



A G E N D A

CITY OF SEASIDE
ZONING
ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, July 31, 2017
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES**
4. **BUSINESS ITEMS**
 - A. **MINOR USE PERMIT APPLICATION NO. MUP-17-06. DEBRA & PIERRE ALTAVILLA, PROPERTY OWNERS AND APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW A REDUCTION IN THE WIDTH OF A DRIVEWAY ALONG THE EAST SIDE OF THE PROPERTY TO SERVE A PROPOSED DETACHED TWO CAR GARAGE LOCATED AT 1095 WANDA AVENUE (APN 012-351-051) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Section 17.34.120 of the Seaside Municipal Code (SMC), the applicant is seeking a Minor Use Permit to allow the continued use of a nine foot six inch wide driveway along the side of their house to serve a proposed detached two car garage on the rear half of the property located at 1095 Wanda Avenue.

RECOMMENDATION: City staff recommends approval of the continued use of the nine foot six inch driveway subject to the findings, evidence, and Draft Resolution 17-XX provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.
5. **BOARD MEMBERS COMMENTS**
6. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Zoning Administration

BY: Bob Larsen, Associate Planner

DATE: July 31, 2017

SUBJECT: MINOR USE PERMIT APPLICATION NO. MUP-17-06. DEBRA & PIERRE ALTAVILLA, PROPERTY OWNERS AND APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW A REDUCTION IN THE WIDTH OF A DRIVEWAY ALONG THE EAST SIDE OF THE PROPERTY TO SERVE A PROPOSED DETACHED TWO CAR GARAGE LOCATED AT 1095 WANDA AVENUE (APN 012-351-051) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.34.120 of the Seaside Municipal Code (SMC), the applicant is seeking a Minor Use Permit to allow the continued use of a nine foot six inch wide driveway along the side of their house to serve a proposed detached two car garage on the rear half of the property located at 1095 Wanda Avenue.

RECOMMENDATION

City staff recommends approval of the continued use of the nine foot six inch driveway subject to the findings, evidence, and Draft Resolution 17-XX provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.c Existing Facilities. Class 1 includes negligible or no expansion of the existing use of private facilities including streets, sidewalks, and similar facilities.

Evidence:

The existing driveway will not be expanded beyond its current width of nine foot six inches.

SITE LOCATION

The project site consists of a 6,480 square foot parcel of land located on the north side of Wanda Avenue west of Prospect Street. The site is relatively flat and is surrounded by properties that have been developed with single-family and multi-family residences. Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The site is developed with a one-story 1,308 square foot single-family residence on the front half of the lot and two detached accessory structures on the rear half of the lot. One of the accessory structures is a 160 square foot storage shed located in the northwest corner of the property and the second accessory structure is a 201 square foot single car garage located in the northeast corner of the property. A nine foot six inch wide driveway currently runs along the east side of the house to serve the existing garage. The driveway widens to an 18 foot wide driveway approach at the front of the house. The westerly half of the driveway in the front yard provides one uncovered parking space in front of the house while the easterly portion of the driveway continues along the east side of the house to the rear of the lot. The west side of the house has a five foot side setback from the west property line.

The applicant proposes to expand the 1,308 square foot main house to 1,762 square feet. The applicant also proposes to remove both accessory structures and build a new 600 square foot, two car garage at the northwest corner of the rear half of the lot. The applicant is proposing to maintain the existing nine foot six inch driveway along the east side of the house for access to the new garage.

STAFF ANALYSIS AND FINDINGS

Per Section 17.34.120.D.1 (Driveway dimensions, single dwelling) of the Seaside Municipal code (SMC) each single dwelling shall provide a driveway leading to an off-street parking space with a minimum width of 12 feet for a one-car garage and 16 feet for a two-car garage. Plans for the proposed house remodel and two-car garage addition indicate that the existing driveway will continue to be used in its present configuration. The site does not provide an alternate means of providing vehicular access to the rear of the lot. Section 17.34.120 – Driveways and Site Access of the SMC states that the Zoning Administrator may modify the requirements of this Section through Minor Use Permit approval (in consultation with the City Engineer). No comments were received from the City Engineer, Police Department, Fire Department, and Building Department regarding this application.

Based upon the evaluation by the other departments and the lack of an alternative location for a wider driveway, staff recommends approval of the plans as submitted.

MUP-17-06 Findings

Section 17.34.120 of the SMC allows the Zoning Administrator to modify the requirements of Section 17.34.120.D.1 of the SMC that states that each single family dwelling shall provide a driveway leading to an off-street parking space(s) with a minimum width of 16 feet for a two-car garage. The following findings are suggested in support of allowing the existing nine foot six inch wide driveway to serve the new two car garage:

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

Evidence: The proposed project would allow the use of an existing driveway that serves an existing garage. The proposed project complies with all other requirements of the SMC. Access to the new expanded garage will continue without any impediment.

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

Evidence: The General Plan land use designation for the proposed project site is RM, (Medium Density Residential). This designation provides for single family attached and detached dwelling units, including duplexes, triplexes, and condominiums, at densities of up to 15 dwelling units per acre. The proposed project would continue the single-family detached residential use of the property in keeping with the character of the surrounding neighborhood.

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

Evidence: The project site is developed with an existing single-family residence. The proposed project and continued use of the nine foot six inch wide driveway would not alter the site's existing characteristics. The maximum amount of front setback hardscape remains at less than the 50 percent maximum. All existing uses of the site would continue to be single family in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. All land use requirements of the SMC are being met. The continued use of the nine foot six inch wide driveway will be compatible with the proposed project.

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 continued use of the nine foot six inch wide driveway and will not be detrimental to the public interest, health, safety, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property

CONCLUSION

Based on the analysis, staff recommends approval of the MUP-17-06. The proposed use of an existing nine foot six inch wide driveway when there is no other feasible location on the site to construct a wider driveway complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1- Resolution No. 17-XX
 2. Attachment 1- Exhibit "A" Project Plans
 3. Attachment 2- Location Map
 4. Attachment 3- Site Photographs
-

**ZONING ADMINISTRATOR
RESOLUTION NO. 17-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-17-06 TO ALLOW THE A REDUCTION IN THE WIDTH OF THE DRIVEWAY ALONG THE EAST SIDE OF THE PROPERTY TO SERVE A PROPOSED DETACHED TWO CAR GARAGE LOCATED AT 1095 WANDA AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT, SEASIDE.

WHEREAS, Debra and Pierre Altavilla, property owner and applicant, have applied for a Minor Use Permit for the purpose of allowing the use of an existing nine foot six inch wide driveway along the side of the house to serve a proposed detached two car garage on the rear of the lot located at 1095 Wanda Avenue; and

WHEREAS, the proposed project requires approval by the Zoning Administrator, and it is the responsibility of the Zoning Administrator to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on July 31, 2017; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class1, Section 15301.c: Negligible or now expansion of the existing use of private facilities including street, sidewalks, and similar facilities:

Evidence:

The applicant proposes to use an existing nine foot six inch wide driveway along the side of the house to serve a proposed detached two car garage on the rear of the lot.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No. MUP-17-06:

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

Evidence: The proposed project would allow the continued use of a driveway that is less than the minimum required width. The proposed project complies with all other requirements of the SMC.

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

Evidence: The General Plan land use designation for the proposed project site is RM, (Medium Density Residential). This designation provides for single family attached and detached dwelling units, including duplexes, triplexes, and condominiums, at densities of up to 15 dwelling units per acre. The proposed project would continue the single-family detached residential use of the property in keeping with the character of the surrounding neighborhood.

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

Evidence: The project site is developed with an existing single-family residence. The proposed project and continued use of the nine foot six inch wide driveway would not alter the site's existing operating characteristics. The maximum amount of front setback hardscape remains at less than the 50 percent maximum (approximately 30 percent). All existing and planned future land uses on the site would continue to be single family in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. All land use requirements of the SMC are being met. The continued use of the nine foot six inch wide driveway will be compatible with the proposed project.

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 continued use of the nine foot six inch wide driveway and will not be detrimental to the public interest, health, safety, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The City Engineer finds that access can be provided and has approved the plans as submitted.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-17-06 subject to the following terms and agreements:

Standard:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped "Received City of Seaside April

19, 2017, Community Development Department” provided as Attachment 1 Exhibit “A” to these Conditions.

2. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
3. 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.
4. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
5. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
6. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the proposed garage.
7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 31st of July, 2017.

Rick Medina
Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-17-06
Zoning Administrator Resolution No. 17-XX

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).

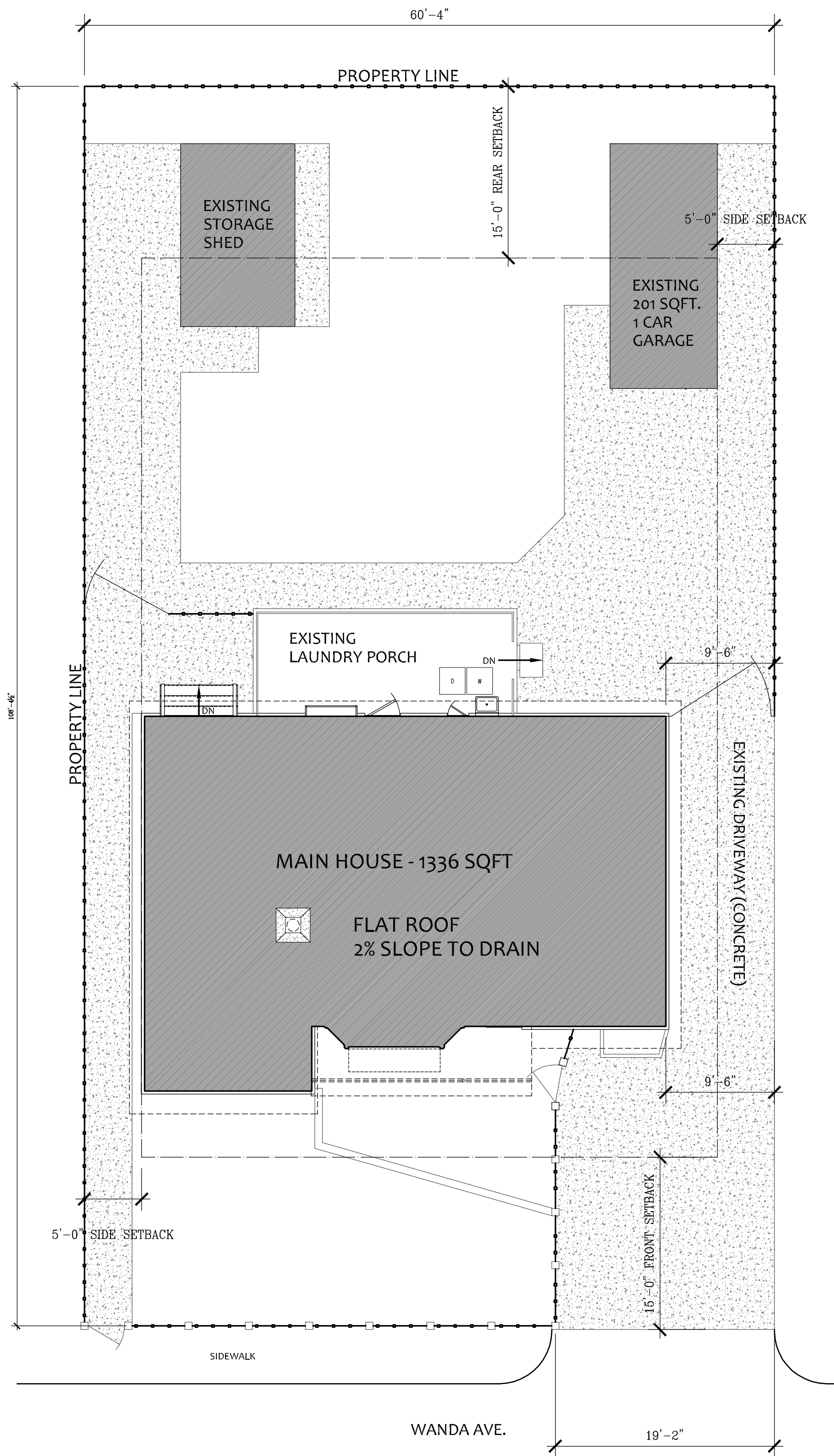
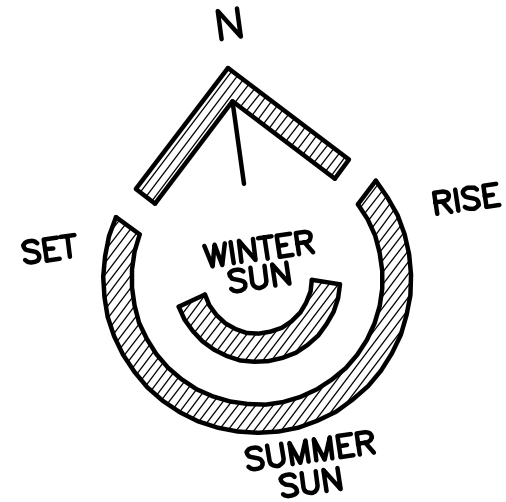
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Zoning Administrator.

Applicant's Signature

Date

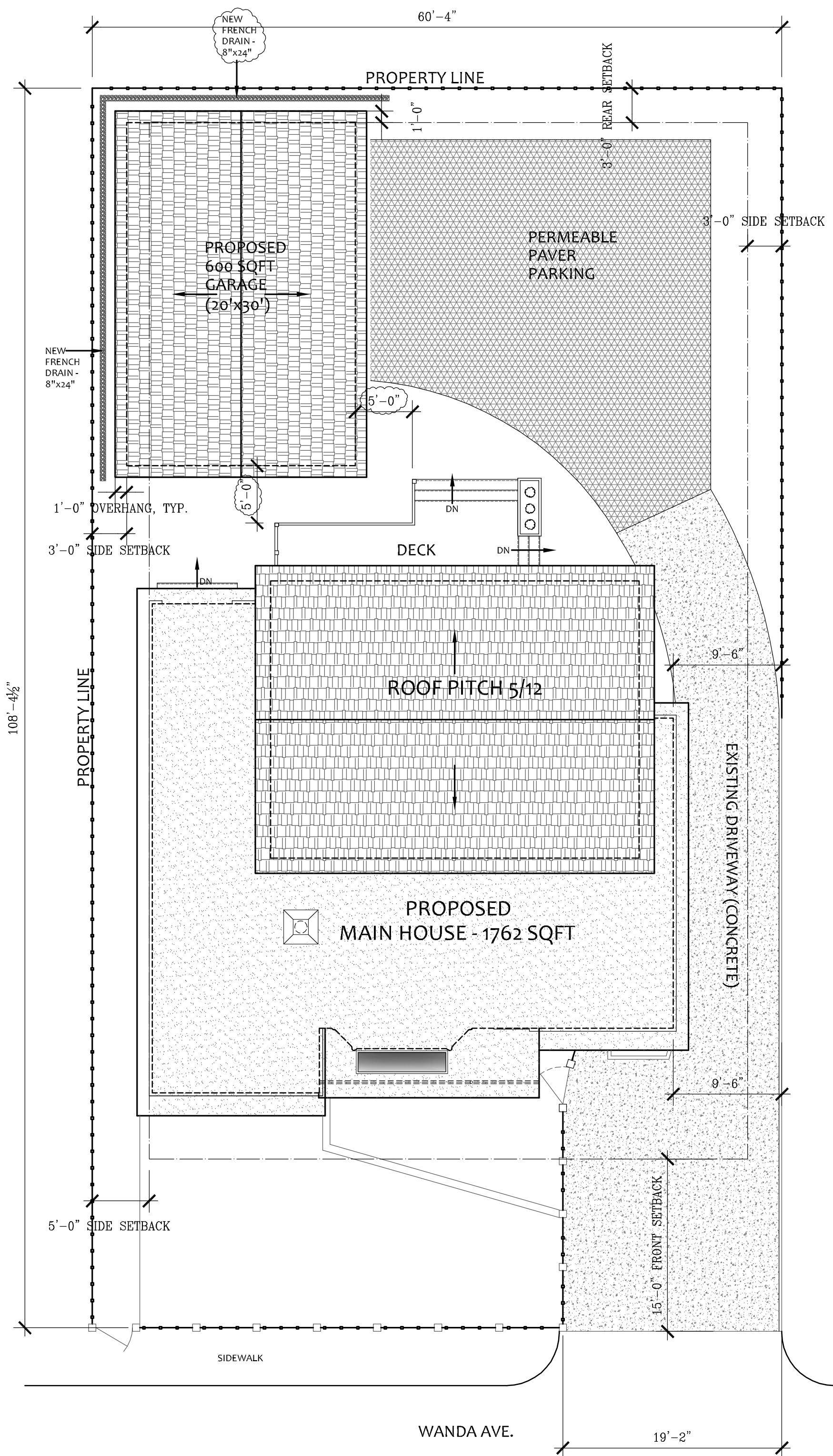
Property Owner's Signature *(if different from above)*

Date



EXISTING SITE PLAN

ARCHITECTURAL SCALE : 1/8"=1'-0"



PROPOSED SITE PLAN

ARCHITECTURAL SCALE : 1/8"=1'-0"

HOMELIFE DESIGN STUDIO



HOMELIFE
DESIGN STUDIO

RESIDENTIAL DESIGN - LEED AP
- PROJECT MANAGEMENT -
www.homelifedesignstudio.com
(831) 920-8814

PROJECT:

ALTAVILLA RESIDENCE

1095 WANDA RD.
SEASIDE, CA 93955

APN: 000-000-000

PROJECT NO: 816

OWNER:

DEBBIE MERRILEES
1095 WANDA AVE.
SEASIDE, CA 93955
(831) 920-8814

SHEET TITLE:

SITE PLANS

SCALE: 1/8" = 1'-0"

DRAWN BY: THOMAS BONYNGE

PRINT DATE: JULY 7, 2017

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

FILE:

VIEW:

Use of these drawings and specifications is restricted to the original project site for which they were intended. The use or reproduction by any method, in whole or in part, is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET NUMBER:

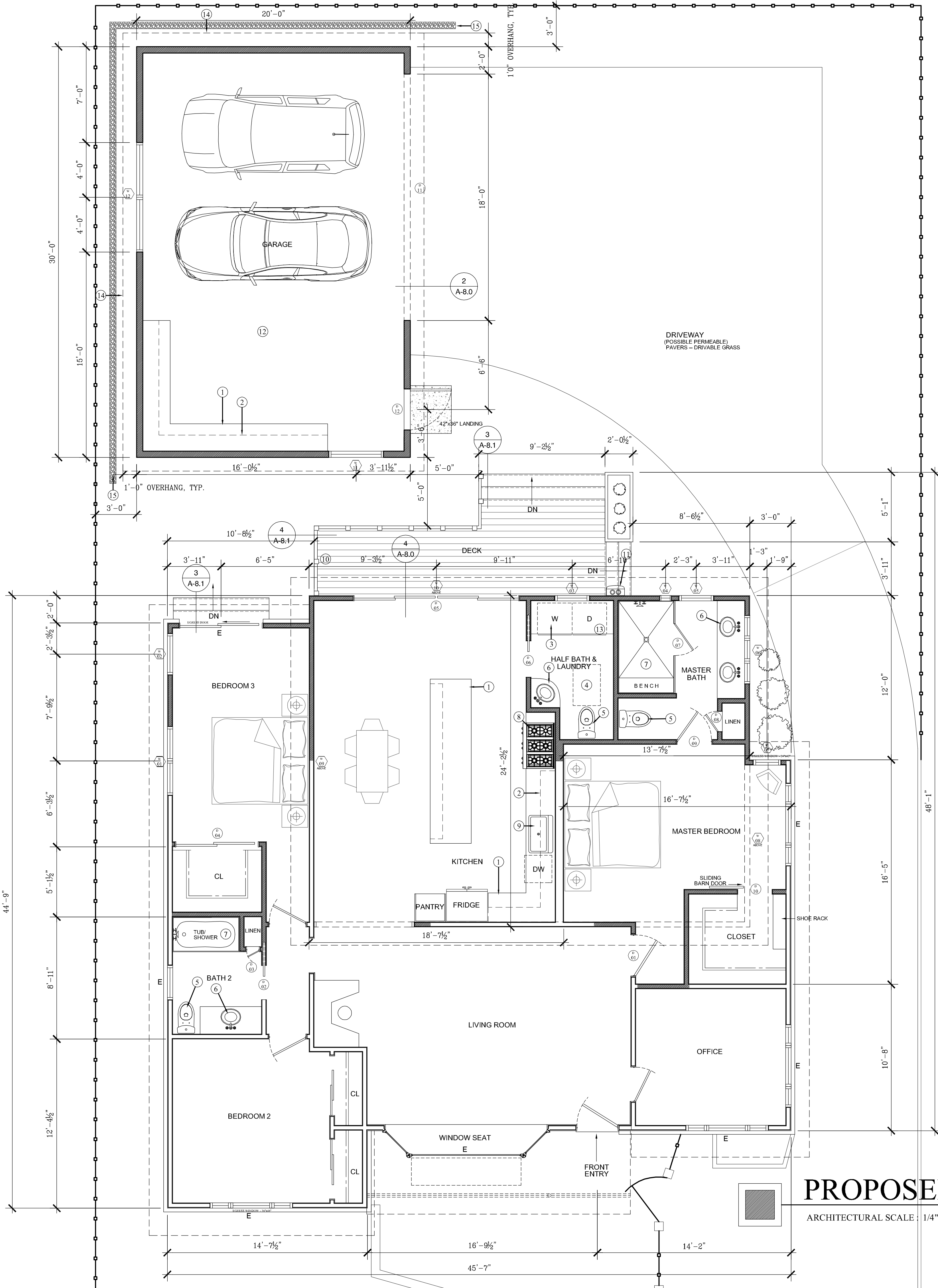
A-1.0

SHEET - OF - SHEETS

1042 EGAN AVE. • PACIFIC GROVE, CALIFORNIA 93950
TEL 831 - 520 - 8814 • joshua@homelifedesignstudio.com

CODE COMPLIANCE:

- CLOTHES DRYER:
 - MAX. FLEX CONNECTION (MUST BE METAL) 8'-0"
 - CONNECTOR NOT CONCEALED IN CONSTRUCTION.
 - DUCT MUST BE SMOOTH METAL INSIDE.
 - NO SCREWS IN AIRFLOW.
 - 4" MIN. DUCT.
 - 14'-0" INCLUDING (2) 90° BENDS MINUS 2'-0" PER ADDITIONAL 90° BEND.
 - 25'-0" MINUS 2'-6" PER 45° BEND OR 5'-0" PER 90° BEND.
 - NO MIXING WITH OR PASSAGE THROUGH OTHER SYSTEMS.
 - END OUTSIDE IN BACKDRAFT DAMPER & NO SCREENS.
- TUBS & SHOWERS:
 - SHOWER COMPARTMENTS SHALL HAVE A MIN. NET FLOOR AREA OF 1,024 SQ. IN. AND ENCOMPASS A 30" DIAMETER CIRCLE.
 - SHOWERHEADS MUST HAVE A PRESSURE/TEMPERATURE BALANCE VALVE.
 - FINISH HEIGHT TO BE NOT LESS THAN 72" ABOVE THE DRAIN INLET PER.
 - PROVIDE WR GYPSUM BOARD OR CEMENT BACKER BOARD BEHIND TILE OR WALL PANELS.
 - WR GYPSUM BOARD SHALL NOT BE USED AT THE CEILINGS WHERE JOISTS ARE SPACED MORE THEN 12" O.C.
 - WHERE WOOD FRAMED WALLS ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH AN APPROVED MOISTURE BARRIER CONFORMING TO UBC 2505.1.
 - PROVIDE TEMPERED GLAZING AT TUB & SHOWER SURROUNDS & DOORS.
- STAIRS:
 - MIN. CLR. WIDTH OF 36"
 - STAIR RISERS NOT TO EXCEED A RISE OF 7 ¾"
 - STAIR RISERS NOT TO EXCEED A MAX. ¾" DIFFERENCE BETWEEN EACH RISER.
 - STAIR TREADS SHALL NOT BE LESS THAN 10" DEEP & ¾" NOSING; OR MIN. 10 ¾" AND HAVE A MAX. SLOPE OF 1:48 (2%).
 - MIN. HEAD ROOM OF 6'-8"
- WATER CONSERVATION:
 - PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
 - THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH (CGBS 4.303.1.1).
 - SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 psi. (CGBS 4.303.1.3.1).
 - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINATION FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE, SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 psi, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD. (CGBS 4.303.1.3.2).
 - THE MAX. FLOW RATE OF A RESIDENTIAL LAVATORY FAUCET SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 psi. THE MIN. FLOW RATED OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 psi. (CGBS 4.303.1.4.1).
 - THE MAX. FLOW RATE OF A LAVATORY FAUCET INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 psi. (CGBS 4.303.1.4.2).
 - THE MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 psi. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX. RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 psi AND MUST DEFAULT TO A MAX FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 psi (CGBS 4.303.1.4.4).
 - PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CPC.



NOTE:

- EMERGENCY EGRESS FOR SLEEPING ROOMS (CRC R310.1)
 - MINIMUM NET CLEAR OPENING DIM. = 24" HEIGHT
 - MINIMUM NET CLEAR OPENING DIM. = 20" WIDTH
 - MINIMUM NET CLEAR OPENING DIM. = 5.7 SF in AREA
 - OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
- REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPEN ABLE AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED.

KEY NOTES:

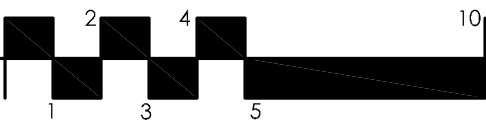
- NEW KITCHEN CABINETS & COUNTERS - SEE A-7.0
- LINE OF ABOVE-COUNTER CABINETS - SEE A-7.0
- LAUNDRY FOLDING TABLE w/ FRONT LOADING WASHER & DRYER.
- 24" x 36" ATTIC ACCESS LADDER.
- WC - SEE CODE COMPLIANCE NOTE 4.1 FOR FLUSH RATE
- LAVATORIES - SEE CODE COMPLIANCE NOTE 4.4
- SHOWER STALL w/ TILE SURROUND. SEE SECTION 2 IN "CODE COMPLIANCE" FOR REQUIREMENTS. SEE SECTION 5.2 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS.
- REUSE OWNER'S EXISTING GAS RANGE.
- KITCHEN SINK. SEE SECTION 5.6 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS.
- WOOD DECK WITH WOOD RAILINGS AT 42" - SEE DETAIL A-4.4
- TANKLESS WATER HEATER - SHALL BE A MINIMUM OF 48" (MEASURED HORIZONTALLY FROM ANY OPENABLE DOORS AND WINDOWS)
- NEW GARAGE - UTILIZE MIN ½" TYPE "X" GYPSUM BOARD APPLIED TO THE INTERIOR WALLS. ALSO, SLAB FLOOR TO SLOPE AT 2% SLOPE TOWARDS GARAGE DOOR.
- GARAGE ROOF EAVES TO BE CONSTRUCTED PER 1-HOUR FIRE WALL STANDARDS, UTILIZING NON-COMBUSTIBLE MATERIALS
- SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10' WITH A MINIMUM GRADE OF 6" (2016 CRC R401.3) NEW 8"x24" FRENCH DRAIN TO BE INSTALLED ON THE WEST AND NORTH SIDES OF THE PROPOSED GARAGE

LEGEND:

- EXISTING WALL
- NEW 2x4 WALLS
- NEW 2x6 WALLS

PROPOSED FLOOR PLAN

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



HOMELIFE DESIGN STUDIO



HOMELIFE
DESIGN STUDIO

RESIDENTIAL DESIGN - LEED AP
PROJECT MANAGEMENT
www.homelifedesignstudio.com
(831) 920-8814

PROJECT:

ALTAVILLA
RESIDENCE

1095 WANDA AVE.
SEASIDE, CA 93955

APN: 012-351-051

PROJECT NO: 916

OWNER:
DEBBIE MERRILEES
1095 WANDA AVE.
SEASIDE, CA 93955

SHEET TITLE:

PROPOSED FLOOR PLAN

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

DRAWN BY: THOMAS BONYNGE

PRINT DATE: JULY 12, 2017

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

- PLAN CHECK COMMENTS 7-7-2017

FILE:

VIEW:

Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET NUMBER:

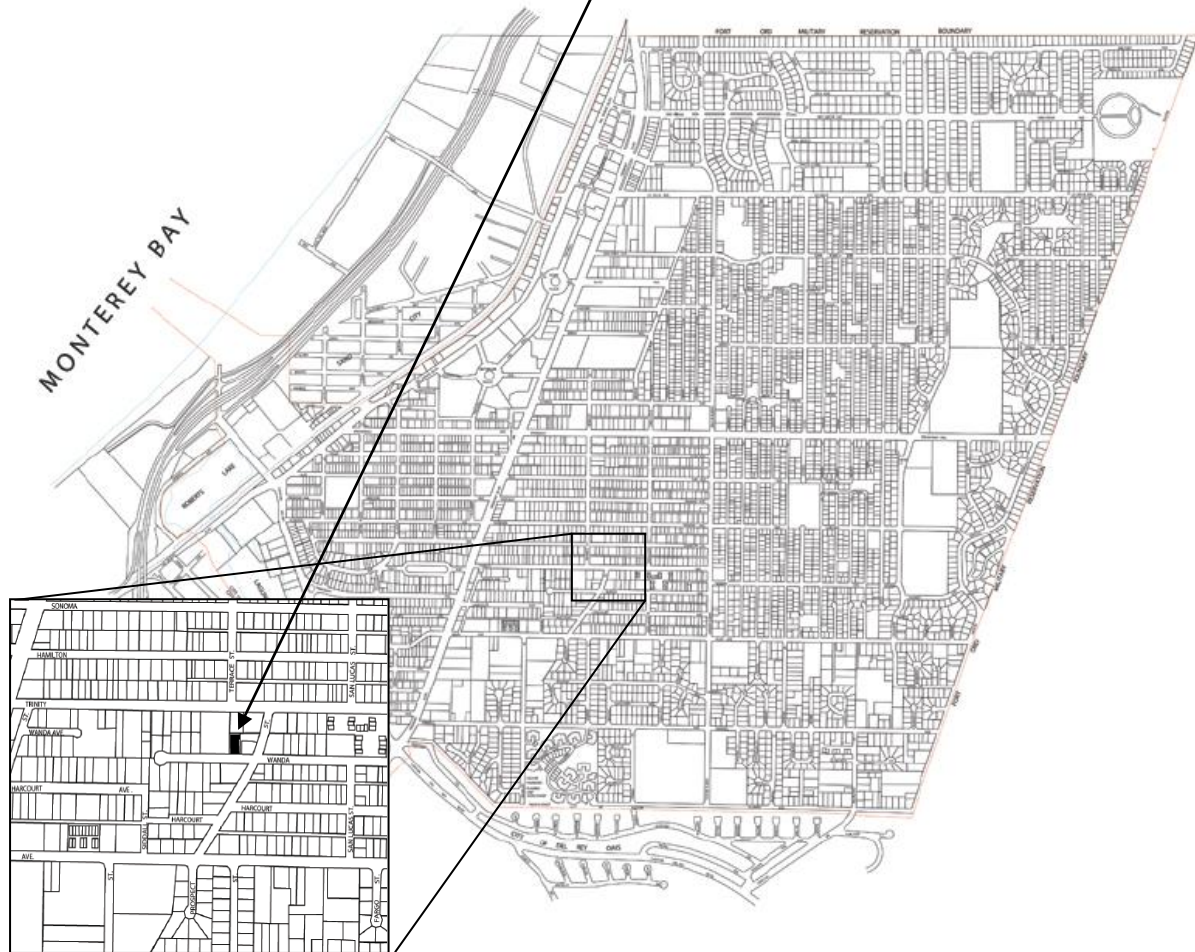
A-2.1

SHEET - OF - SHEETS

1042 EGAN AVE. • PACIFIC GROVE, CALIFORNIA 93950
TEL 831 - 920 - 8814 • joshua@homelifedesignstudio.com

Location Map

Project Site: 1095 Wanda Ave.



Attachment 3

SITE PHOTOGRAPHS



View of Driveway from Wanda Avenue



Rear Half of Lot from End of Driveway