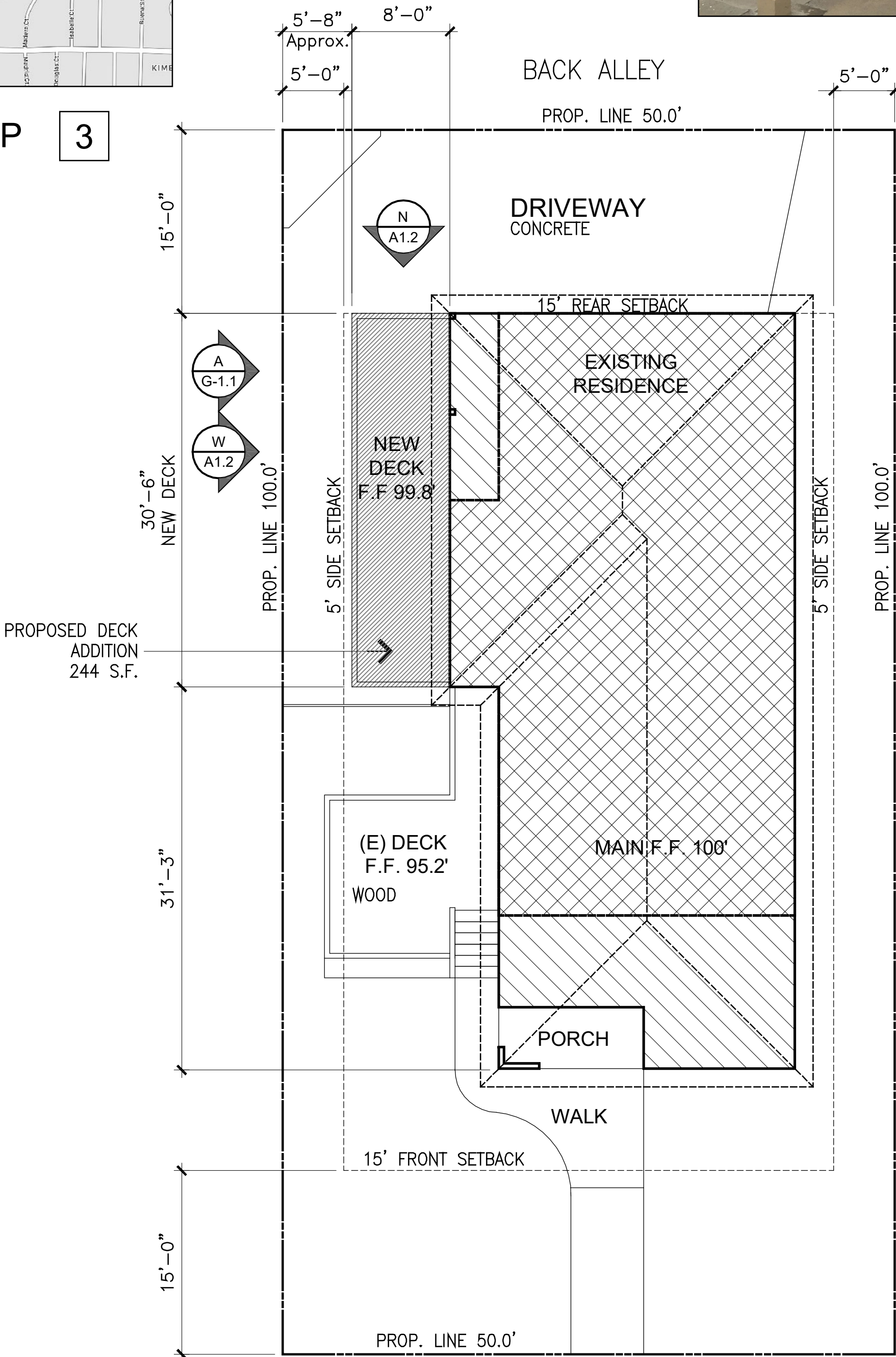


VICINITY MAP

3

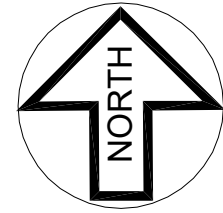


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Note:
'Drawings of Existing Conditions' have been compiled from 'Existing Data' supplied by the Owner to the Designer. The Designer makes no warranty, either express or implied, for accuracy of the completeness of the existing information recorded. Owner & Contractor are responsible to verify all dimensions and conditions in the field prior to any construction.

- SITE LEGEND**
- EXISTING MAIN FLOOR
 - EXISTING BASEMENT FLOOR - GARAGE
 - PROPOSED MAIN FLOOR DECK



SITE PLAN

Scale
1/8"=1'-0"

4

SCOPE OF WORK:

- Main Floor: 1) Proposed Attached New Deck (224 S.F.)
2) Replace Existing Window with a New Door To Provide Access To Proposed Deck

OWNERS: WILLIAM & LAURIE CARTER
1289 TRINITY AVENUE
SEASIDE, CA. 93955
Phone: (408) 315-8352

SITE INFORMATION:

1289 TRINITY AVENUE
SEASIDE, CA. 93955

A.P.N : 012-265-013-000
Occupancy: R3, U1
Constr. Type: VN
Zoning Designation: R1-12
Property Area: 5,000 S.F. (Approx)

BUILDING DATA:

RESIDENCE	EXISTING	PROPOSED
Main Floor	1,553 S.F.	(No Change)
Entry Porch	58 S.F.	(No Change)
Lower Floor & Garage	1,135 S.F.	(No Change)
Lower Covered Porch	60 S.F.	(No Change)
Lower Deck	255 S.F.	(No Change)

New Main Floor Deck --- 244 S.F.

Site Coverage 3,100 S.F. 62% (No Change)

FAR 2,688 S.F.- (440 S.F.Garage) = 2,248 S.F. 44.9% (No Change)

SITE INFORMATION

1

DESIGN TEAM ASSOCIATED WITH THIS PROJECT

STRUCTURAL ENGINEER:

Structural-E, Incorporated
519-A Hartnell Street
Monterey, CA. 93940
Phone: (831) 424-9000

GENERAL CONTRACTOR:

-
-
-
-
Phone: ()

THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

APPLICABLE CODES FOR THIS PROJECT:

- 2016 California Building Code (CBC)
- 2016 California Residential Code (CRC)
- 2016 California Fire Code (CFC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Electrical Code (CEC)
- 2016 California Energy Code (CEnc)
- 2016 California Green Building Code (CGB)
- 2016 Monterey County Code (MCC)

PROPOSED PLANS

SHEET G-1.1	TITLE SHEET- SITE PLAN
SHEET G-1.2	GENERAL NOTES
SHEET G-1.3	CGBC RESIDENTIAL MANDATORY MEASURES
SHEET G-1.4	CONSTR. BEST MANAGEMENT PRACTICE & FIRE SAFETY NOTES
SHEET A-1.1	FLOOR PLAN - STRUCT. FRAMING LAYOUT
SHEET A-1.2	DECK SECTION - DETAILS

DATE	REVISION



P.O. Box 2094 Carmel, CA 93921
Ph 831.521.5924 / Fx 270.682.9603
Mail:FormaStudio @ comcast.net

CARTER RESIDENCE

1289 TRINITY AVENUE
SEASIDE, CALIFORNIA

Job Number	2017-02
Date	03-03-17
Revision	
Drawn By	AA

Sheet Number

G-1.1

of: Sheets

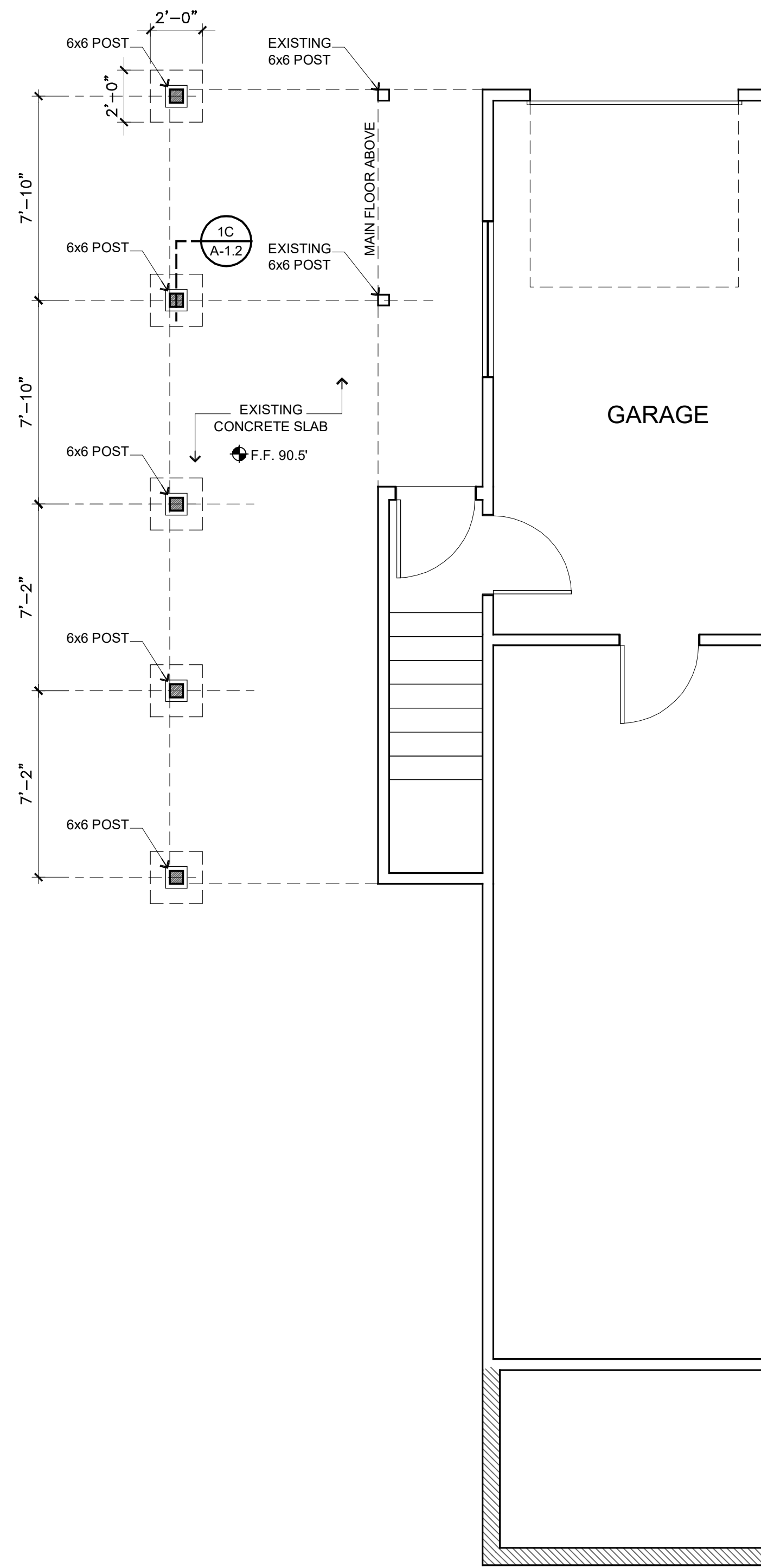
SHEET INDEX

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INDEX - SITE PLAN

TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE POSITIVE AWARENESS OF THE ACCEPTANCE OF THESE RESTRICTIONS.

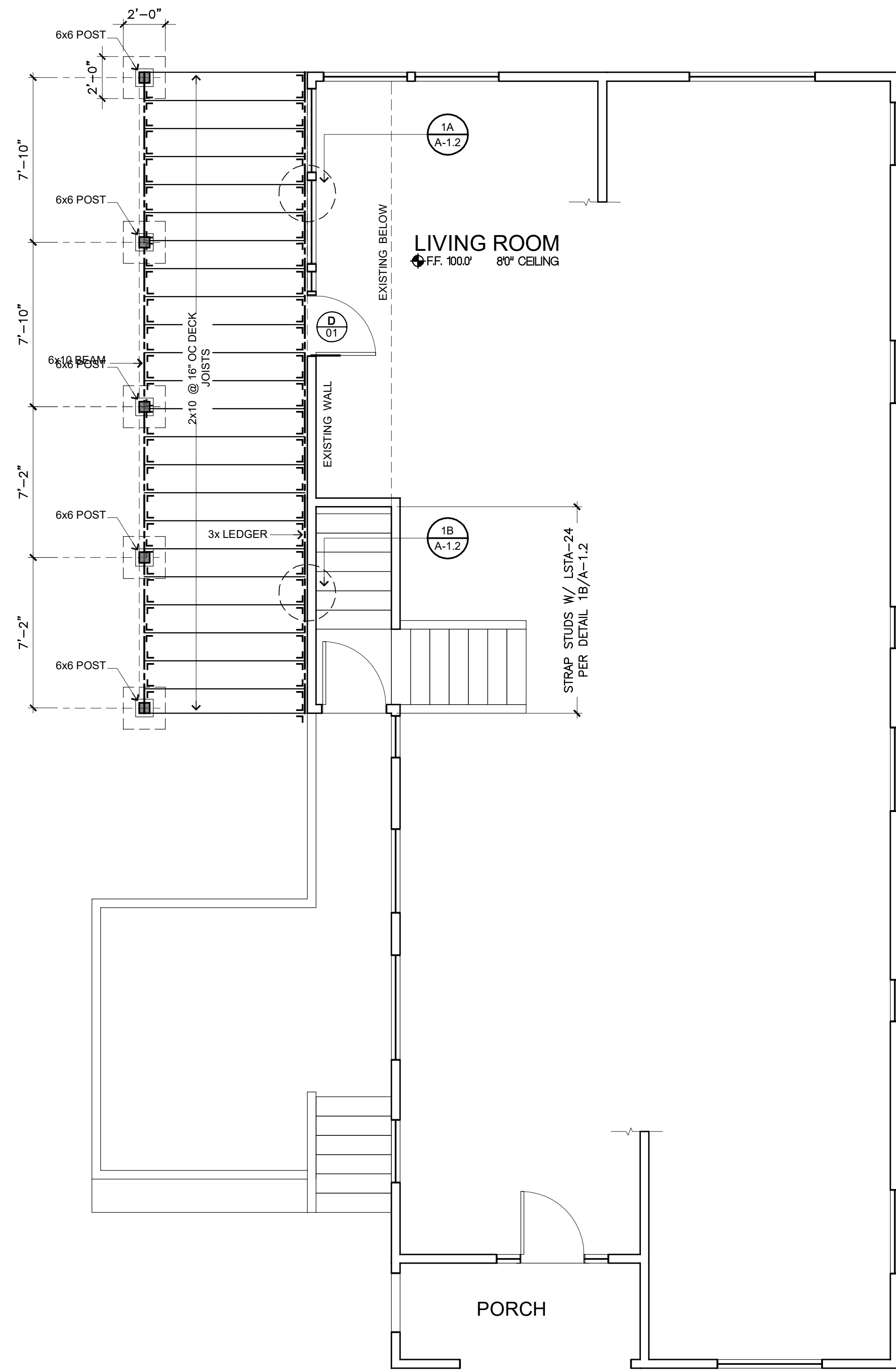
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DECK FOUNDATION PLAN

Scale
1/4"=1'-0"

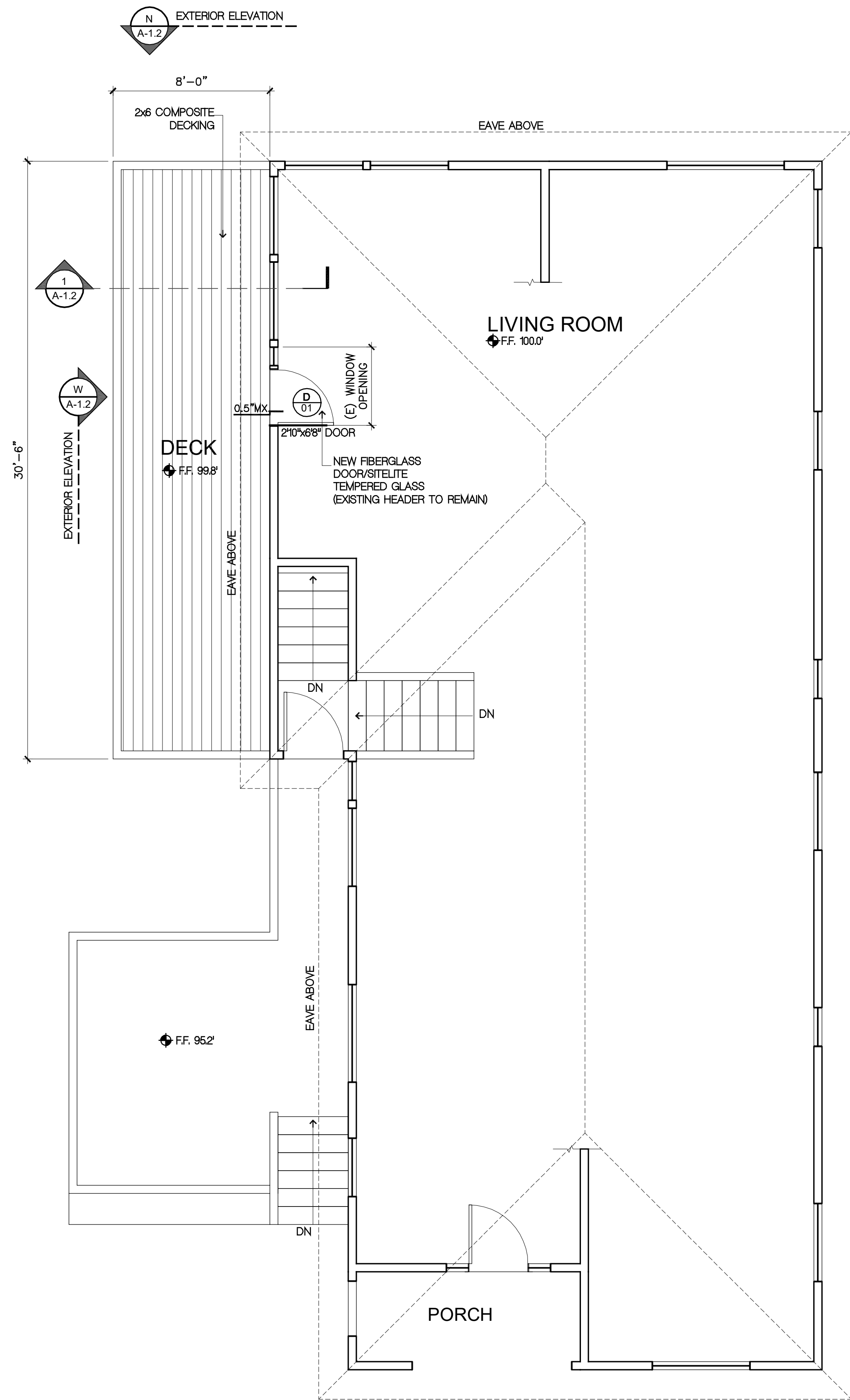
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DECK FRAMING PLAN

Scale
1/4"=1'-0"

2



MAIN FLOOR PLAN

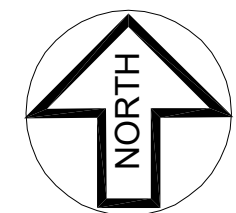
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VERIFICATION OF DESIGN DRAWINGS

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ENGINEER SHALL STAMP AND SIGN ALL RELEVANT COPIES OF THE DESIGN PLANS.



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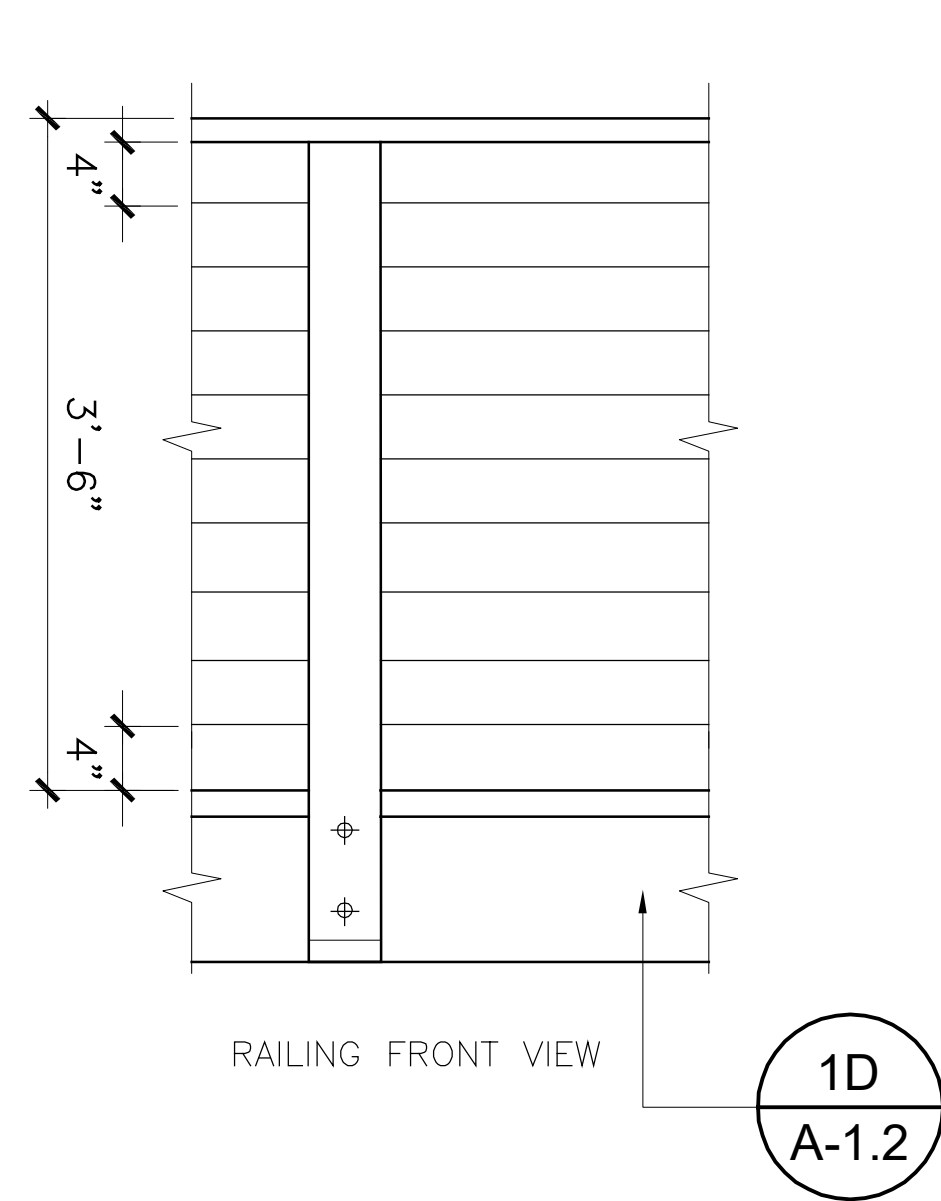
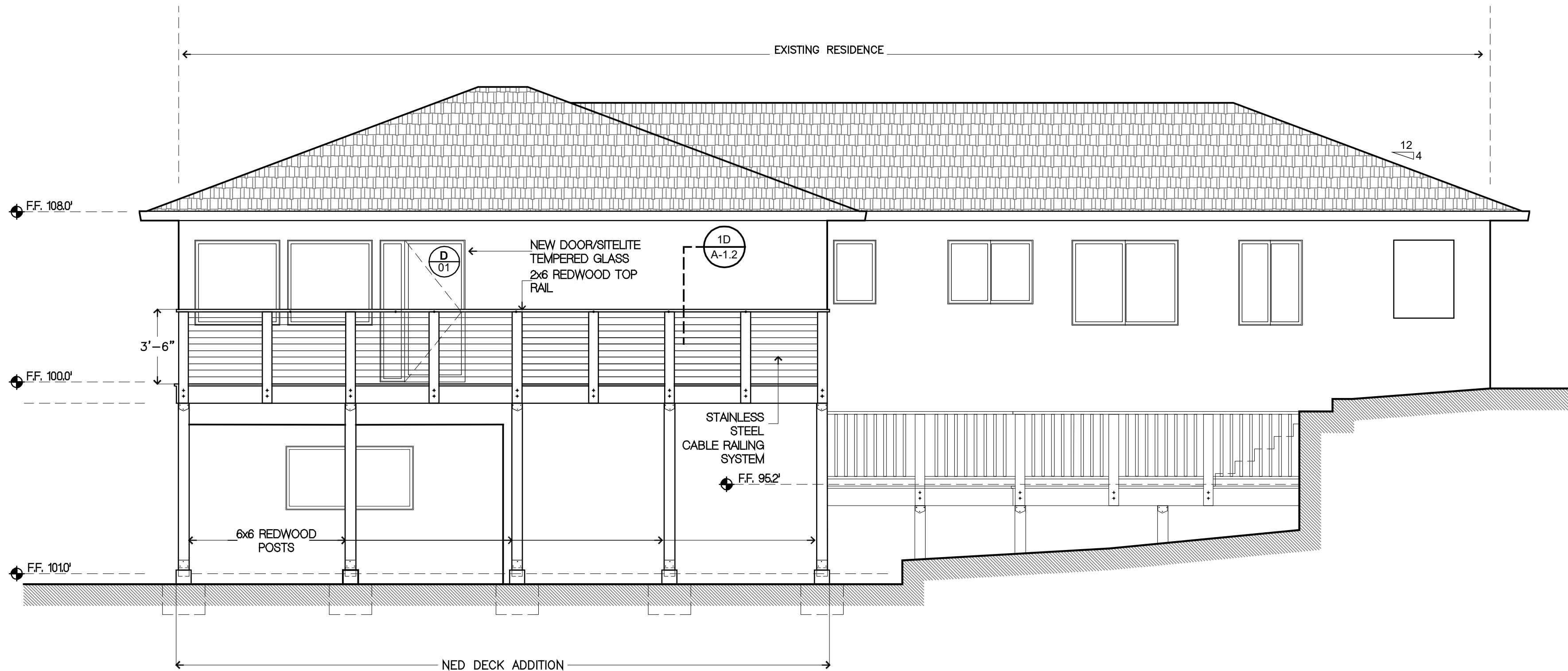
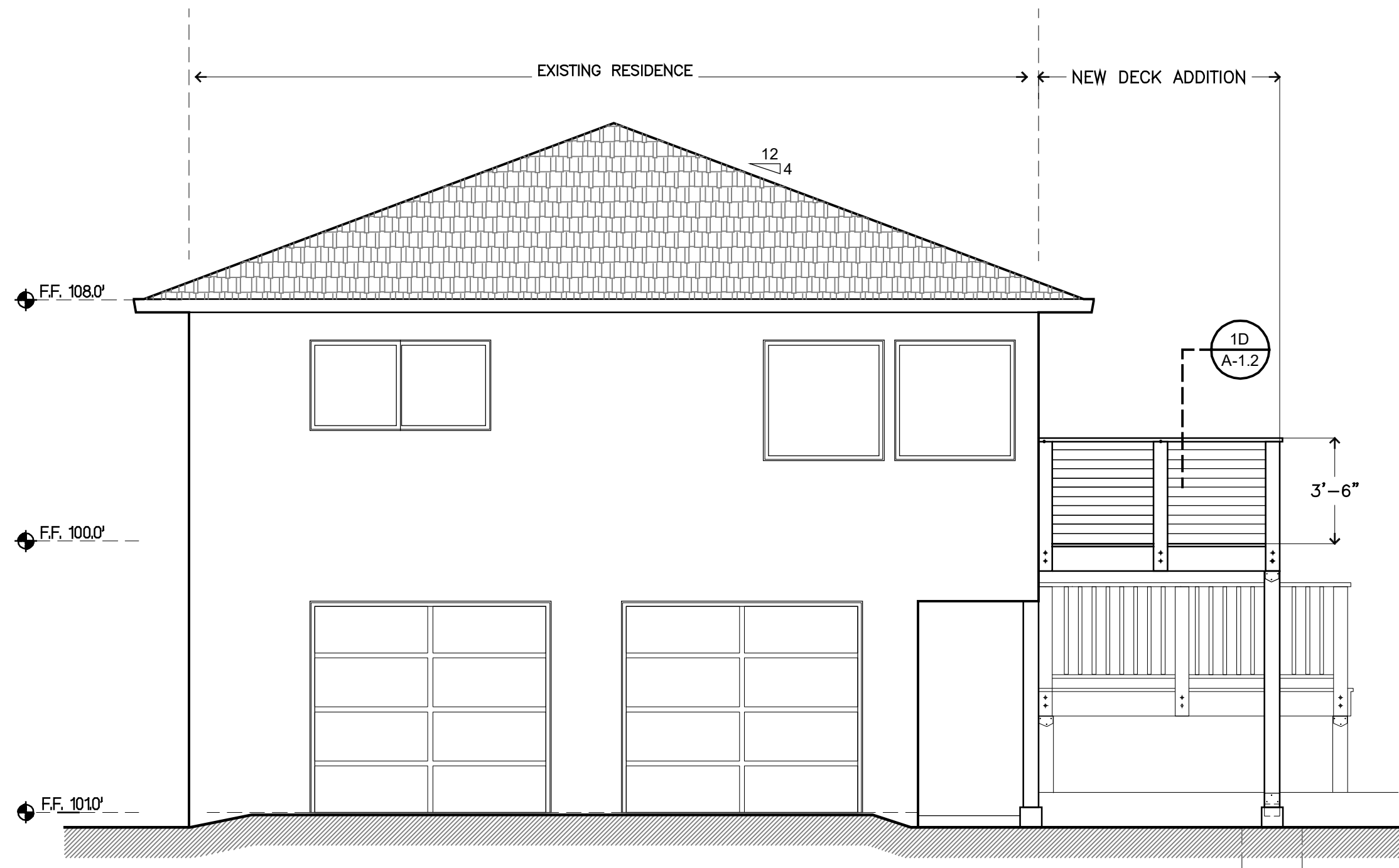
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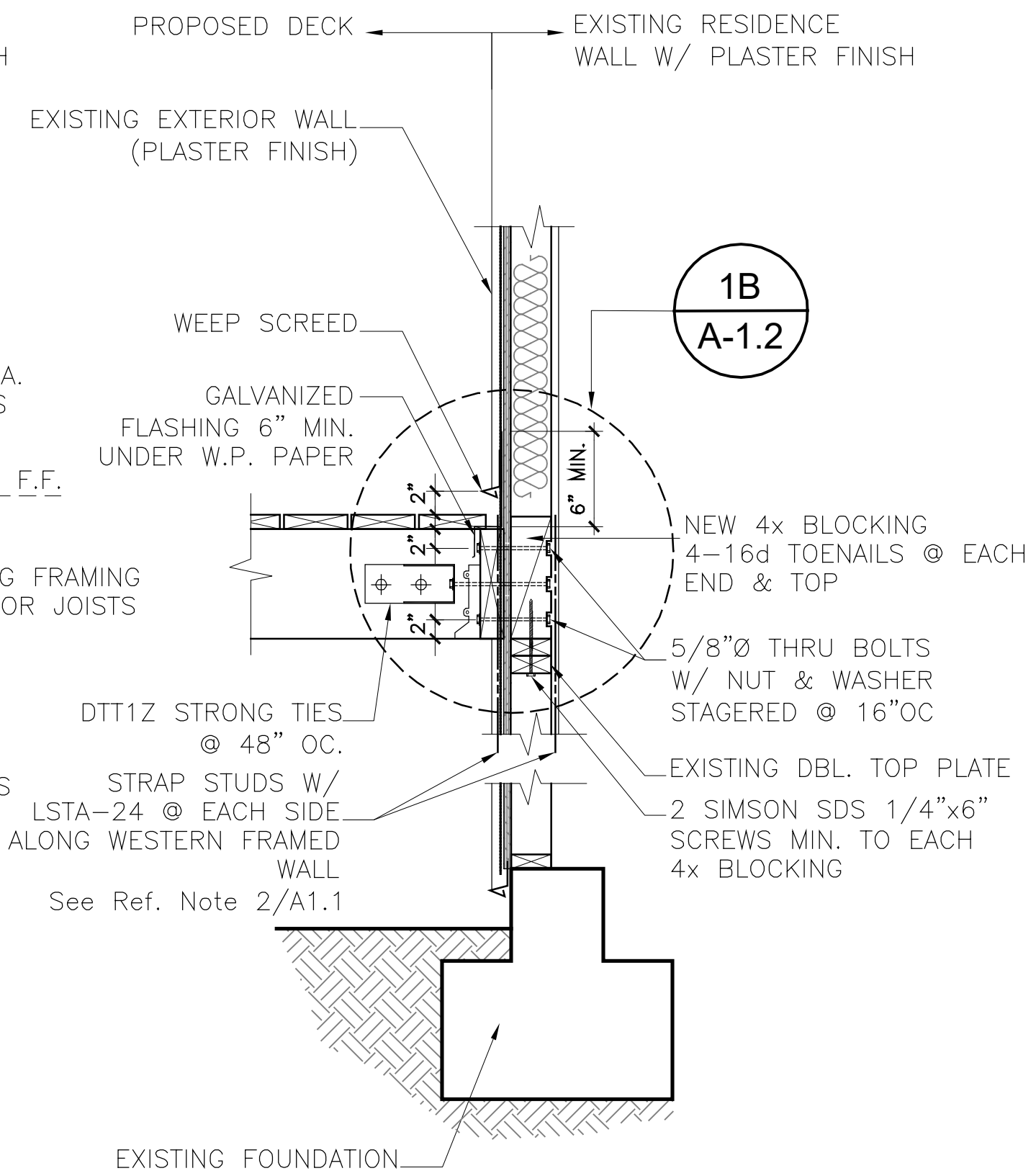
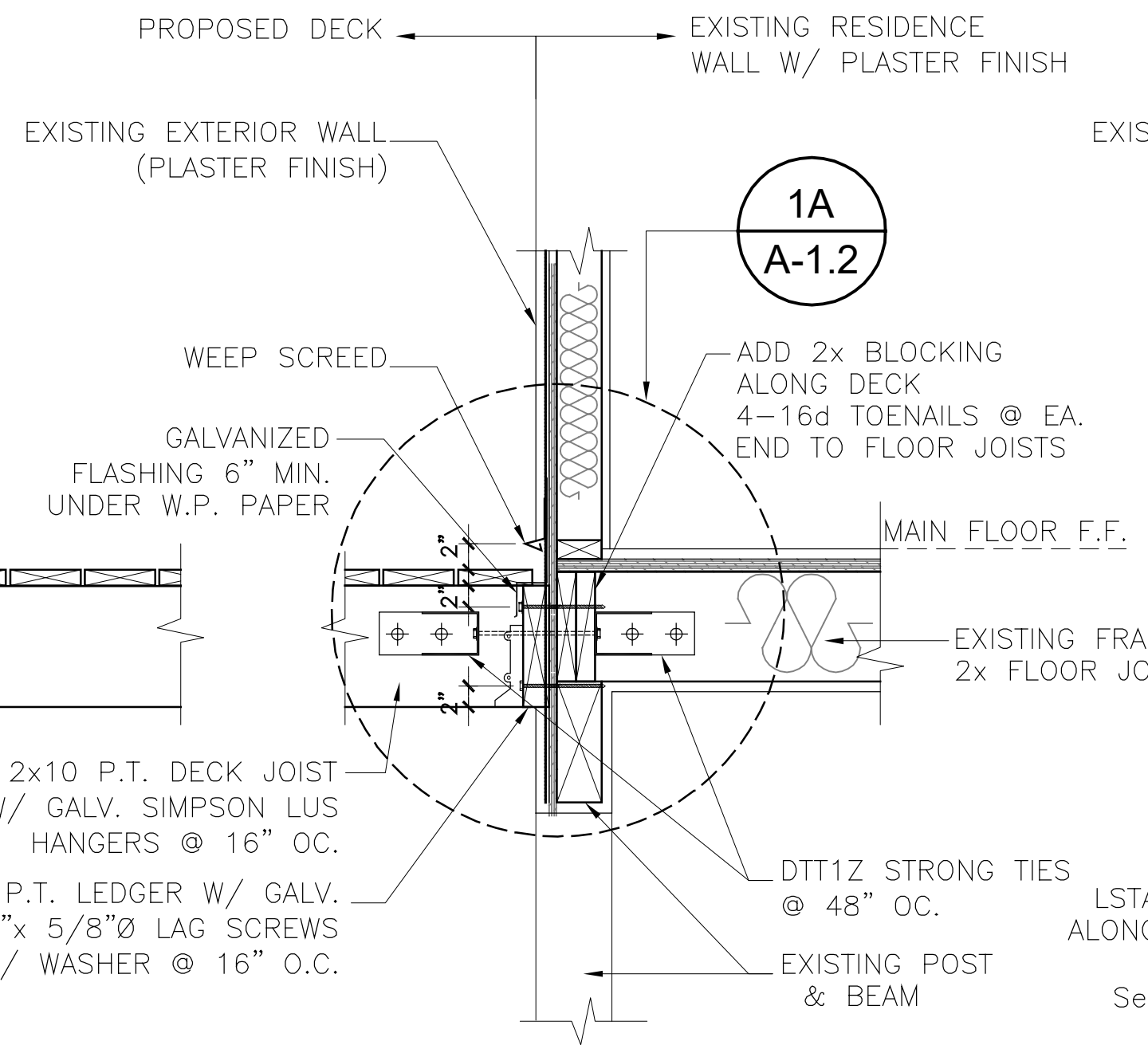
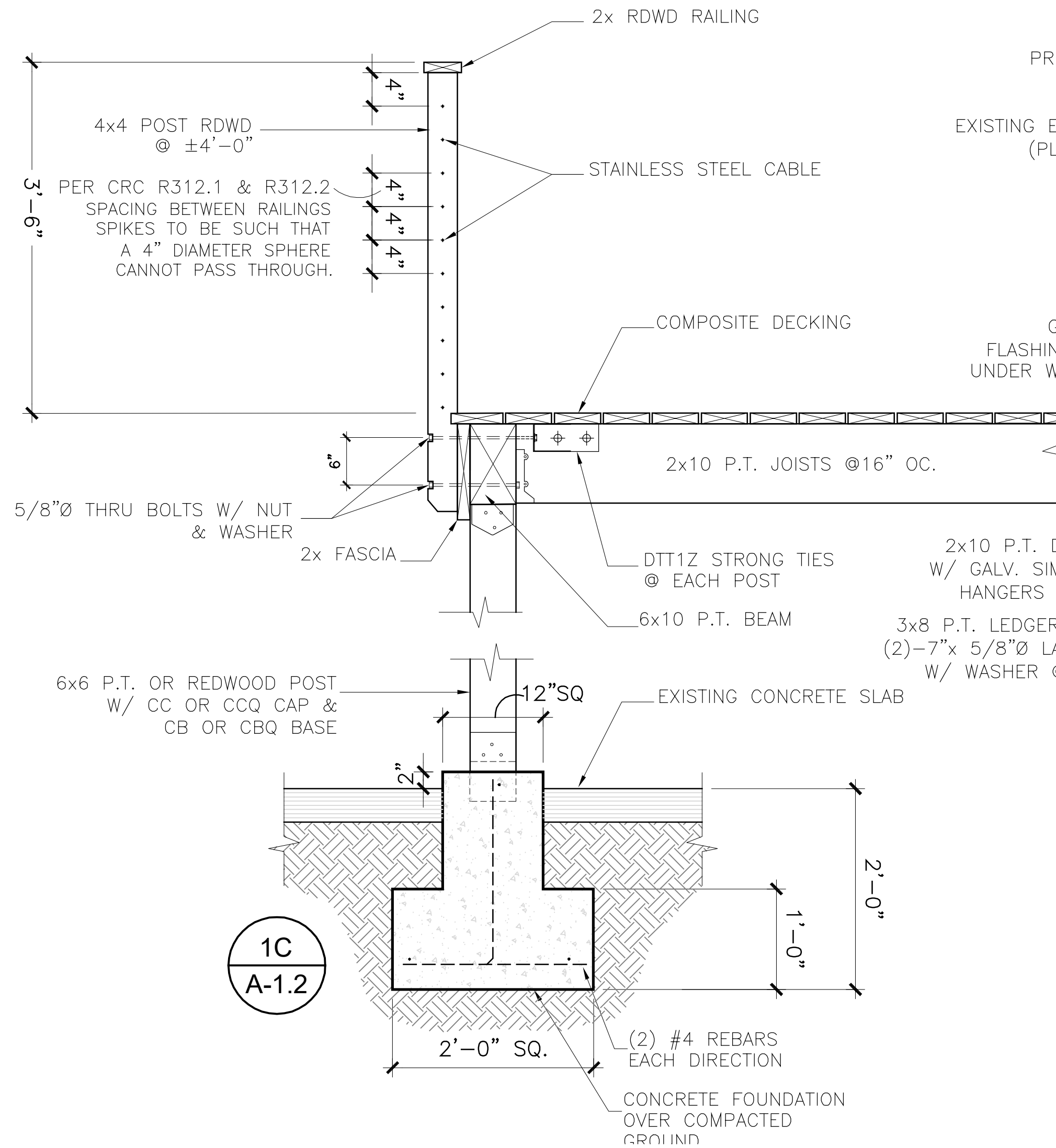
FLOOR-FRAMING PLAN

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NOTE:
TOP OF RAILING, HANDRAIL AND SUPPORTING STRUCTURE SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT OF THE RAIL.



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DECK SECTION - DETAILS

Scale: 1"=1'-0" 1

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of	Sheets
EXT. ELEVATIONS - SECTION	

Location Map

Project Site: 1289 Trinity Ave



SITE PHOTOGRAPHS



Front of house showing location of proposed deck



West side of house showing location of proposed deck