



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 19, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

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**

A. **APPROVAL OF MINUTES FROM THE MAY 3, 2017 REGULAR MEETING.**

6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-06. LINA AND TODD HILL, PROPERTY OWNER, AND WILLIAM MEFFORD, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A TWO STORY SINGLE FAMILY RESIDENCE LOCATED AT 1025 KIMBALL AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT (APN 012-**

381-070). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.A, NEW CONSTRUCTION OF SMALL STRUCTURES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of new single family residential projects.

RECOMMENDATION: Staff recommends approval of the proposed single family residence subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

7. **REPORTS FROM BOARD MEMBERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
August 2, 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://cyp.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.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, May 3, 2017
5:30 PM

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF NEW BOARD MEMBER KEITH MITCHELL**

Mr. Mitchell introduced himself and gave a little background to the Board and the public.

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

Present: Keller, Mori, Mitchell

Absent: Ventimiglia, Khalsa

BOARD OF ARCHITECTURAL REVIEW

4. **REVIEW OF AGENDA**

No changes were requested.

5. **PUBLIC COMMENT**

There were no comments from the public.

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.**

On motion by Chair Keller and seconded by Board member Mori the Board of Architectural Review approved the minutes.

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

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.

Staff report presented by Sr. Planner, Rick Medina. Mr. Medina stated that this item was continued from the April 18, 2017 Board of Architectural Meeting in order to address the final design of the trash enclosures for the Hotel Phase 1 of the Seaside Resort Development. Mr. Medina went over presentation which included Project Plans, Building Elevations, Site Plan, and Trash Enclosure Elevations. City staff recommended approval as submitted. Board member Mori inquired about the landscaping. Mr. Medina stated that the landscape palette was approved at the April 18, 2017 meeting and that the final planting layout would come back to the Board prior to the issuance of a Building Permit. Dick Fitzgerald, representing the project, explained the trash enclosure location and design. Questions were asked by the Board and answered by Mr. Fitzgerald. Chair opened to public to speak on item, seeing none, item was closed. The Chair announced that an appeal of this decision may be submitted within 7 calendar days accompanied by the required fees.

On motion by Board member Mori and seconded by Board member Mitchell the Board of Architectural Review approved the Hotel Phase 1 of the SRD.

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

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.

Staff report presented by Associate Planner, Bob Larsen. Mr. Larsen provided overview of the project for the construction of 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. Presentation included: Location Map and Site Plan, Proposed Deck Addition, Proposed Deck Addition with Details, Site Photographs and Staff Recommendation. Chair asked if there were any colors presented for the deck. William Carter, property owner, represented the project and he explained the colors and materials to be used for the deck. Board asked questions that were answered by the applicant. Chair Keller opened it up to the public, seeing none, public comment was closed. There was discussion among the Board. The Chair announced that an appeal may be submitted within 7 calendar days accompanied by the required filing fee.

On motion by Board member Mori and seconded by Board member Mitchell the Board of Architectural Review approved design.

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

8. REPORTS FROM BOARD MEMBERS

Chair Keller asked a question about a business and Sr. Planner Medina stated that specific discussions on businesses cannot be discussed unless they are on the agenda. Chair Keller would like training on the type of reports that the Board can be report on. Gloria Stearns, Economic Development Manager, spoke about having a re-education, re-introduction to the BAR and would be putting something together for them in about a month.

9. REPORTS FROM STAFF

None

10. ADJOURNMENT

On motion, the meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

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

DATE: July 19, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-06. LINA AND TODD HILL, PROPERTY OWNER, AND WILLIAM MEFFORD, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A TWO STORY SINGLE FAMILY RESIDENCE LOCATED AT 1025 KIMBALL AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT (APN 012-381-070). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.A, NEW CONSTRUCTION OF SMALL STRUCTURES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of new single family residential projects.

RECOMMENDATION

Staff recommends approval of the proposed single family residence subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

The subject property is currently developed with two single family residences and a detached barn. The applicant is proposing to demolish the existing structures on the site and construct a new 2,950 square foot, four bedroom, three and one half bath two-story house with an attached two car garage.

SITE LOCATION AND DESCRIPTION

The project site is an L-shaped 19,166 square-foot parcel located on the north side of the 1000 block of Kimball Avenue. See Attachment 2 for a Location Map. The L-shaped property has 87.6 feet of frontage on Kimball Avenue. The lot measures 175.19 feet deep along its east (side)

property line, 142.6 feet along its north (rear) property line, 80.19 feet along its west (side) property line, jogs 55 feet to the east, then returns 95 feet in a southerly direction to Kimball Avenue. The subject site is surrounded by a mixture of residential land uses. To the west, north, and east is a mixture of single and low density multi-family residential properties. To the south is a single-family townhouse PUD.

PROJECT DESCRIPTION

The site is currently developed with two existing single-family residences and a detached barn. These three structures will be demolished. The applicant proposes to construct a two-story, four bedroom, three and one half bath house on the rear portion of the lot. The front of the house will be set back 110 feet from Kimball Avenue. In addition to the 110 foot front setback, the house will be set back 15 feet from the rear (north) property line, 32 feet from the garage side (east) property line and 46 feet 11 inches from the west side property line. A twelve foot wide gravel over asphalt driveway will run parallel to the easterly property line to a side loading two car garage on the east side of the house.

The Mediterranean style house has a 4 in 12 pitch on all roofs. A single story covered porch extends across the front of the house. A single story covered porch, nook, storage, and portion of the garage extend across the back of the house. The second story portion of the house is set back from the first floor on the north (rear) and south (front) elevations of the house. On the west side of the house, a 6 foot 7 inch by 17 foot 6 inch uncovered deck extends from the master bedroom over a portion of the first floor living room. On the east end of the house, a 23 foot 6 inch long eyebrow extends over the garage doors. This eyebrow has the same roof material as the remainder of the house and is supported by three wood corbels. The maximum height of the structure (23 feet 11 inches) occurs along the ridge of the second story roof. The maximum height of a single family residence in the RM district is 24 feet.

The house will have a concrete tile roof (Eagle Concrete Roof Tiles – Capistrano #3124 Hilo sunset) and a stucco exterior finish (STO StoTique Pelago – 108ST Medium Finish). Vinyl casement windows (Jeld Wen Premium Vinyl – Desert Sand) will have 2 inch by 4 inch foam stucco window trim to match the exterior finish. The house will have aluminum fascia gutters and downspouts. (Kelly Moore Roasted Coconut #KM5701-3). The front door and two roll up carriage style garage doors will be a dark mahogany. See Attachment 4 for Colors and Materials.

Lighting

The applicant is proposing the following exterior lighting fixtures for the project:

- A. Recessed Can Light (HALO R1560WH6930 5 inch LED), under the covered porch.
- B. 9 inch High Sconce Light (Murry Feiss #OL12500DWZ-LED), on the wall outside the Living Room, Master Bedroom deck and rear storage area.
- C. 16.75 inch High Sconce Light (Murry Feiss #OL12501DWZ-LED), at the entry columns and garage doors.
- D. Landscape Pathway Light (Kichler #15800BBR27R-LED), along the driveway and walkway to the front door.

Landscaping

The site currently has very little vegetation. An oak tree and a redwood tree are near the front of the property and will be preserved. The applicant is proposing to landscape both sides of the driveway as well as in front of and to the rear of the house. All planting will receive drip irrigation and a two inch layer of mulch. All areas not receiving planting will be sown with native grass seed and wild flower seed.

Planting Schedule

Plant Number	Plant Name	Size (Gallon)	Quantity
1	Bougainvillea	5	4
2	Salvia Leucantha	1	4
3	Quercus Agrifolia	15	1
4	Trailing Rosemary	1	3
5	Lavendula Heterophylla	5	3
6	Manzanita – Low growing	1	11
7	Japanese Maple	15	1
8	Woodwardia Fern	1	11
9	Agapanthus	1	8
10	Pittosporum Eugenioides	15	6
11	New Zealand Fern	1	3
12	Anemone	1	6
13	Pennisetum	1	3
14	Festuca Glauca “Elijah Blue”	1	3
15	Phormium Tenax	5	3

STAFF ANALYSIS

The surrounding neighborhood consists primarily of older one-story, single family residential units, small multi-family structures, and a single-family townhouse PUD. The neighborhood is a mixture of architectural styles, exterior elevations, and floor plans. The Mediterranean design of the proposed residence offers a tile roof, stucco exterior, and earth tone colors. The building design utilizes varying setbacks, roof overhangs, and a second story that is in proportion with the rest of the house.

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG) are to assist staff, the public, and decision-makers through the architectural review process. The BAR will utilize the design guidelines in their review of the project. This project complies with the following design elements of the SFRDG:

I.B.iii. Side-accessed garages are encouraged to diminish the visual impact of the garage along street frontages.

Evidence: The proposed garage has a side-loading garage door.

II.A.i. The physical size and mass of the project should be proportional to the lot size.

Evidence: The proposed Floor Area Ratio (FAR) is 19.6%. The allowed FAR is 45%.

Evidence: Second story offsets.

II.A.iii. Architectural elements should be designed to eliminate the appearance of box like buildings.

Evidence: The varying setbacks, rooflines, and modulations of the structure will eliminate a box-like appearance and provide visual interest on all four sides.

II.C.i&ii The second story front setback should average 5 feet more than the first floor setback; the second story side setback should average 3 feet more than the first floor setback.

Evidence: The second story element will be set back 10 feet from the face of the first floor and 18 feet from the face of the front porch. On the west side of the house, an uncovered deck is incorporated into a 5 foot setback from the face of the first floor. The east elevation is highlighted with an eyebrow across the top of the garage doors, windows, and an attic vent to provide visual interest where an offset does not exist.

II.C.iii For some architectural styles it may not be appropriate to step back the second floor. A significant second story setback may not be necessary where the home is significantly set back from the street.

Evidence: The front and east elevations of the proposed house will be set back over 110 feet from Kimball Avenue.

III.A.v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.

Evidence: The street facing elevation design element on the south side will continue on all four sides.

III.C.ii. The use of traditional roof forms such as gables, hips, and dormers are encouraged.

Evidence: The house is utilizing a traditional gable roof.

III.C.iii. Roof forms should be consistent on all sides of the house and garage.

Evidence: All roofs on the house are a 4 in 12 pitch with matching construction materials.

III.D.i. Consistent and harmonious use of high quality, durable materials is encouraged.

Evidence: The applicant is proposing stucco exterior, tile roof, vinyl windows, and stucco window trim from manufactured products.

FINDINGS

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: The proposed single family residence complies with all applicable standards of the SFRDG and provisions of the Municipal Code. The proposed use is consistent with the General Plan and any applicable specific plan;

Evidence: The project site is designated as Medium Density Residential (RM) in the General Plan Land Use Element. This designation is applies to areas for attached and detached dwelling units, including duplexes and triplexes, and some condominiums at densities of up to 15 dwelling units per acre. A single-family dwelling is consistent with the RM land use category.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

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

Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The construction of a two-story single-family residence will not detract from the character of the neighborhood due to the design of the structure, use of materials, and available infrastructure. The proposed single-family residence will comply with all standards of development associated with the RM zoning district and will be compatible with the surrounding properties.

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

Evidence: The site is located in the Medium Density Residential (RM) zoning district. Access would be provided from Kimball Avenue a twelve foot wide driveway. Extension of public utilities is not required for the proposed project. The construction of the proposed two-story residence will not alter the location of existing utilities or access from the public right-of-way.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had submitted comments that are included as conditions of approval.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15303.a, Construction of a New Small Structure: Construction of one single-family residence

Evidence: The construction of a detached single-family residence is consistent with this exemption.

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
 5. Attachment 4- Colors and Materials
-

Attachment 1

Conditions of Approval

File No. BAR-17-06

July 19, 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 “New Single Family Residence for: Mr. & Mrs. Todd Hill” stamped as received on May 18, 2017, and as approved on July 19, 2017.
2. The approved landscape plan and irrigation system must be fully installed prior to a final inspection being issued for the Certificate of Occupancy. All landscaping must be maintained in a healthy, growing condition.
3. The applicant must complete a water allocation form and receive a permit from the Monterey Peninsula Water Management District for the construction of the new single family dwelling and landscaping.
4. The first twenty feet of the driveway entering the property shall be asphalt or similar material.

Building:

1. Compliance shall be maintained with all applicable Building Codes.

Fire:

1. Compliance shall be maintained with all applicable Fire Codes. Fire sprinklers are required.

Public Works:

1. Applicant to obtain separate encroachment permit for construction of proposed driveway approach.
2. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant with building permit submittal.
3. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
 - a. Building permit plans to include table summarizing existing impervious site coverage, new (proposed) impervious coverage, replaced (redeveloped) impervious site coverage, and total final proposed impervious site coverage.
 - b. Applicant to review & sign Stormwater Applicability Checklist.

- c. Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
 - d. Drainage shall not be directed to adjacent properties.
 - e. Site plan to clearly denote site coverage type (ie landscaping, building, concrete)
 - f. Proposed site plans to show location of new and existing downspouts.
 - g. Downspouts shall be directed to cisterns, rain barrels or to vegetated areas. Overflow from cisterns or rain barrels to be directed to vegetated or permeable surface.
4. Provide utility plan sheet showing route and sizing of sewer to city main.
- a. Depending upon connection to sewer main a sewer connection and/or capacity charge may apply. (Monterey Regional Water Pollution Control District, Ordinance 2007-01, part 3, paragraph A).
 - b. Complete SCSD Residential Connection and Permit Application Form
 - c. A separate encroachment permit is required for connection to the sewer main.
 - d. Applicant may connect to the 6” sanitary sewer main originating from Wheeler Street with the following condition:
 - i. Sewer laterals shall not be permitted to be connected directly sewer system manholes. Laterals must be connected with a wye to a sanitary sewer main.
5. 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-17-06

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

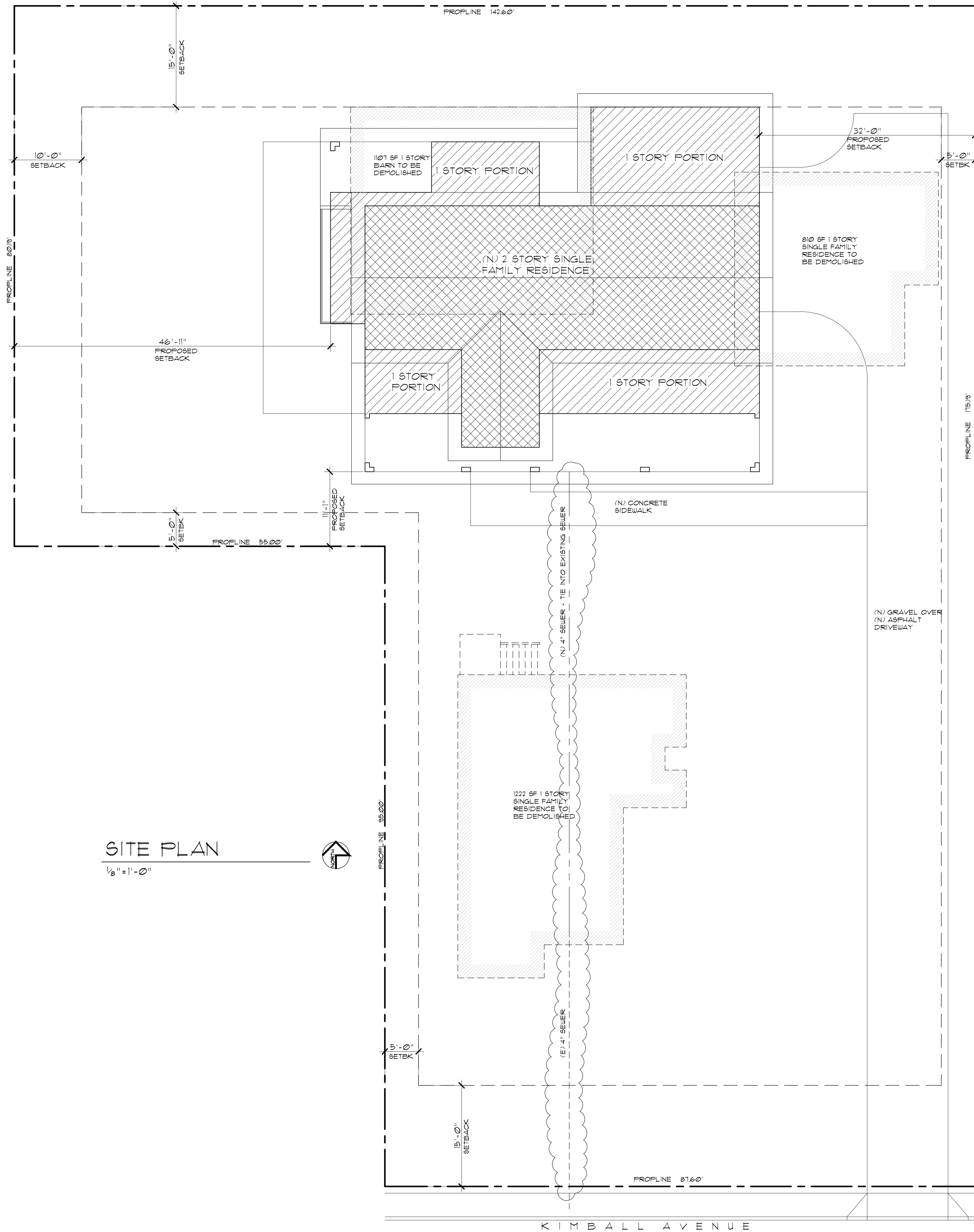
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



SITE PLAN

1/8" = 1'-0"



PROJECT DATA

OWNER: LINA AND TODD HILL
6693 N. BLACKHAWK LN.
CLOVIS, CA 93619
(559) 392-3081

SITE ADDRESS: 1025 KIMBALL AVENUE
SEASIDE, CA

APN: 012-381-010

SITE AREA: 19,166 SF

ZONING: RM

CONSTRUCTION TYPE: VB

SPRINKLERS: YES

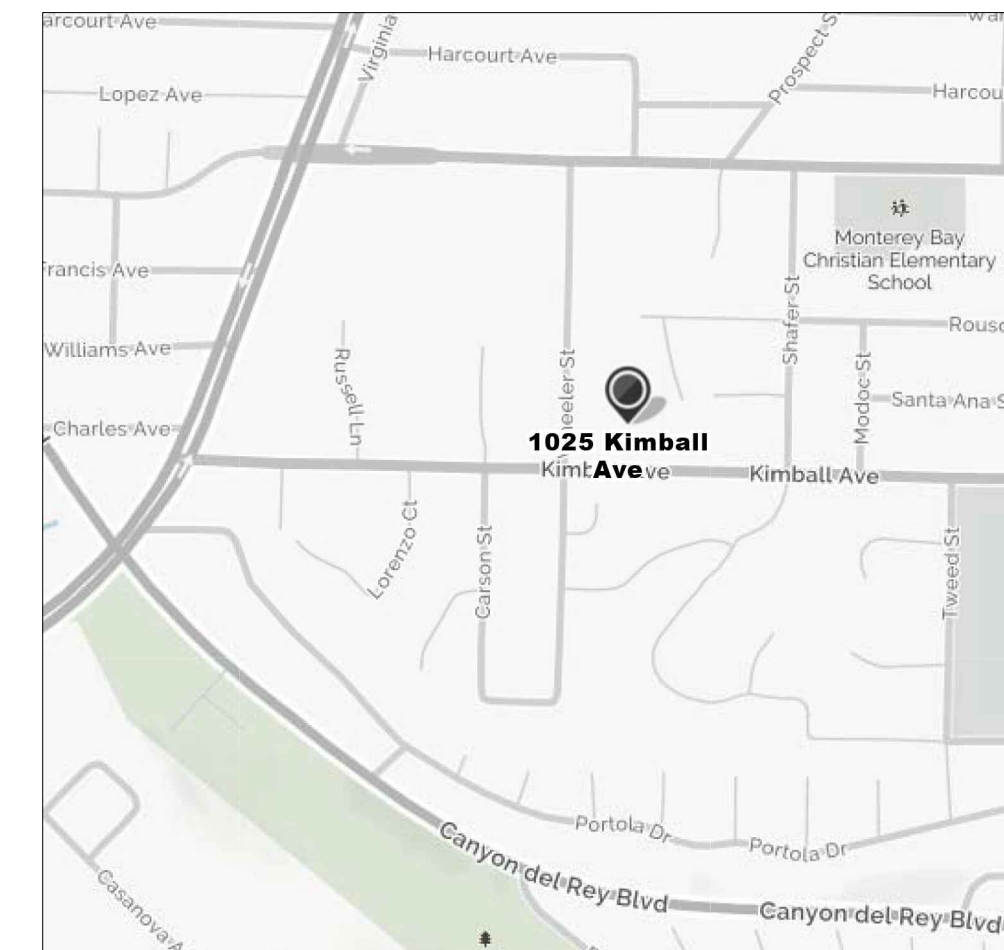
CODES: 2016 CRC, TITLE 24, 2016 CMC, 2016 CPC, 2016 CEC,
2016 CEC, 2016 CALIFORNIA GREEN BUILDING
STANDARDS CODE,

OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)

STORIES: 2

PROJECT SCOPE: DEMOLISH 2 EXISTING HOUSES AND 1 BARN (3139.0 SF TOTAL). BUILD NEW
2950 SF 2 STORY SINGLE FAMILY RESIDENCE W/ 618 SF ATTACHED GARAGE,
183 SF ATTACHED STORAGE, 441 SF COVERED PORCH AND 185 SF COVERED
PATIOS

TREE REMOVAL	NONE
GRADING	NONE
BUILDING AREA:	
EXIST LIVEABLE - HOUSE 1	1222 SF
EXIST LIVEABLE - HOUSE 2	810 SF
EXISTING BARN	1107 SF
	BEING DEMOLISHED
NEW FIRST FLOOR	1701 SF
NEW SECOND FLOOR	1249 SF
NEW ATTACHED GARAGE	618 SF
STORAGE	183 SF
TOTAL AREA	3751 SF
COVERED PORCH	441 SF
COVERED PATIO	185 SF
CONCRETE PATIO	471 SF
CONCRETE WALKWAY	321 SF
ASPHALT DRIVEWAY	2310 SF
BUILDING FAR	
ALLOWED	7666.0 SF (40%)
EXISTING	3139.0 SF (16.4%)
PROVIDED	3751.0 SF (19.6%)
BUILDING SITE COVERAGE	
ALLOWED	12,457.9 SF (65%)
EXISTING	3175.0 SF (16.6%)
PROVIDED	6242.0 SF (32.6%)



VICINITY MAP

NTS



REVISIONS

NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE.
SEASIDE, CA

APN 012-381-010

DATE: 5/18/2017

PROJECT NO. 17010

DRAWN BY:

CHECKED BY:

SHEET TITLE:

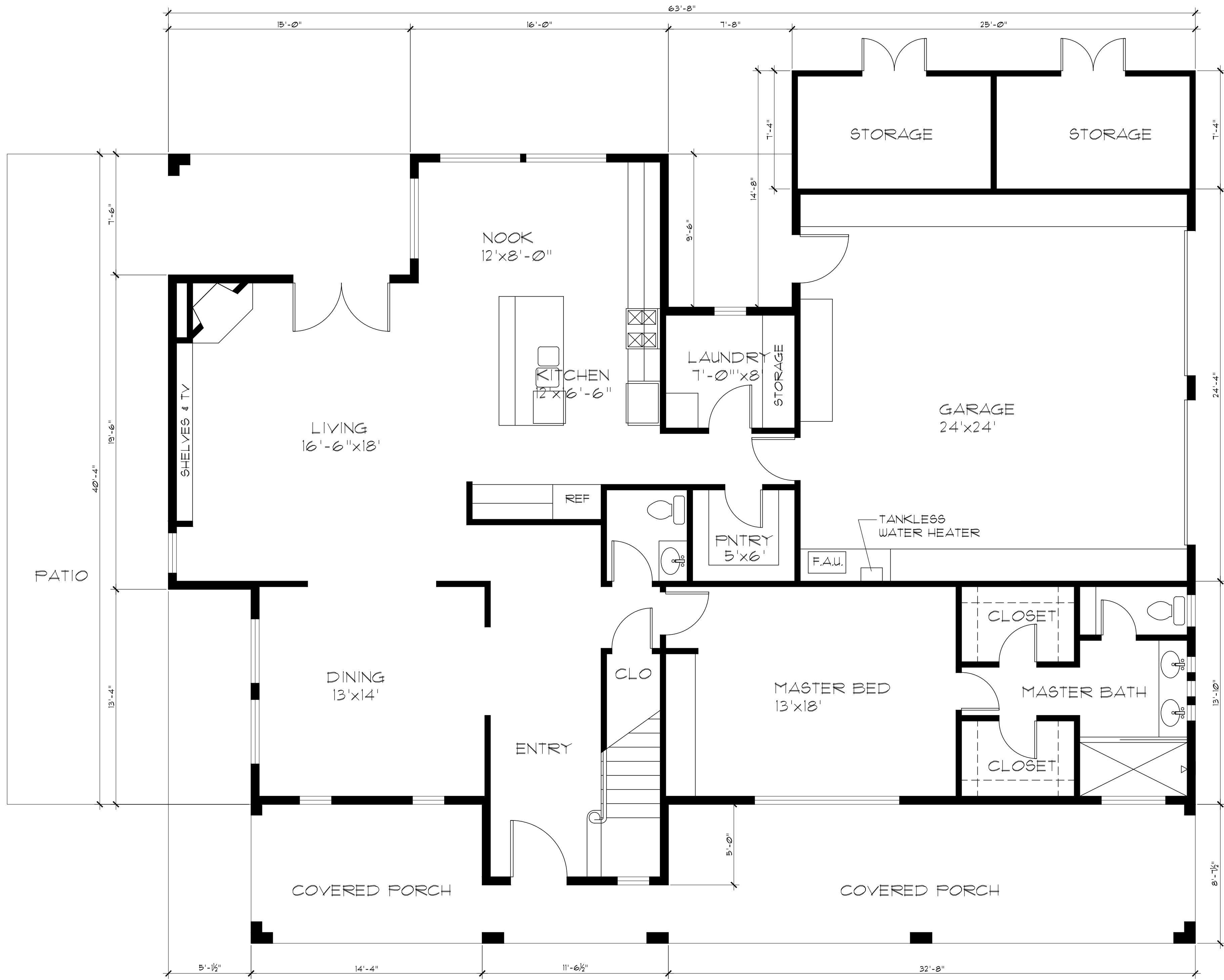
SITE PLAN

SHEET NO.

A-1

OF SIX

SHEETS



FIRST FLOOR PLAN

1/4" = 1'-0"



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

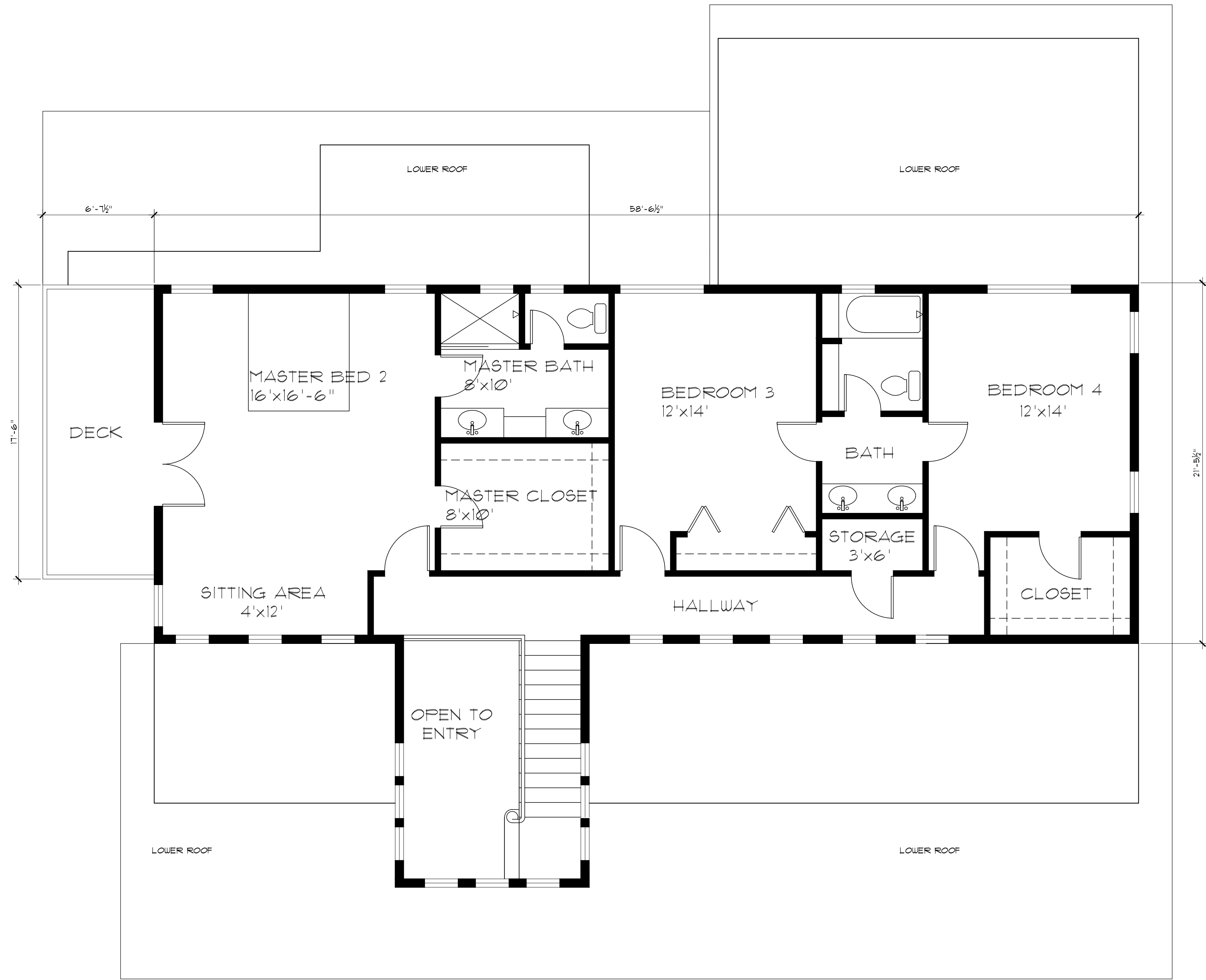
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE. SEASIDE, CA
APN 012-381-010

DATE:	5/18/2017
PROJECT NO.	17010
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	FIRST FLOOR PLAN



SECOND FLOOR PLAN

1/4"=1'-0"



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE. SEASIDE, CA
APN 012-381-070

DATE: 5/18/2017

PROJECT NO. 17010

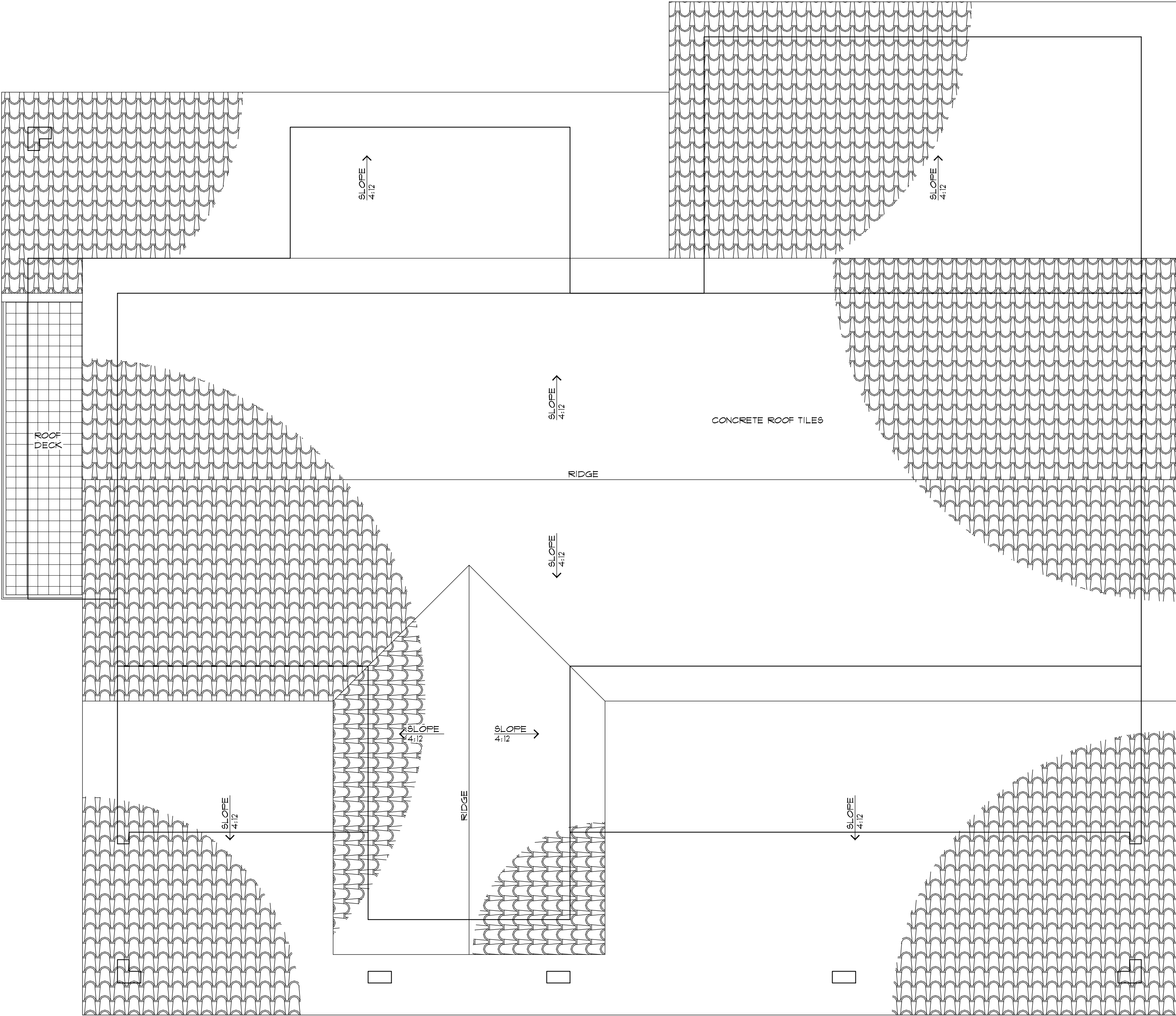
DRAWN BY:

CHECKED BY:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO. A-3

OF SIX SHEETS



ROOF PLAN

1/4" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

A R C H I T E C T

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE. SEASIDE, CA
APN 012-381-070

DATE: 5/18/2017

PROJECT NO. 17010

DRAWN BY:

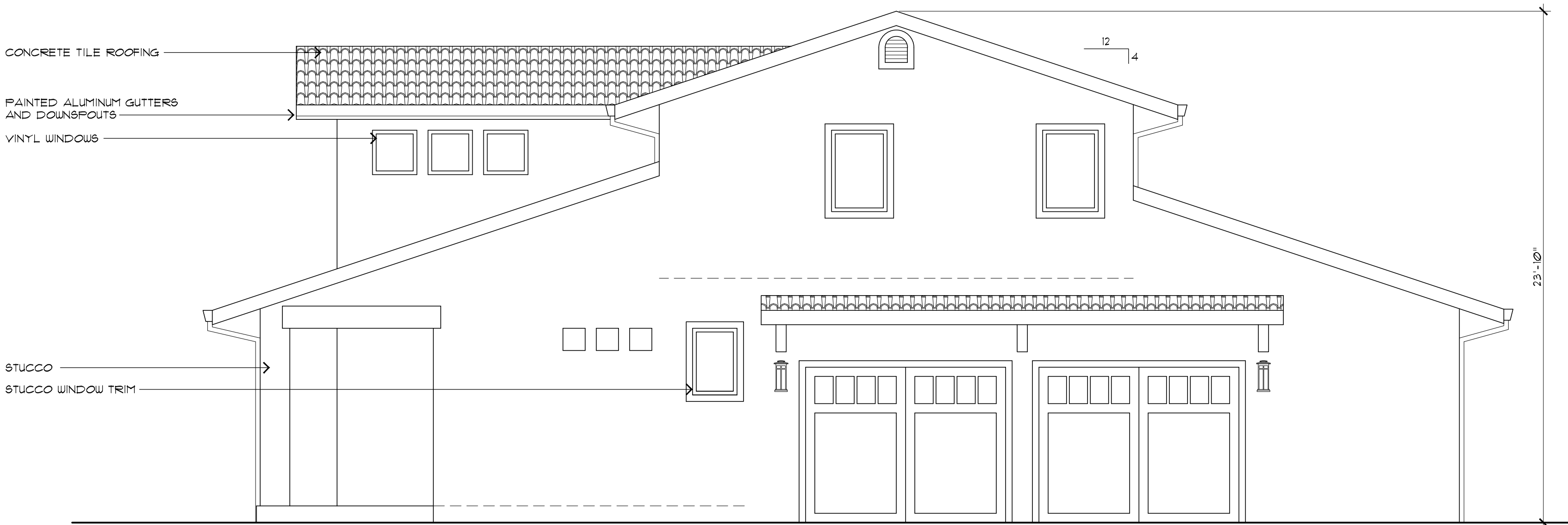
CHECKED BY:

SHEET TITLE: ROOF PLAN



SOUTH

1/4" = 1'-0"



EAST

1/4" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

A R C H I T E C T

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22883

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE.
APN 012-381-010

SEASIDE, CA

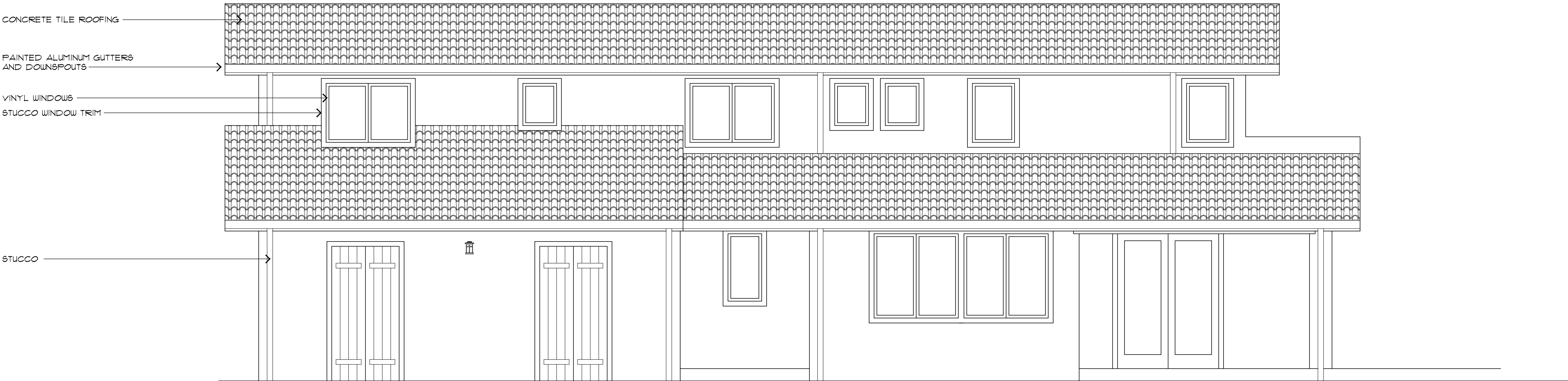
DATE: 5/18/2017

PROJECT NO. 17010

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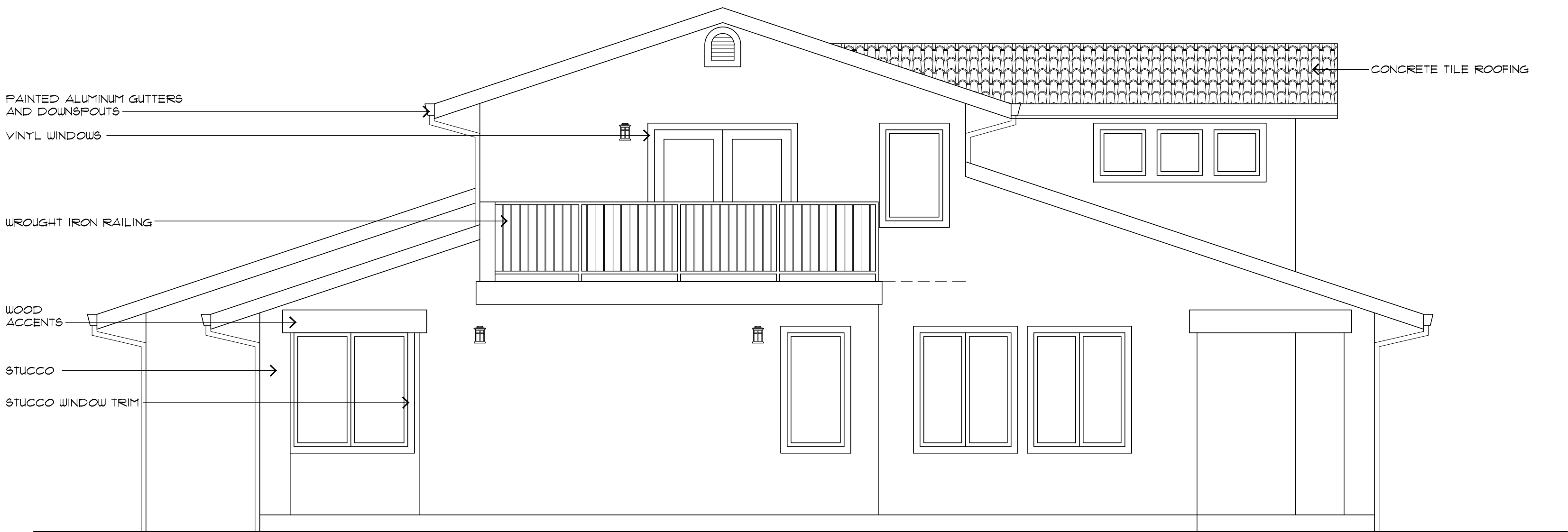
CHECKED BY:

SHEET TITLE: EXTERIOR ELEVATIONS



NORTH

1/4" = 1'-0"



WEST

1/4" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

A R C H I T E C T

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22883

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE.
SEASIDE, CA 92552

APN 012-381-070

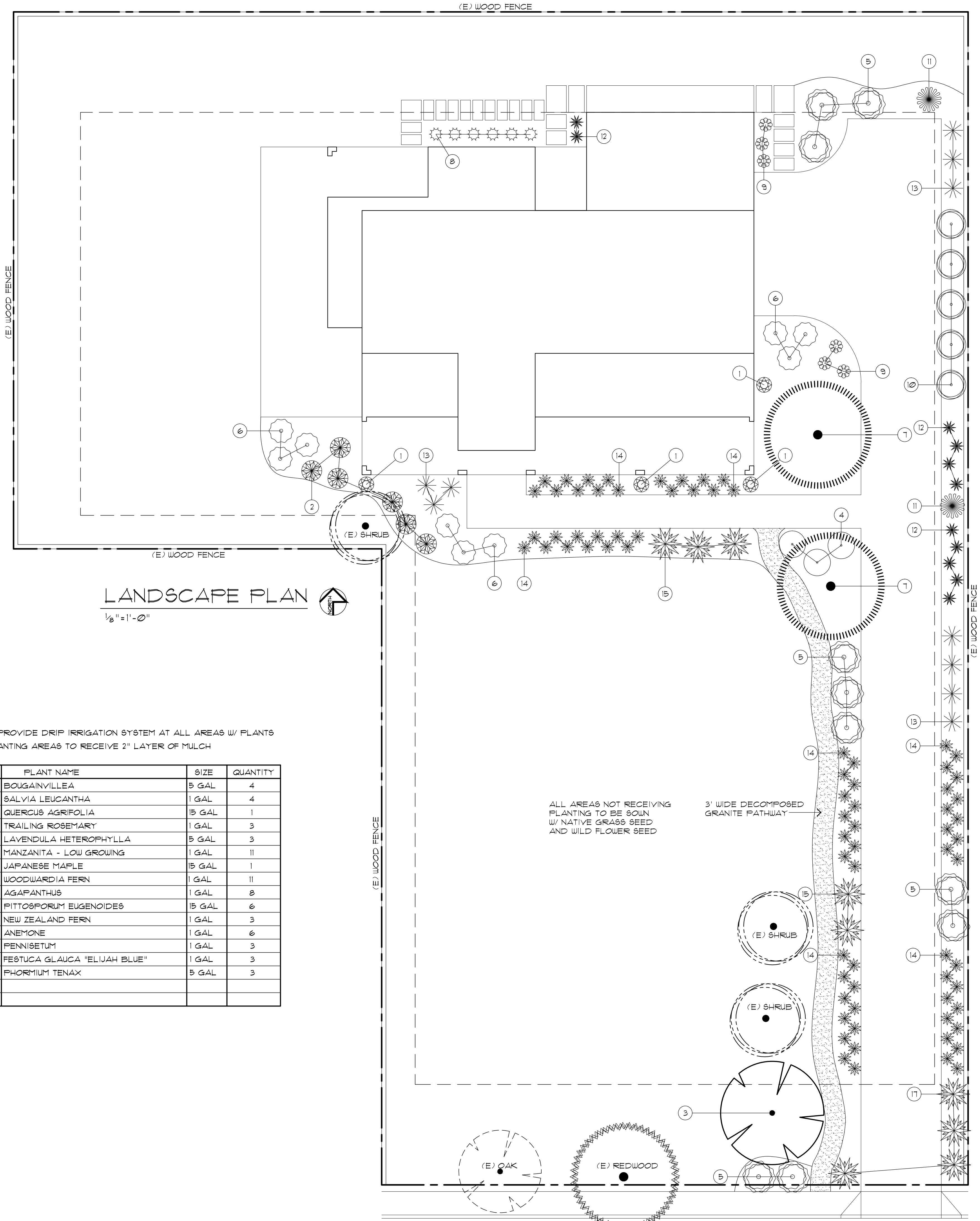
DATE: 5/18/2017

PROJECT NO. 17010

DRAWN BY:

CHECKED BY:

SHEET TITLE: EXTERIOR ELEVATIONS



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

NOTE: PROVIDE DRIP IRRIGATION SYSTEM AT ALL AREAS W/ PLANTS
ALL PLANTING AREAS TO RECEIVE 2" LAYER OF MULCH

NUMBER	PLANT NAME	SIZE	QUANTITY
1	BOUGAINVILLEA	5 GAL	4
2	SALVIA LEUCANTHA	1 GAL	4
3	QUERCUS AGRIFOLIA	15 GAL	1
4	TRAILING ROSEMARY	1 GAL	3
5	LAVENDULA HETEROPHYLLA	5 GAL	3
6	MANZANITA - LOW GROWING	1 GAL	11
7	JAPANESE MAPLE	15 GAL	1
8	WOODWARDIA FERN	1 GAL	11
9	AGAPANTHUS	1 GAL	8
10	PITTOSPORUM EUGENOIDES	15 GAL	6
11	NEW ZEALAND FERN	1 GAL	3
12	ANEMONE	1 GAL	6
13	PENNISETUM	1 GAL	3
14	FESTUCA GLAUCA "ELIJAH BLUE"	1 GAL	3
15	PHORMIUM TENAX	5 GAL	3

REVISIONS

NO.	DATE

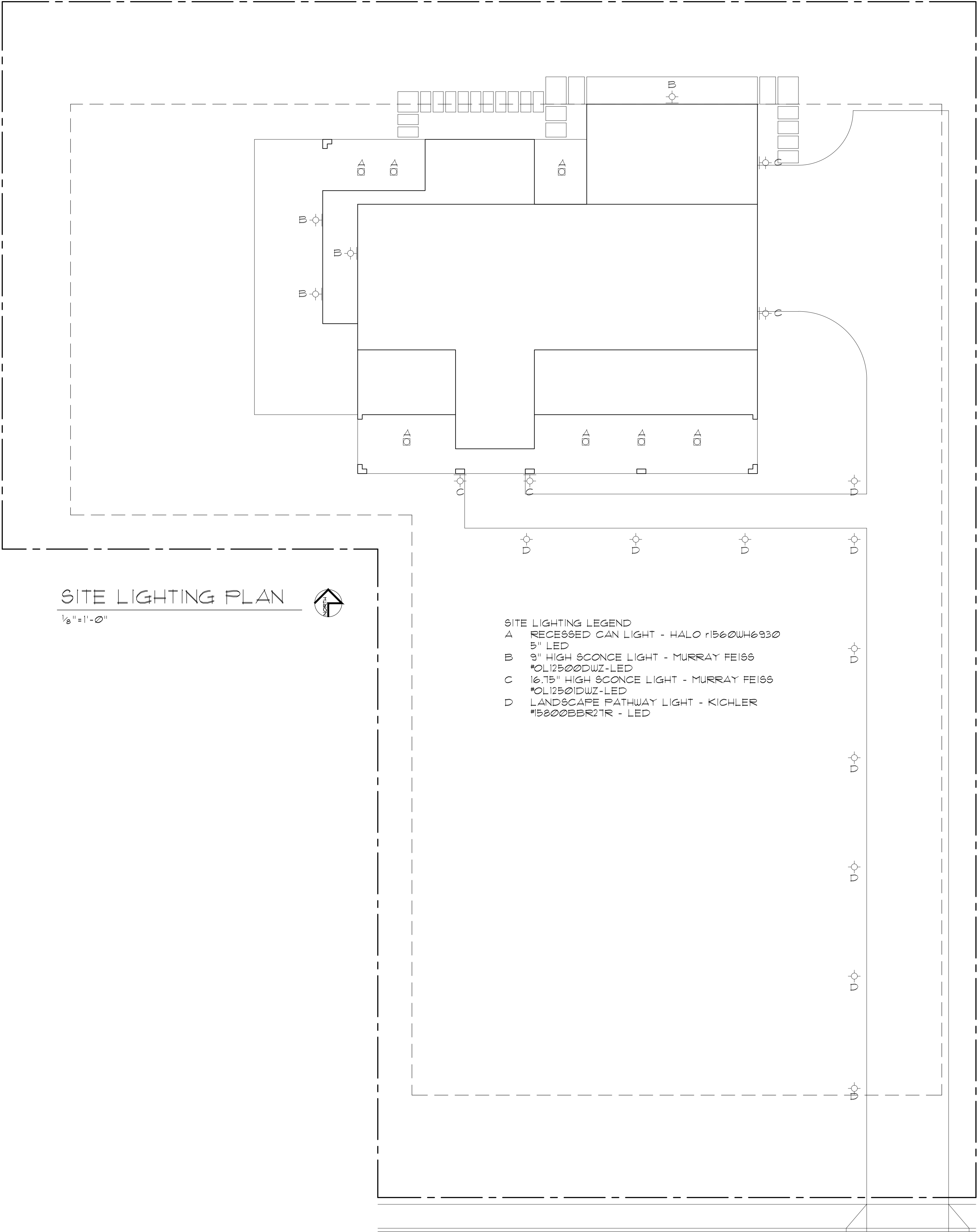
WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:
Mr. & Mrs. Todd Hill
1025 KIMBALL AVE.
SEASIDE, CA
APN 012-381-070

DATE: 6/28/2017
PROJECT NO. 17010
DRAWN BY:
CHECKED BY:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO. 1-1
OF ONE SHEETS
Packet Page 22



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

A R C H I T E C T

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. & Mrs. Todd Hill

1025 KIMBALL AVE.
AFN 012-381-010

SEASIDE, CA

DATE: 6/28/2017

PROJECT NO. 17010

DRAWN BY:

CHECKED BY:

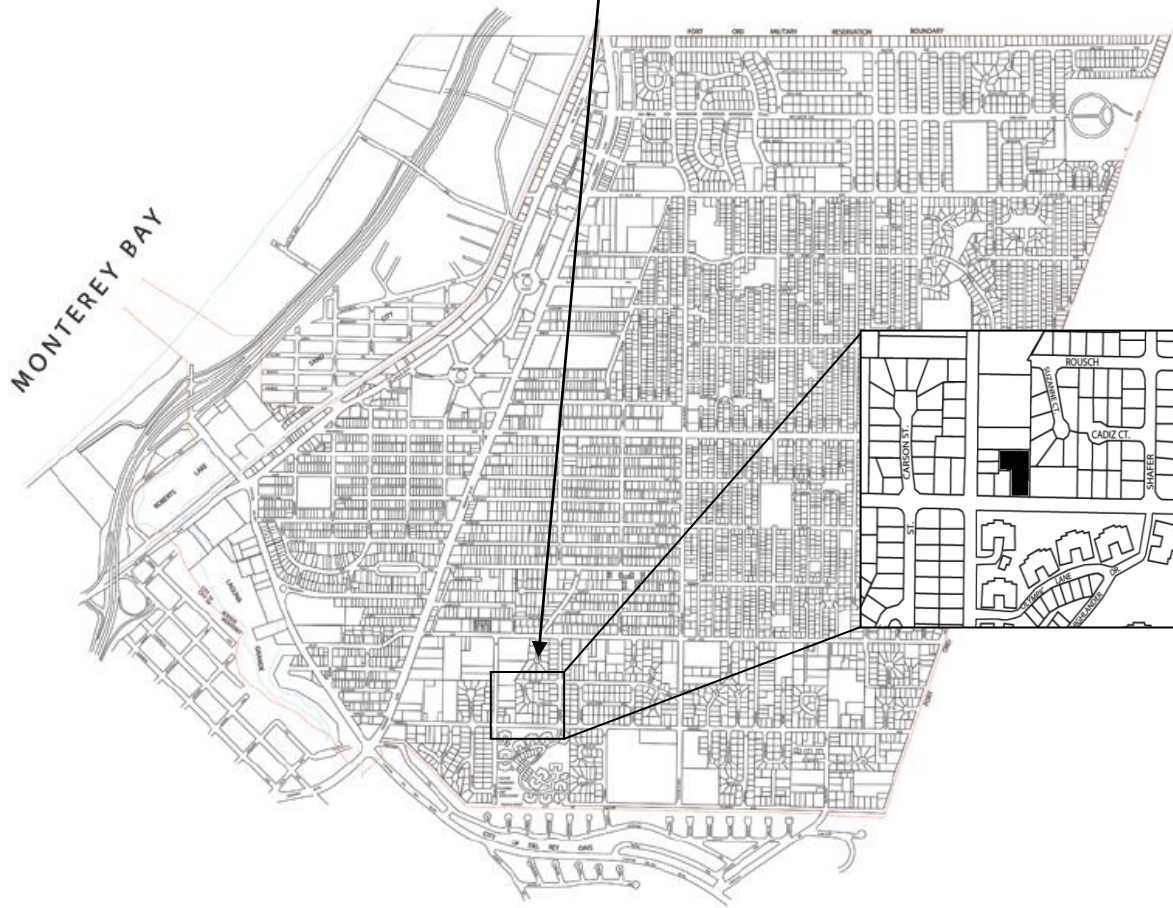
SHEET TITLE: SITE LIGHTING

SHEET NO. SL = 1

OF ONE SHEETS

Location Map

Project Site: 1025 Kimball Avenue



Attachment 3

Site Photographs

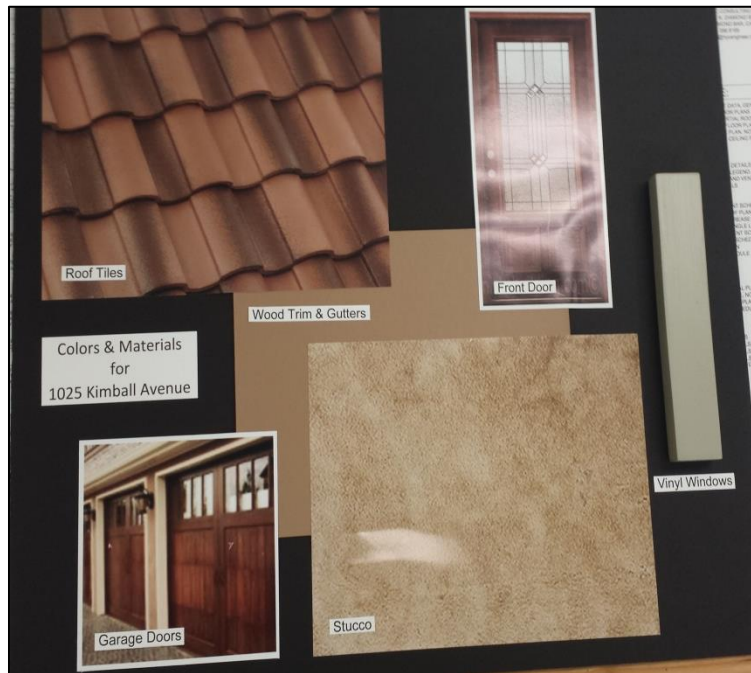


Site from south side of Kimball Avenue



Site from Southeast corner of property

Attachment 4



Colors and Materials