



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 1, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

BOARD OF ARCHITECTURAL REVIEW

Ken Rudisill	Chair
Toby Keller	Board Member
Wendell Montes	Board Member
Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member

3. **APPROVAL OF MINUTES**

A. **REGULAR MEETING OF JANUARY 21, 2015**

B. **REGULAR MEETING OF FEBRUARY 4, 2015**

C. **REGULAR MEETING OF FEBRUARY 18, 2015**

D. **REGULAR MEETING OF MARCH 4, 2015**

E. **REGULAR MEETING OF MARCH 18, 2015**

4. **ORAL COMMUNICATION**

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

5. **BUSINESS ITEMS**

A. **Architectural Review Application No. BAR-15-01. Kevin Parks, property owner and Robert Flynn, applicant, are requesting design review approval for the construction of**

a new second story deck at 4 Mescal Place, located in the Single Family Residential (RS-8) Zoning District. The project is exempt from the provisions of the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 consists of minor alterations

PURPOSE:

Pursuant to Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) is required for additions to existing structures that result in a height greater than 18 feet, and all new second-story elements including decks, roof projections, etc.. The applicant is requesting BAR approval for a new second-story deck.

RECOMMENDATION:

Staff recommends approval of the new second story deck subject to the conditions of approval provided as Attachment 1, and the project plans provided as Exhibit “A” to Attachment 1 - Project Plans.

- B. Architectural Review Application No. BAR-14-32. Bahman Ben Ahmadi, property owner and applicant, requests design approval to convert a second story open foyer into office space and add a second story stairway and attic addition to the existing Rod and Ros service station at 1898 Fremont Boulevard, located in the Commercial Mixed Use (CMX) Zoning District. This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.**

PURPOSE:

Pursuant to Section 17.62.030.B.8 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval shall be required for any change(s) to projects that previously received BAR approval. This is a new addition that will require design review approval for a project over 18 feet in height.

RECOMMENDATION:

Staff recommends approval of the office, stairway, and attic additions subject to the conditions of approval provided as Attachment 1 Exhibit A – Project Plans.

- 6. REPORTS FROM BOARD MEMBERS**
- 7. REPORTS FROM STAFF**
- 8. ADJOURNMENT**

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cvp.telvue.com/player?id=T01629&video=52314&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: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: April 1, 2015

SUBJECT: **Architectural Review Application No. BAR-15-01.** Kevin Parks, property owner and Robert Flynn, applicant, are requesting design review approval for the construction of a new second story deck at 4 Mescal Place, located in the Single Family Residential (RS-8) Zoning District. The project is exempt from the provisions of the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 consists of minor alterations.

PURPOSE

Pursuant to Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) is required for additions to existing structures that result in a height greater than 18 feet, and all new second-story elements including decks, roof projections, etc. The applicant is requesting BAR approval for a new second-story deck.

RECOMMENDATION

Staff recommends approval of the new second story deck subject to the conditions of approval provided as Attachment 1, and the project plans provided as Exhibit "A" to Attachment 1 - Project Plans.

SITE LOCATION AND DESCRIPTION

The site presently is developed with a split-level single-family residence sited on an approximately 9,500 square foot parcel located at the easterly end of Mescal Place, a short cul-de-sac off of Mescal Street. Mescal Street runs parallel to and westerly of General Jim Moore Boulevard. The lot has a moderate downhill slope from north to south. The existing 2,475 square foot single-family residence was built in 1977 and consists of 4 bedrooms and 2 and one half baths. The property is bordered by single-family residences to the north, south, and west,

and General Jim Moore Boulevard to the east.

Figure 1: Project Site Adjacent Land Uses

	NW		N		NE
		Single Family Residential	Single Family Residential	General Jim Moore Blvd.	
W		Single Family Residential	Project Site	General Jim Moore Blvd.	E
		Single Family Residential	Single Family Residential	General Jim Moore Blvd.	
	SW		S		SE

PROJECT DESCRIPTION

The existing single-family residence is u-shaped with the open end and entry facing the front (west) elevation. One side (north) elevation is level with the lot while, due to the slope of the lot, the other side (south) elevation is two stories in height. A pair of garage doors provides access to a two car garage located under the living space on the south elevation. An existing seven foot wide wood deck extends beyond the second story living space over the south facing garage and returns along the rear (east) facing elevation until it terminates near ground level. The total length of the deck is 64 feet plus a short flight of stairs at the north end of the deck. The existing deck is supported by four by four wood posts with wood structural members and a wood guardrail. This wood deck is in a state of disrepair and currently has two wood posts holding up the south facing portion of the deck over the garage doors. The deck is currently painted dark brown consistent with the color of the window and door trim on the house.

The applicant is proposing to tear off all of the existing deck and replace it with two new decks. One deck will provide access off of a sliding door at the rear of the house. This deck will be 8 feet wide by 14 feet long and will terminate with a short flight of stairs at the north end of the deck. The second deck is the subject of this BAR request. This new second-story deck will be constructed in the location of the existing deck on the south side elevation of the residence above the garage doors. However, instead of wrapping around the rear of the house like the existing deck, this new deck will terminate even with the rear (east) elevation of the house. Access to this deck will be gained via sliding doors on the south side of the house. This two-story portion of the house and garage is inset four feet from the remainder of the house, therefore four feet of the seven foot wide deck is hidden from the front (street) view. The deck is fully visible from the south.

Construction of the new deck will use larger building material than the existing deck. The applicant is proposing to use six inch by six inch douglas fir pressure treated posts and a 6 inch by 12 inch douglas fir pressure treated horizontal beam as the main support elements. The new posts will provide 16 feet 3 inches of horizontal clearance for the 15 foot opening required for the two existing side by side single car garage doors. The driveway is approximately 26 to 32 feet wide to the face of the garage doors in this location. This dimension should provide ample room to turn into the garage. The remainder of the deck will be finished with a redwood guardrail

composed of 2 inch by 2 inch vertical pickets. Two inch by 6 inch redwood heart trim and handrails will complete the deck. The redwood will receive a coat of stain/sealer. The body of the house is to remain light beige with dark brown window and door trim.

STAFF ANALYSIS

Design Criteria

The Seaside Zoning Ordinance section 17.62.030.E.1 – Architectural Review - states that the BAR approval shall evaluate certain aspects of each project. Some of these aspects include the character, quality, scale of design, building materials, and colors. The quality of the proposed deck is superior to the deck that is being removed with respect to quality of materials, colors, and scale of design. City staff has not received any responses to the public notice that has been mailed to the adjacent property owners.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 consists of minor alterations of existing private facilities.

Evidence: The construction of a new second story deck on an existing single-family residence is a minor alteration of an existing private facility.

FINDINGS

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

Evidence: The proposed building elevations and construction plans have been reviewed in accordance with the General Plan, Zoning Code, and design criteria under Section 17.52.030 of the Seaside Municipal Code, and it is concluded that the proposed deck construction will be consistent with the surrounding residential neighborhood.

2. The proposed building materials, colors, and design of the new deck are suitable for the site and will enhance the character of the existing residence and surrounding neighborhood.

Evidence: The proposed building materials, colors, and design will be compatible with adjoining and nearby residential properties.

ATTACHMENTS

1. Attachment 1 Conditions of Approval
 2. Attachment 1 Exhibit A Project Plans
 3. Attachment 2 Vicinity Map
 4. Attachment 3 Color and Material Board
 5. Attachment 4 Site Photographs
 6. Attachment 4 Site Photographs
-

Attachment 1

Conditions of Approval
File No. BAR-15-01
April 1, 2015

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 “Kevin Parks/Owner” stamped as received on February 10, 2015, and as approved on April 1, 2015.

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. 17.54.080. 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 17.54.090.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.

Exhibit A

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-15-01

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

DESCRIPTIONS

House

stucco siding - white

1x3 and 1x4 window and door trims - dark brown

Roofing - brown

DECK(S)

Existing - Doug Fur, all painted dark brown

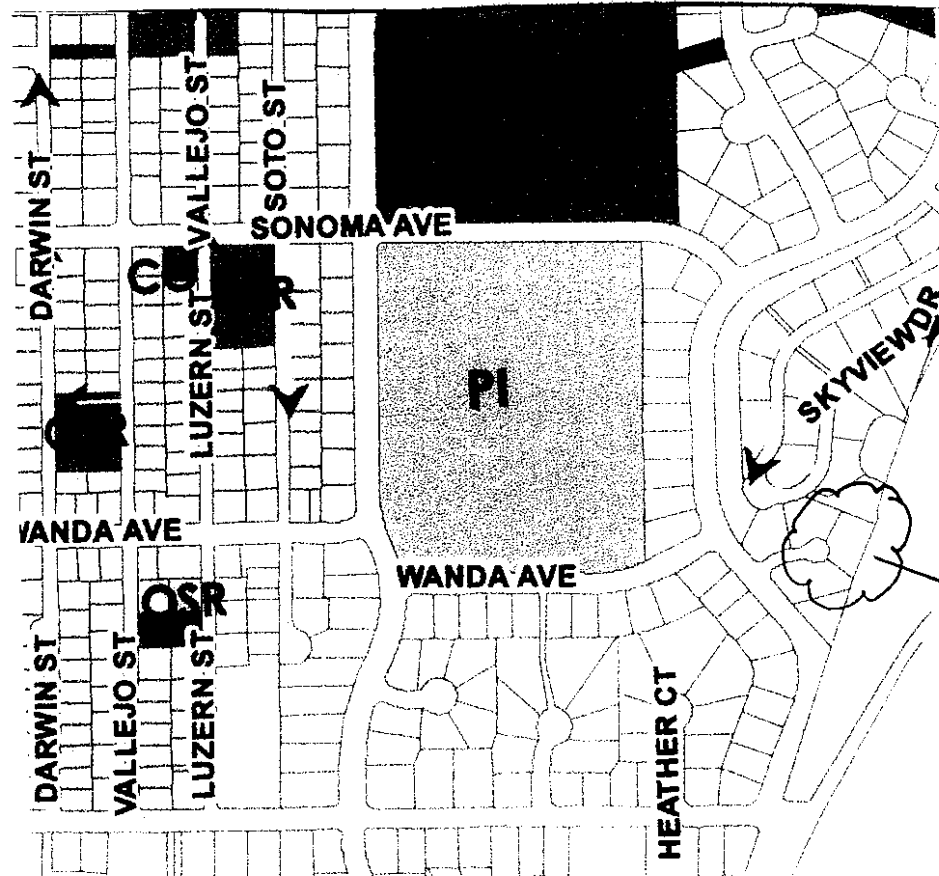
Proposed - no paint on pressure treated materials - framing.

decking and handrails - all heart redwood - sealed with redwood stain/sealer

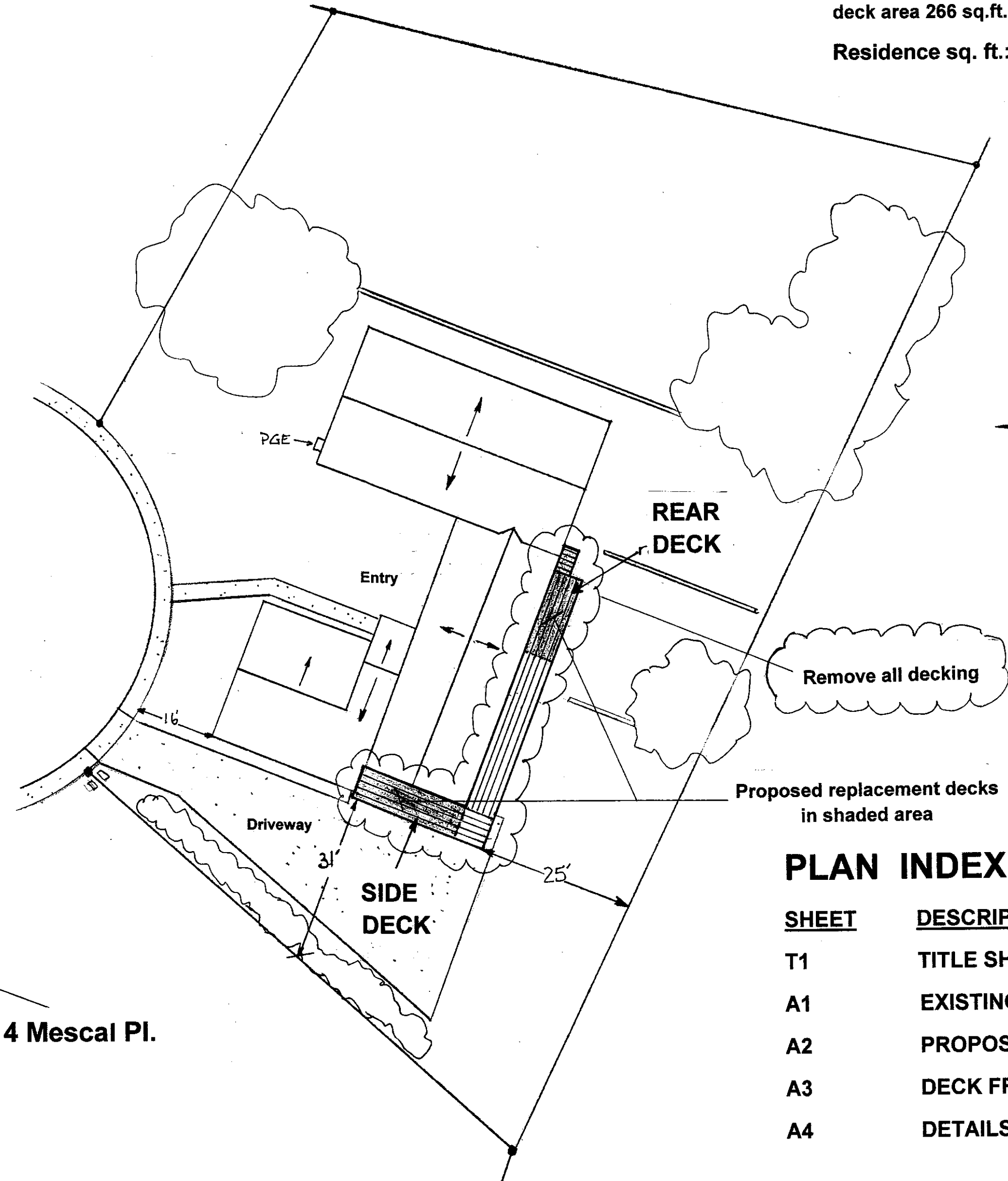
GENERAL NOTES

- 1. This project shall comply with the 2013 CBC, CMC, CPC, CFC, CEC, CAL-Green (mandatory section), California Energy Code based on the 2013 CA Energy Standards & Regulations, and all other governing codes and ordinances. The California Building Standards Code is based on the IBC & IFC, UMC & UPC and the NEC.
- 2. Copyrighted plans and documents: The use of these plans and specifications is restricted to the original site for which they were prepared. Publication of these documents is expressly limited to such use and reuse, and reproduction or publication by any method, in whole or part, is prohibited. Ownership of these documents remains with the designer, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.
- 3. Plans shall be scaled only where figures or other means of ascertaining measurements are not given thereon, and then only where the scale of the drawings in question is plainly marked. Discrepancies shall be called to the attention of the designer for written interpretation before the work affected is executed.
- 4. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground shall be of redwood or preservative treated wood U.O.N..
- 5. Nailing and fastening shall conform to table 2304.9.1 of the CBC.
- 6. Contractor shall field verify with owner all finishes including, finish carpentry, casework, and flooring.
- 7. All roofing, siding, windows, sheetmetal and flashing shall be neatly done, weathertight and substantial.
- 8. All glass in hazardous locations shall be of safety glazing materials as per CBC. A permanent label shall identify each light of safety glazing.
- 9. All metal connectors, to be Simpson Strong-tie. All connectors to be installed in accordance with manufacturer's specifications.
- 10. Stucco Specifications: Exterior stucco (plaster) shall be a minimum of 7/8" thick, have 3-coats when applied over metal lath or wire fabric lath and not less than 2-coats when applied over masonry, concrete, pressure-preservative treated wood, decay resistant wood, or gypsum. Weather resistive barriers shall include 2 layers of grade 'D' paper over wood base sheathing. Install a 3 1/2", 26 G. galvanized corrosion-resistant weep screed shall be installed at or below the foundation plate line on exterior stud walls. The screed shall be placed a minimum of 4" above earth or 2" above paved areas. See CBC 2512 for plaster applied over masonry.
- 11. Concrete Strength: All concrete shall develop an ultimate compressive strength of 2500 psi at age 28 days
- 12. All reinforcing steel shall conform to ASTM Grade 40.
- 13. Lumber grades: All lumber shall conform to the following table unless otherwise noted on the plans:

ITEM	SPECIES	GRADE
Beams and Posts	D.F.	Pr. Treated
Ledgers and Joists	D.F.	Pr. Treated
Guard and Hand rails	Redwood	Heart
Decking	Redwood	Heart



4 Mescal Pl.



BUILDING CLASSIFICATION

ZONING: RS-8 Single Family Residential

CONSTRUCTION TYPE: Typical

STORIES: 2 HEIGHT: 21'

CODES: 2013 Ca. Codes

SCOPE OF WORK: Remove 1 deck, approx.

460 sq.ft. Replace with 2 separate smaller decks, 1 - 168 sq.ft., 1 - 98sq.ft. Total new deck area 266 sq.ft.

Residence sq. ft.: 2400±

PLAN INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET / PLOT PLAN
A1	EXISTING ELEVATIONS
A2	PROPOSED NEW ELEVATIONS
A3	DECK FRAMING
A4	DETAILS

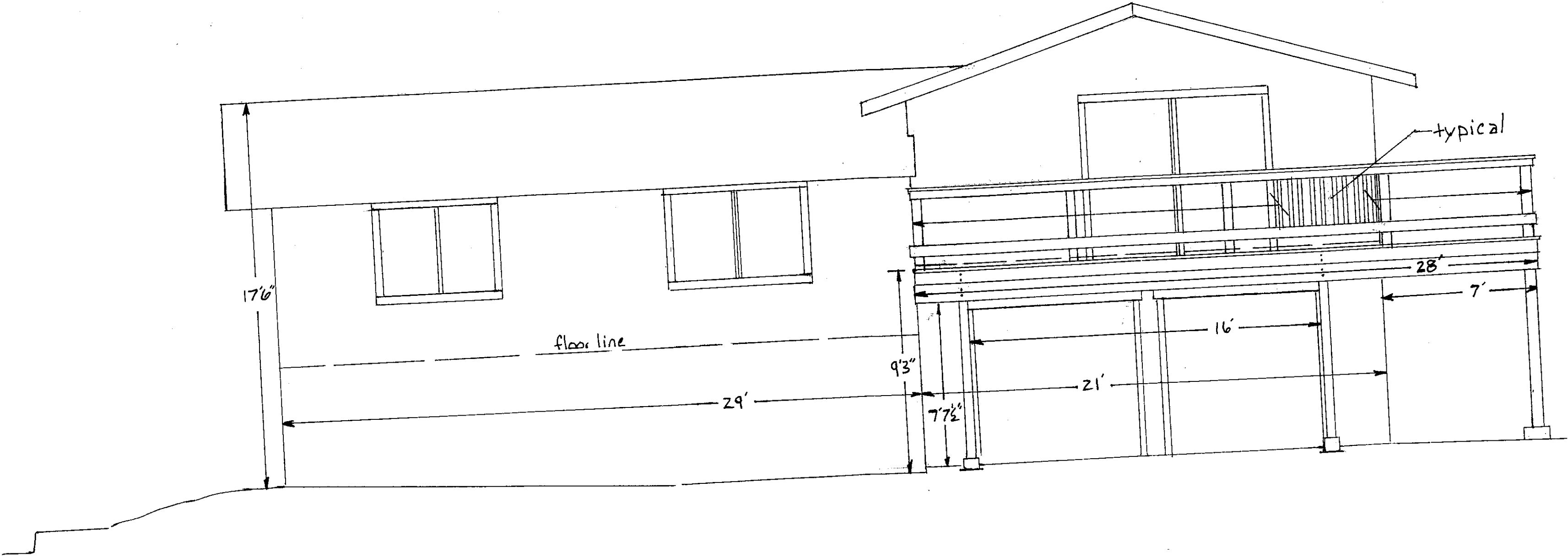
Plans Drawn By
Robert Flynn
2227 N Fremont Blvd #8
Monterey Ca 93940
831-233-2833

Kevin Parks/Owner
1323 Carson Rd.
Placerville Ca. 95667
831-277-6801

Date: 1-30-15
Scale: 1/8"=1'-0"
Job: Parks
Sheet

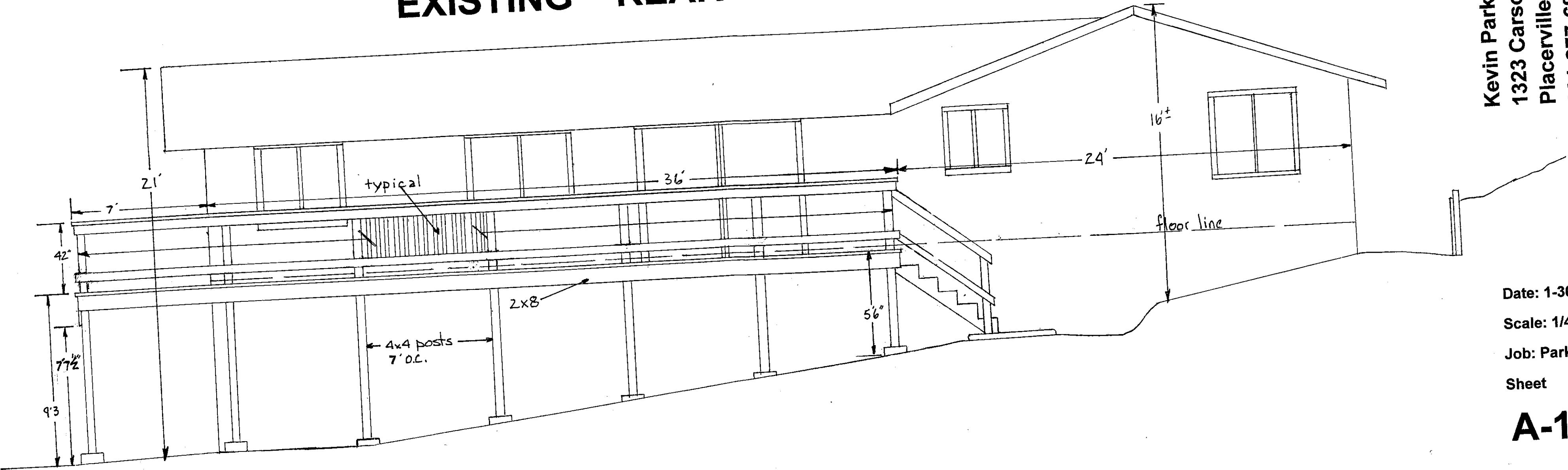
T-1

EXISTING SIDE ELEVATION



Plans Drawn By
Robert Flynn
2227 N Fremont Blvd #8
Monterey Ca 93940
831-233-2833

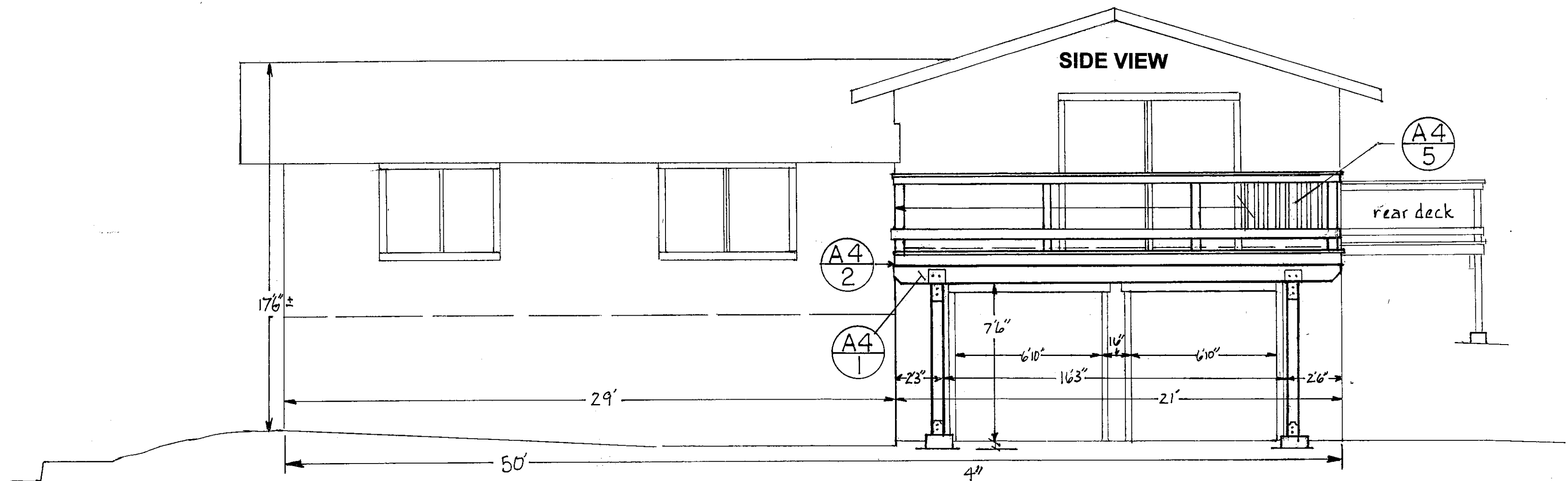
EXISTING REAR ELEVATION



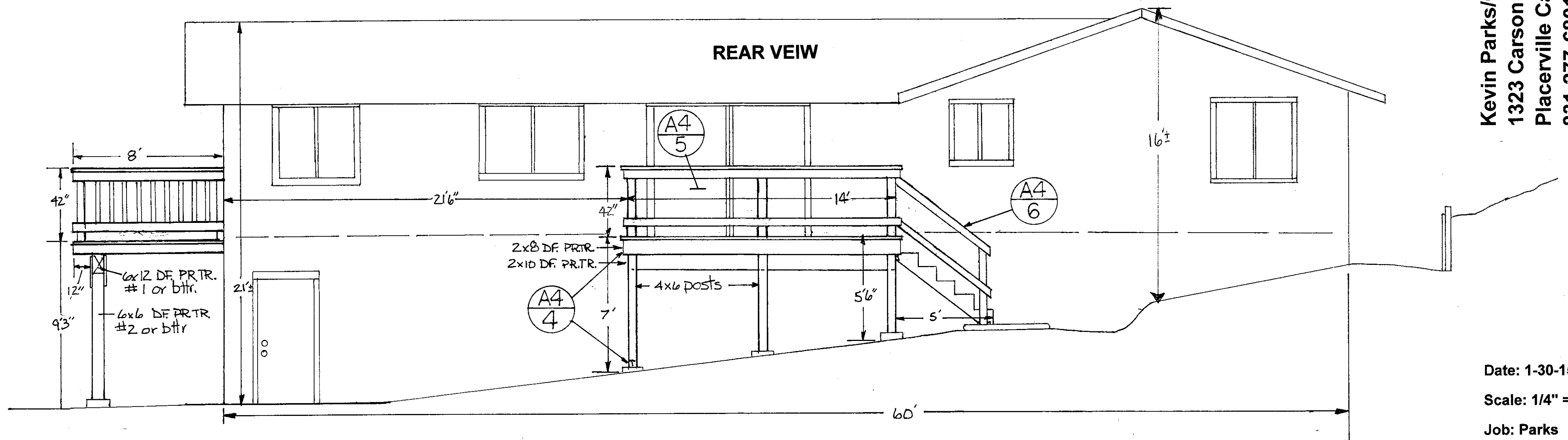
Kevin Parks/Owner
1323 Carson Rd.
Placerville Ca. 95667
831-277-6801

Date: 1-30-15
Scale: 1/4" = 1'
Job: Parks
Sheet

A-1



PROPOSED NEW ELEVATIONS



Plans Drawn By
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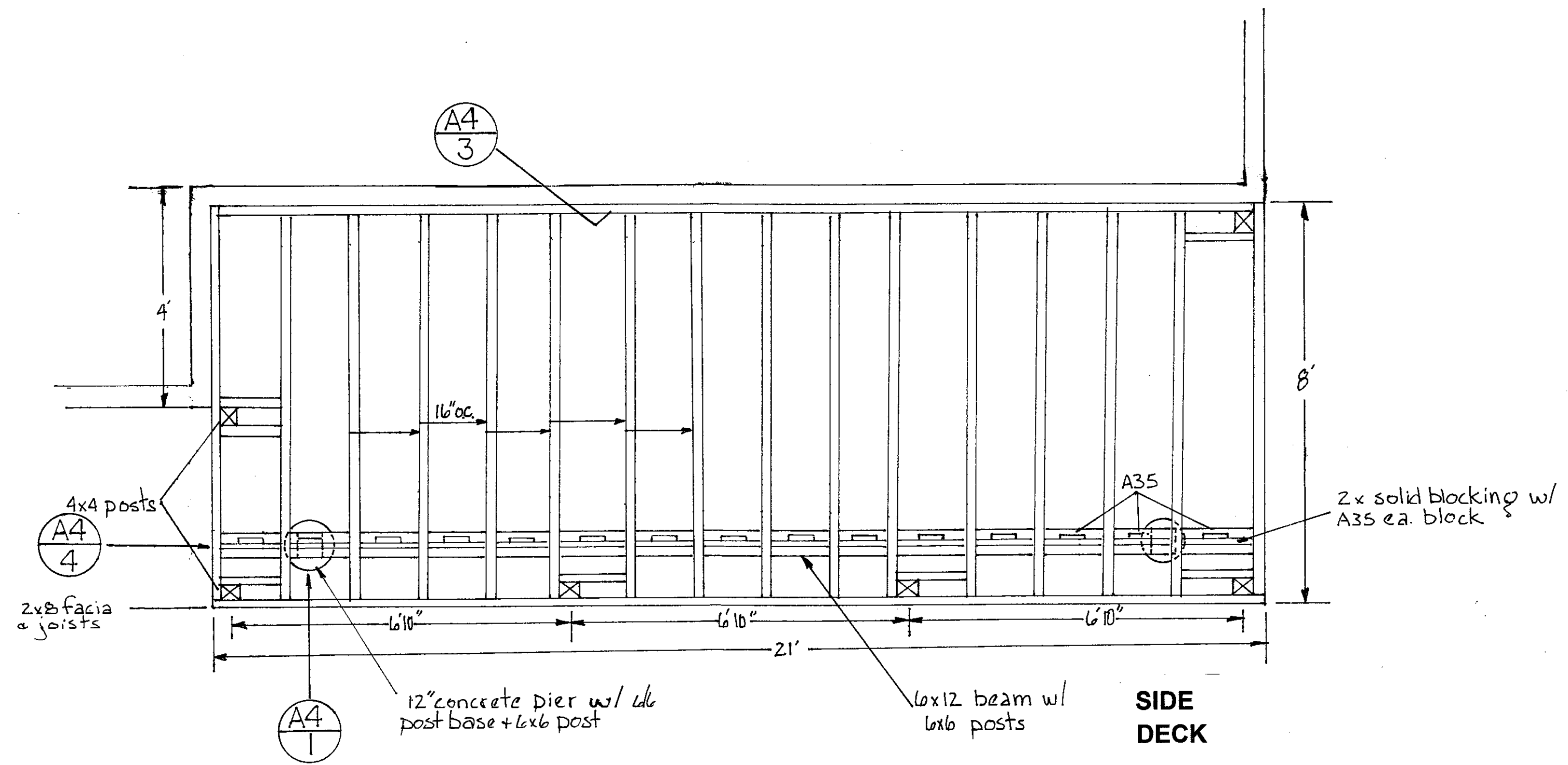
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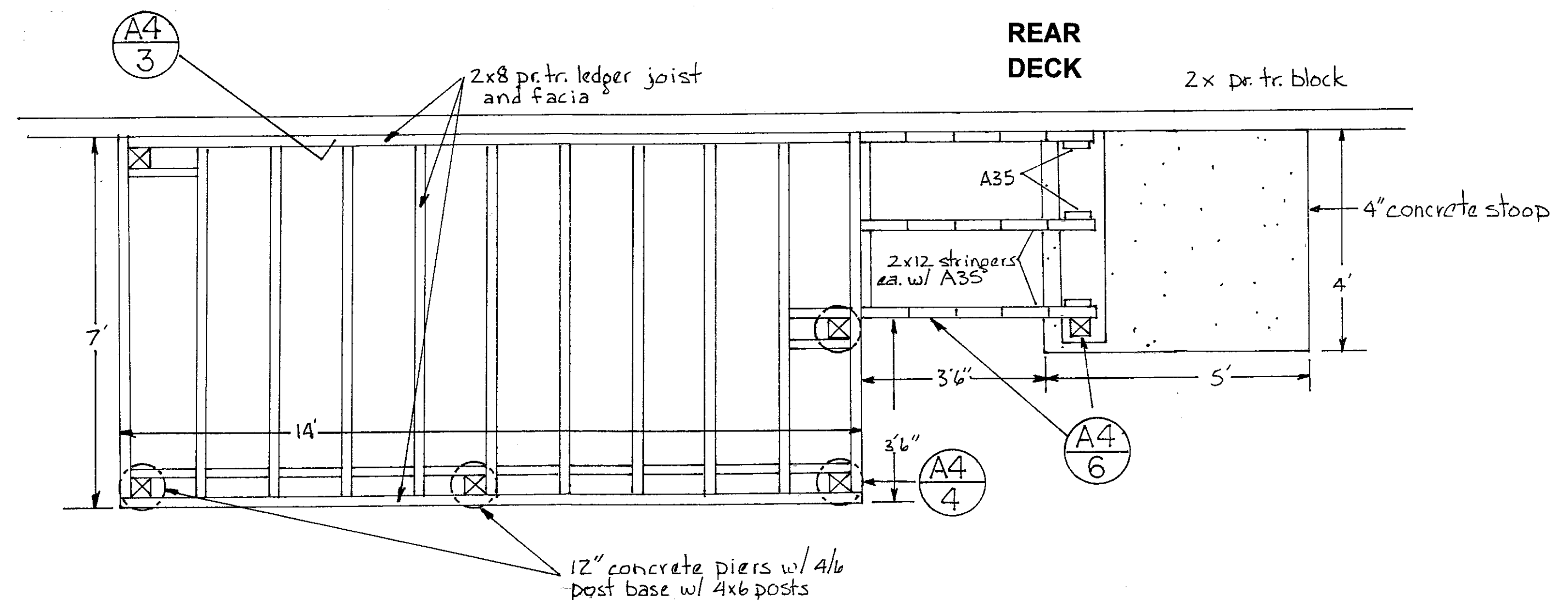
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A-2



DECK FRAMING

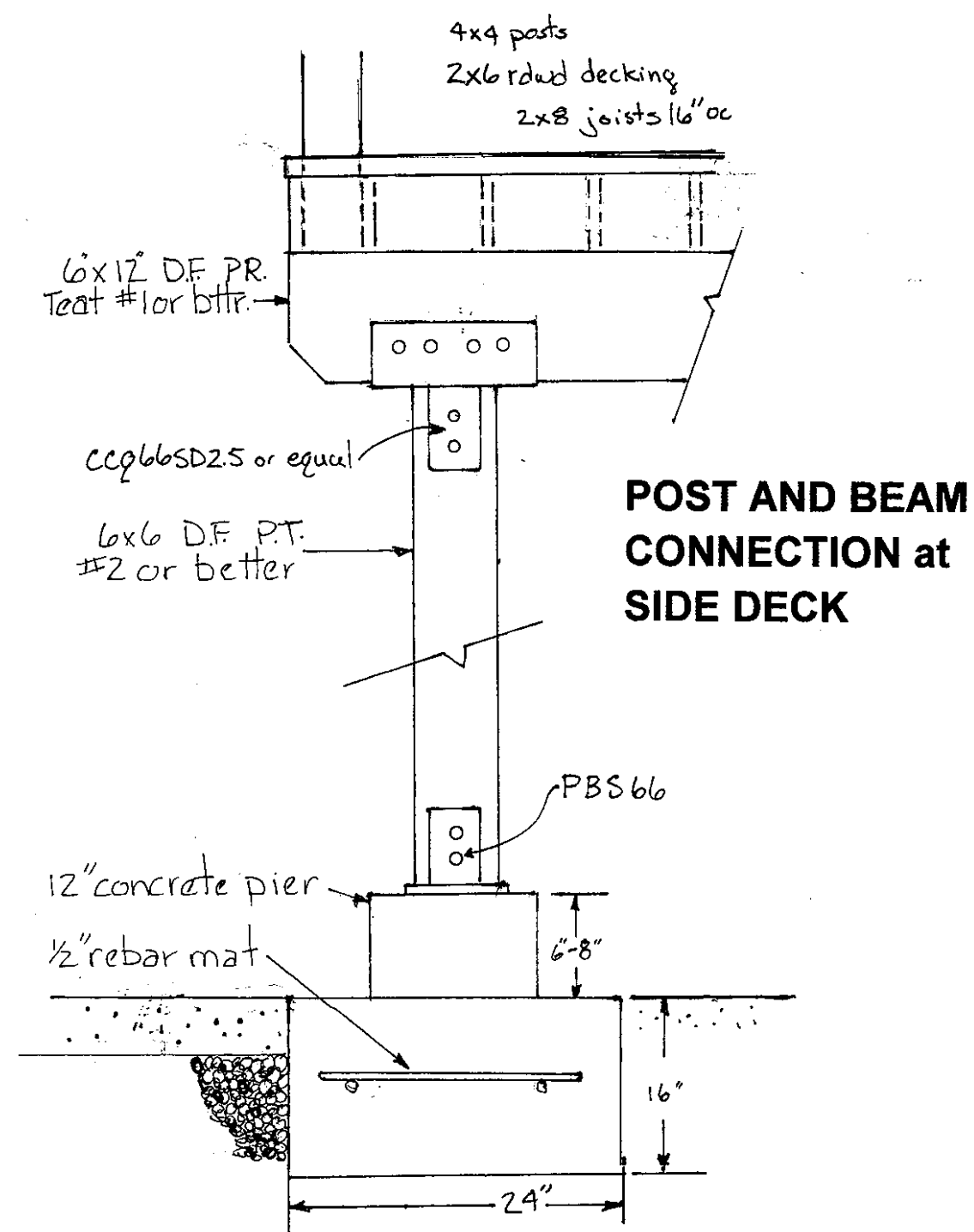


Plans Drawn By
Robert Flynn
 2227 N Fremont Blvd #8
 Monterey Ca 93940
 831-233-2833

Kevin Parks/Owner
 1323 Carson Rd.
 Placerville Ca. 95667
 831-277-6801

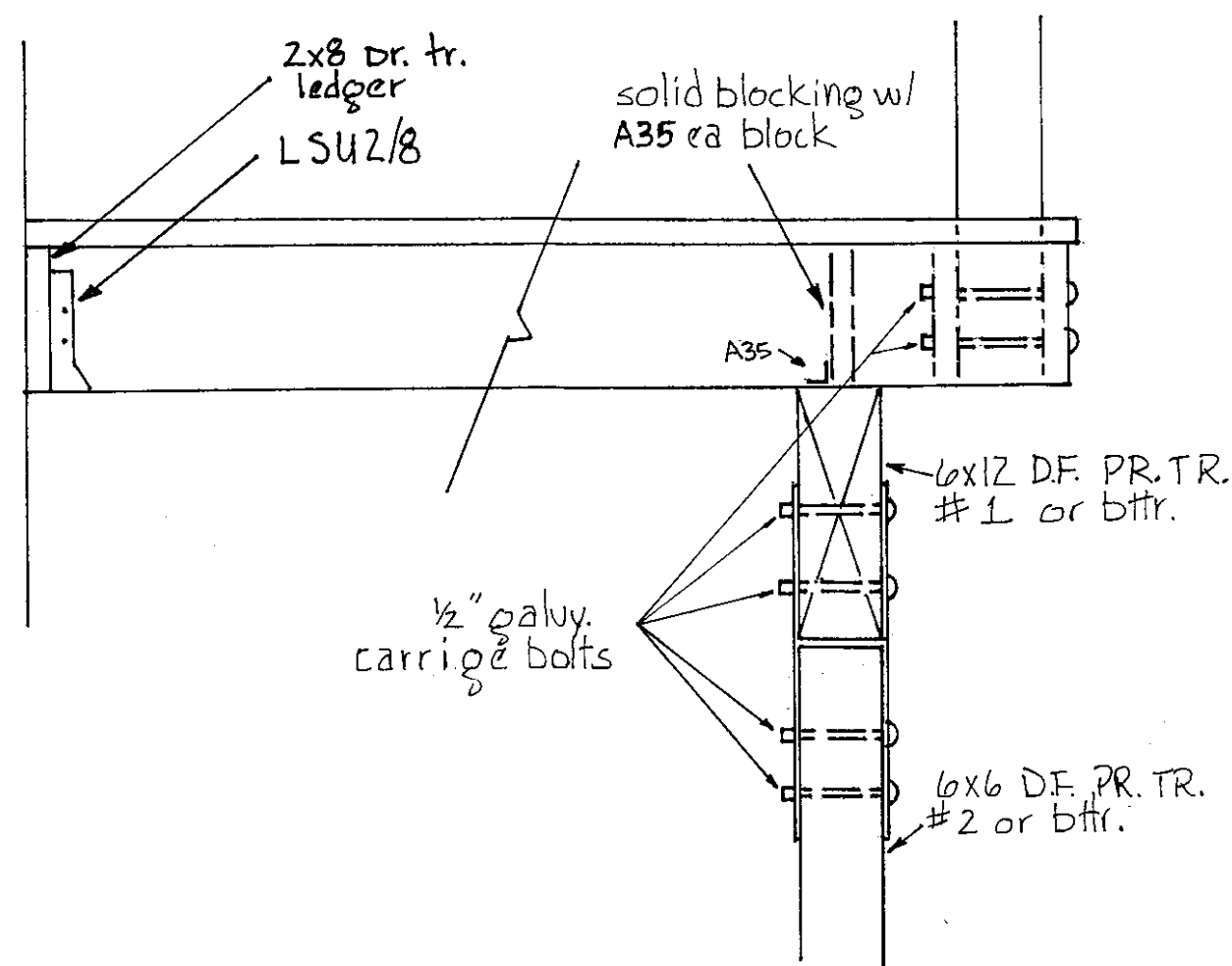
Date: 1-30-15
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 Job: Parks
 Sheet

A-3



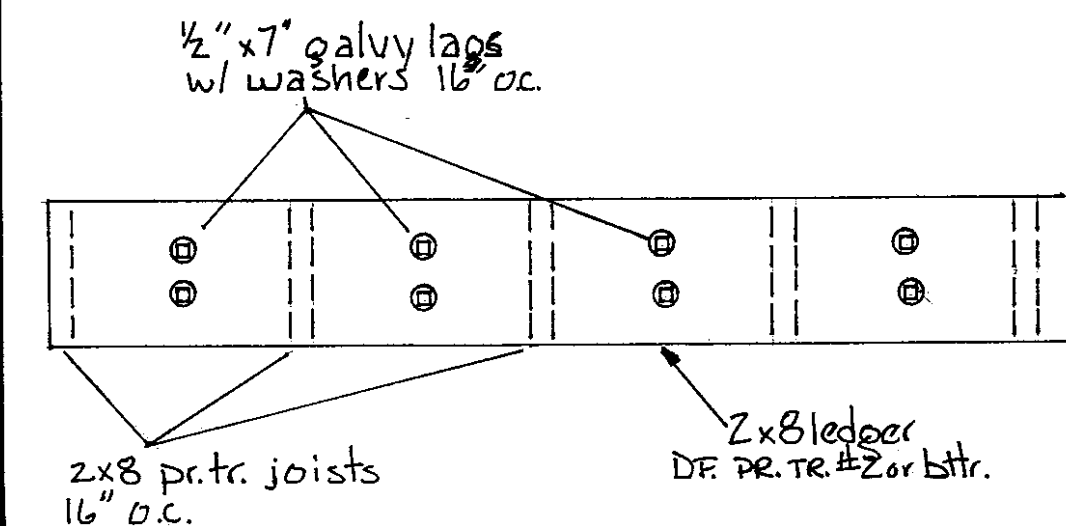
1.

SIDE VIEW OF JOIST AND HANDRAIL POST CONNECTIONS @ SIDE DECK



2.

LEDGER DETAIL FOR DECKS

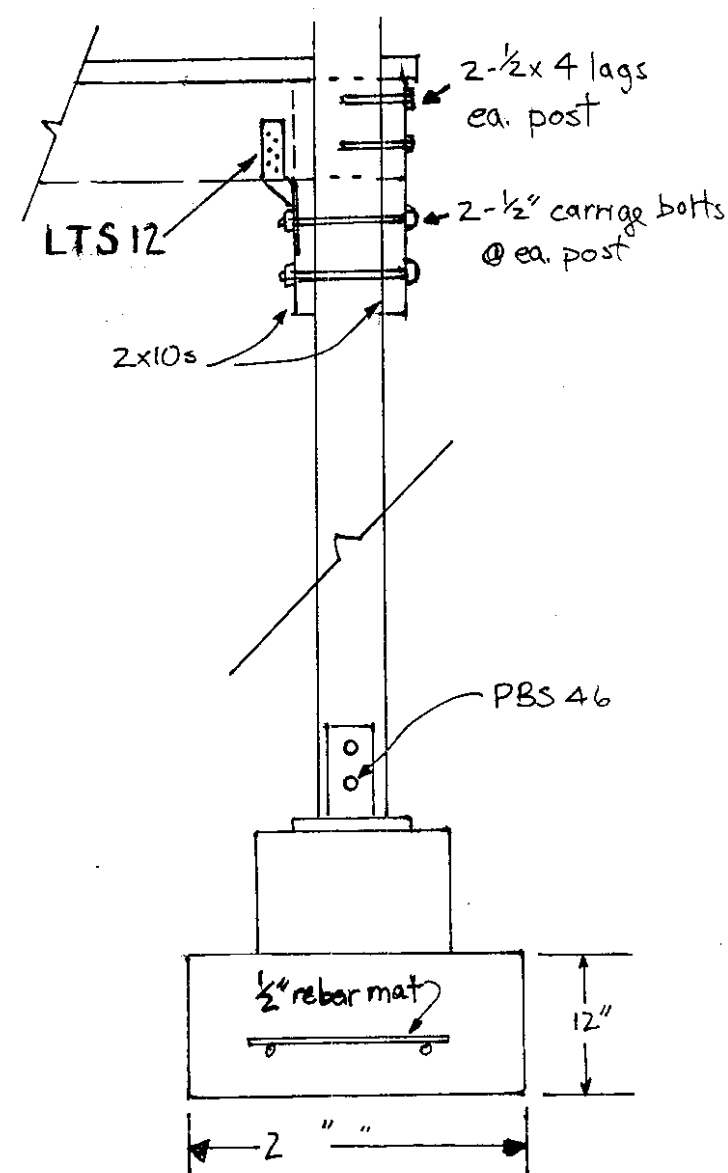


DETAILS

3.

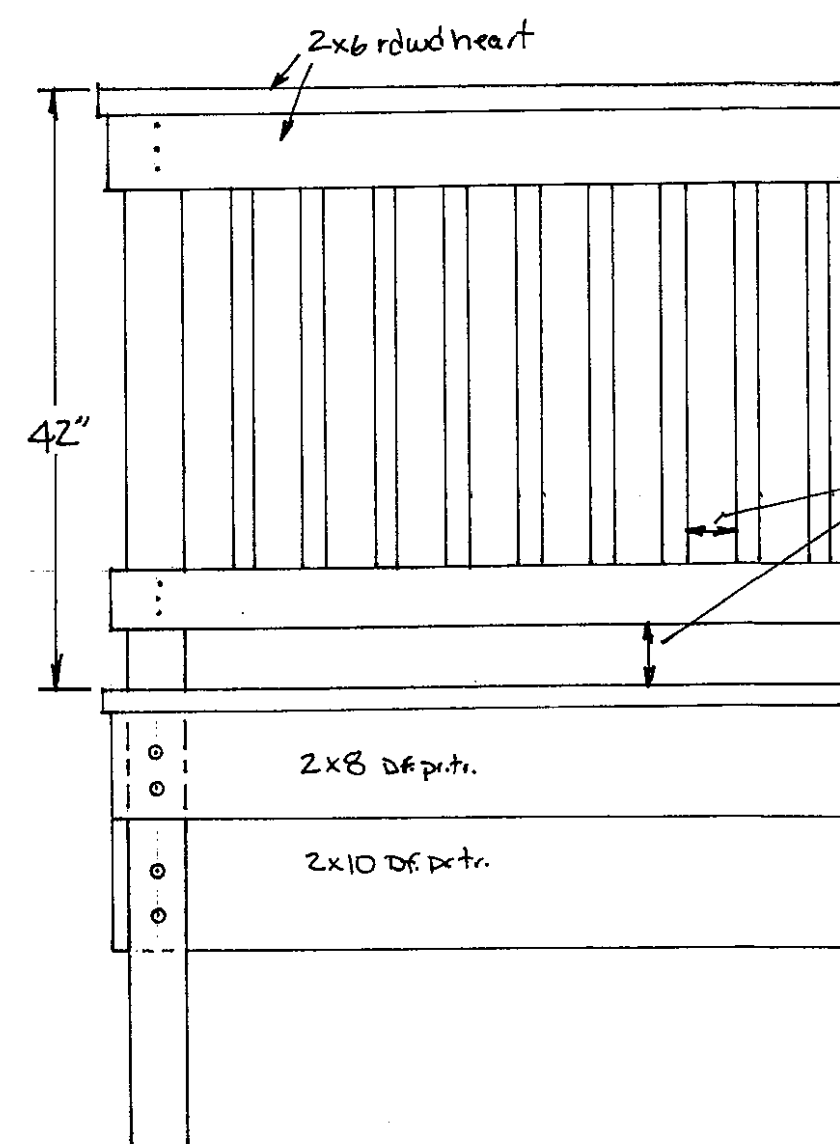
POST, GIRDERS AND JOIST CONNECTIONS at REAR DECK

4.



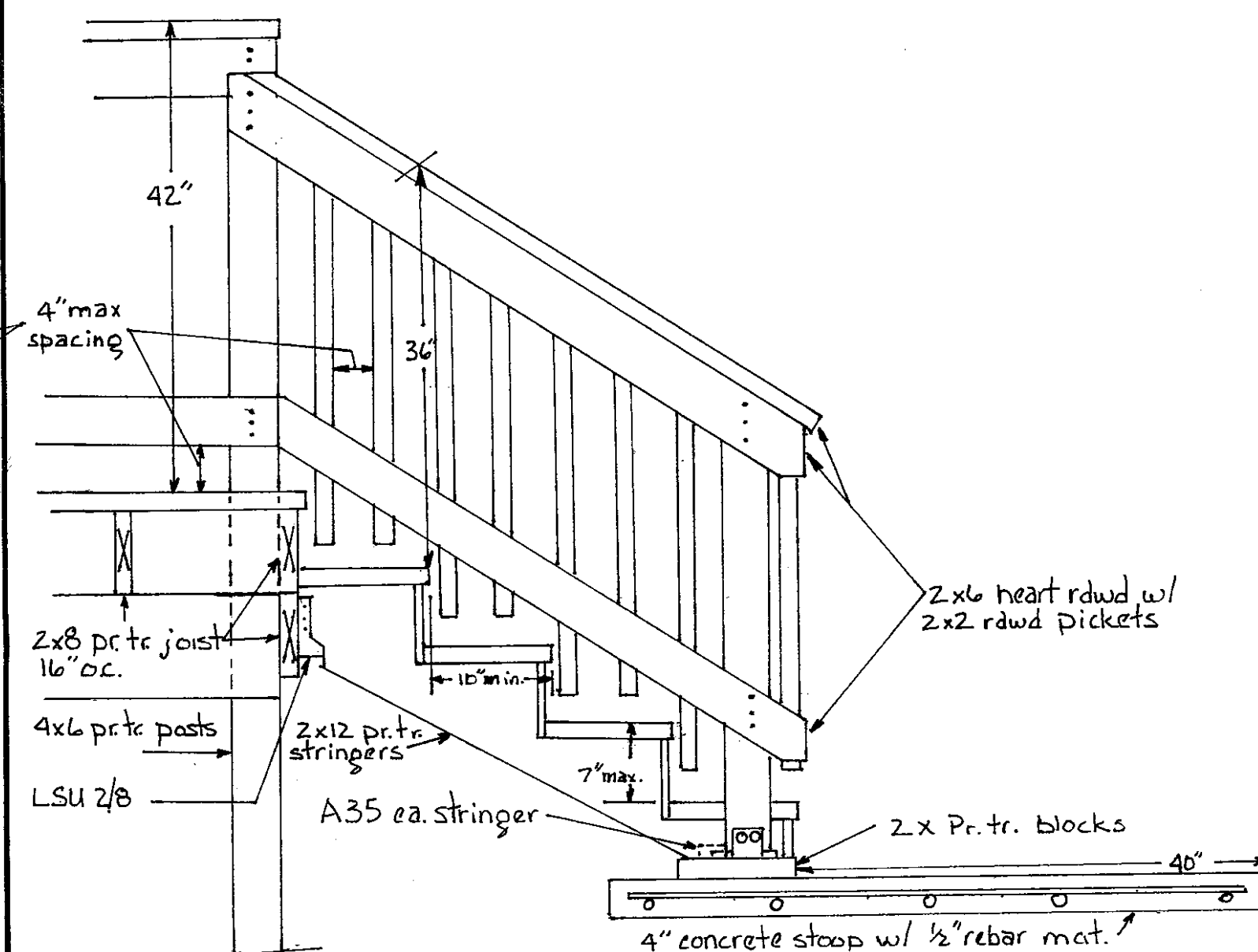
TYPICAL GUARDRAIL DETAIL

5.



HANDRAIL AND STAIR DETAIL. STRINGER AND POST ATTACHMENTS

6.



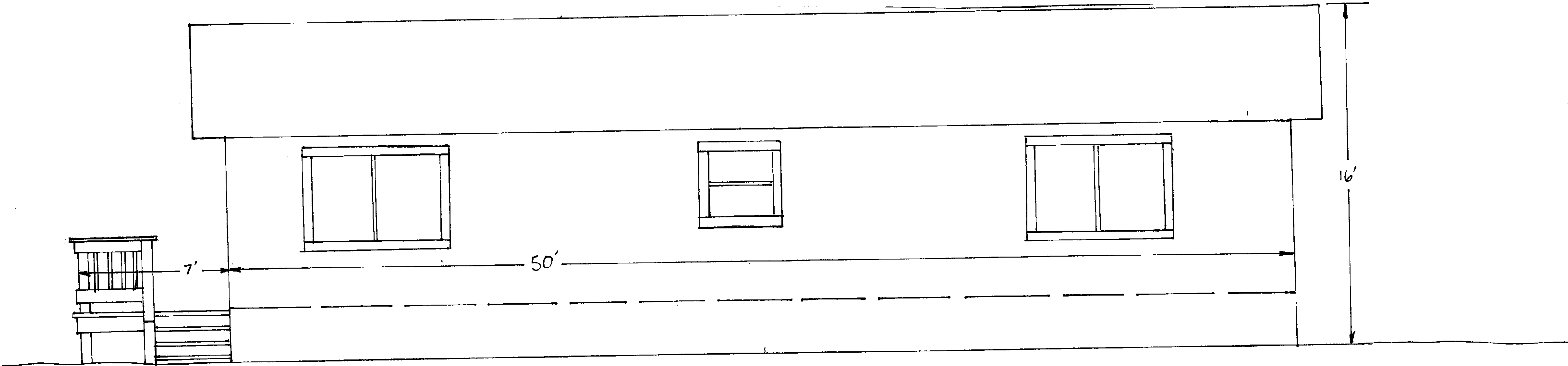
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Date: 1-30-15
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A-4

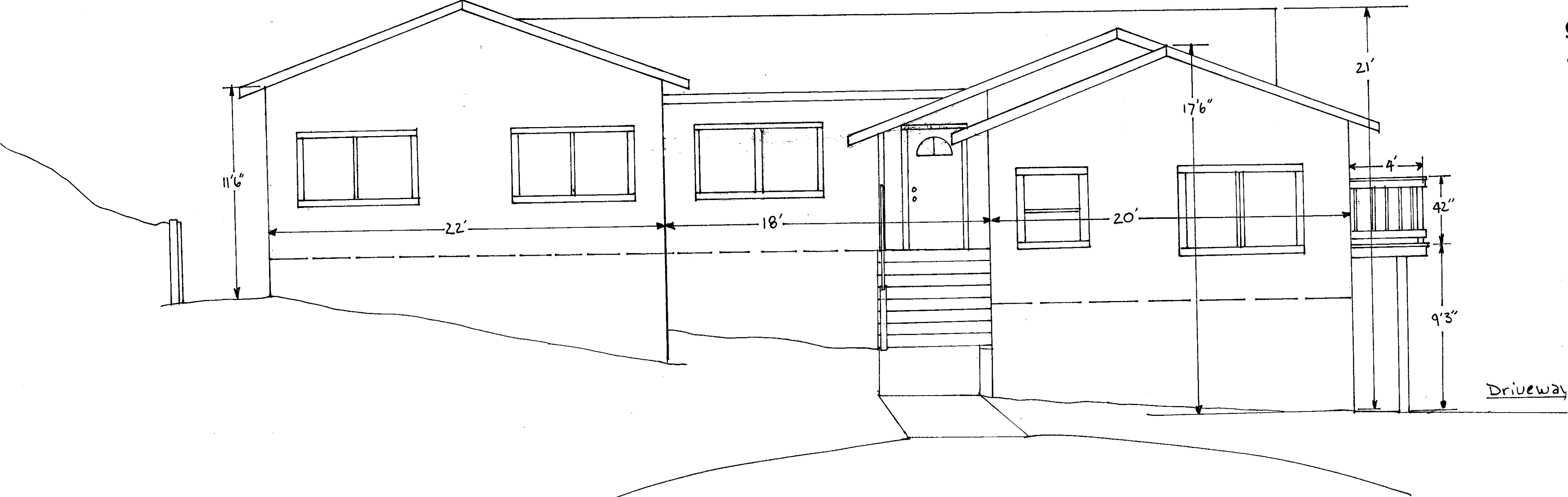
EXISTING SIDE ELEVATION



COLORS -
HOUSE - WHITE STUCCO
DECK - REDWOOD WITH LIGHT REDWOOD SEALER

Plans Drawn By
Robert Flynn
2227 N Fremont Blvd #8
Monterey Ca 93940
831-233-2833

EXISTING FRONT ELEVATION



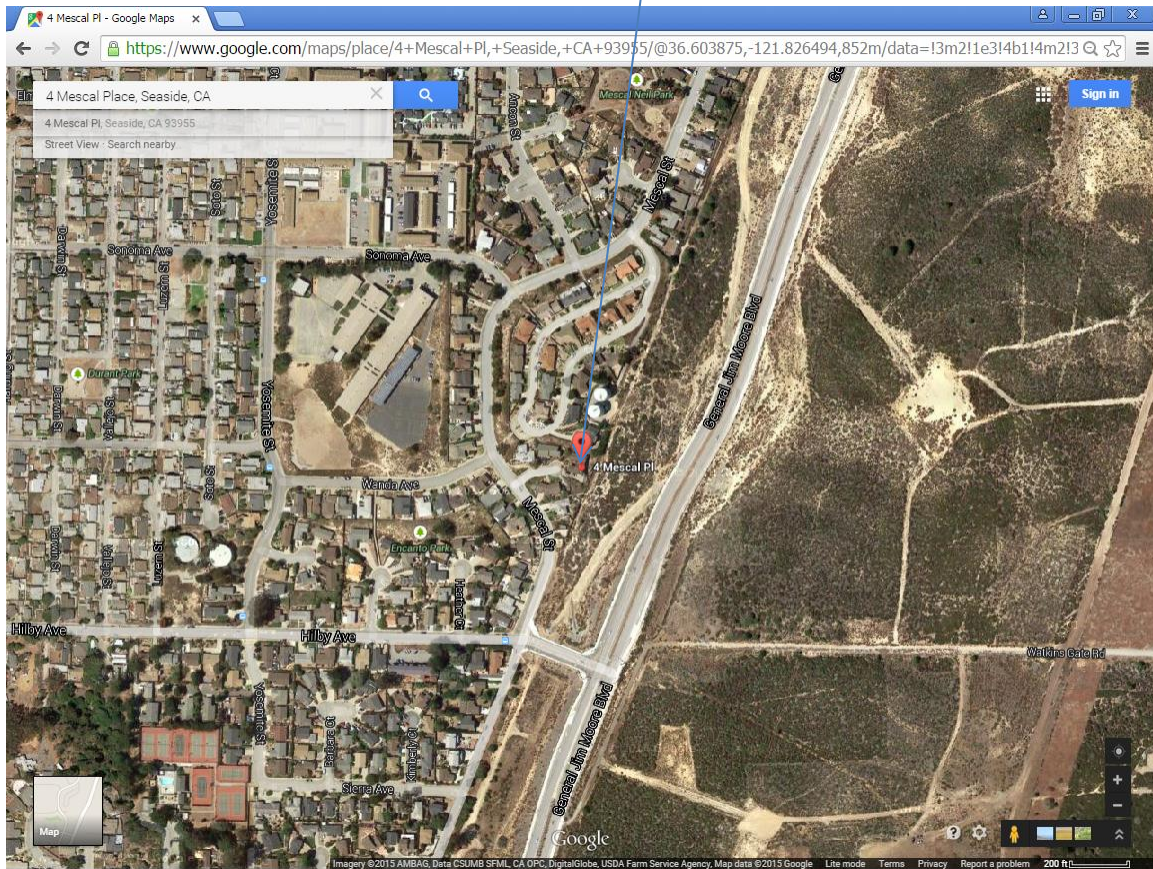
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831-277-6801

Date: 1-30-15
Scale: 1/4" = 1'
Job: Parks
Sheet

A-1a

Attachment 2

Vicinity Map – 4 Mescal Place



Attachment 3

4 Mescal Place Color and Material Board



Attachment 4

4 Mescal Place Site Photographs



Attachment 4

4 Mescal Place Site Photographs





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: April 1, 2015

SUBJECT: **Architectural Review Application No. BAR-14-32.** **Bahman Ben Ahmadi, property owner and applicant, requests design approval to convert a second story open foyer into office space and add a second story stairway and attic addition to the existing Rod and Ros service station at 1898 Fremont Boulevard, located in the Commercial Mixed Use (CMX) Zoning District. This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.**

PURPOSE

Pursuant to Section 17.62.030.B.8 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval shall be required for any change(s) to projects that previously received BAR approval. This is a new addition that will require design review approval for a project over 18 feet in height.

RECOMMENDATION

Staff recommends approval of the office, stairway, and attic additions subject to the conditions of approval provided as Attachment 1 Exhibit A – Project Plans.

BACKGROUND

In February of 2000, the Planning Commission granted the applicant approval for the demolition of an existing gas station and the construction of a new gas station and convenience market at 1898 Fremont Boulevard. Subsequent to the Planning Commission approval for the new gas station, the design was approved by BAR. The applicant is now requesting BAR approval to enclose a two story open foyer element and convert this area into office space. A new interior stairway to the office and attic space is also being proposed.

SITE LOCATION AND DESCRIPTION

The project site is located at the southeast corner of Fremont Boulevard and La Salle Avenue.

The property is 15,625 square feet in area and is developed with an existing gas station (eight fueling stations at four pump islands) and a 1,985 square foot convenience store located at 1898 Fremont Boulevard. A Location Map is attached as Attachment 2. The site is bordered on the north by a strip retail shopping complex, on the south by a strip retail shopping complex, on the east by a restaurant, and on the west by two motels (See Figure 1: Project Site Adjacent Land Uses).

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Restaurant	Commercial Retail	Commercial Retail	
W	Motel	Project Site	Restaurant	E
	Motel	Commercial Retail	Commercial Retail	
SW	S			SE

PROJECT DESCRIPTION

The existing Rod & Ros gas station has a small office located behind the cash register area in the northwest corner of the store. The applicant is proposing to relocate this office to the second floor so that the office relocation will not encroach into the existing retail floor area. The structure was constructed in 2001 with an open two-story tower element inside the entrance to the store. This 16 foot by 16 foot two-story tower is located inside the double front doors and rises to an interior ceiling height of approximately 23 feet. This tower has windows near its top on all four sides. The remainder of the store has a flat ceiling and the remainder of the building has a flat roof. The front exterior of the store has a four foot wide canopy on either side of the central tower. This canopy wraps around the side of the building and has a tile roof consistent with the rest of the building. (See Attachment 4, Site Photographs).

The applicant is requesting BAR approval to convert the two story tower that is located above the store ceiling height into office space. The entire first floor retail area would then have a flat ceiling. The existing first floor office is proposed to be converted into a stairway to provide access to the new second story office. This new stairway will require the introduction of a new second story addition that will project above the existing flat roof on the north side of the existing two-story tower. A similar two-story addition will be introduced onto the southerly side of the central tower to match the stairway element on the north side. The southerly addition is for visual balance and will be inaccessible attic space.

The existing building has parapet walls at the perimeter of the flat roof. The proposed second story addition will extend 22 feet 6 inches from the center tower to the perimeter walls on the north and south ends of the building. The proposed second story will line up with the side perimeter walls on the first floor and vertically over the perimeter walls of the first floor of the building and extend eight feet towards the rear of the building. The addition will be approximately eight feet high and will tie in with the eaves of the existing tower. The north and

south perimeter roof lines will have a hip design to match the shape of the main building and tower. A 2-inch by 6-inch foam band will run along the top of the walls to provide a shadow line. These bands will be covered in stucco. Windows matching the style of those in the top of the central tower will be introduced in the front of the proposed additions. The existing rear window in the central tower will be changed to a larger operable window to provide emergency egress from the proposed office space. The same blue square decorative tiles that are found on the tower will be used on the front of the additions. The additions will be finished in stucco and painted to match the existing building. The same roof tiles will be used on the additions to match the existing roof tiles.

When the gas station was first approved, a total of 7 parking spaces were required. The proposed office and related hallway addition will add approximately 301 square feet to the existing 1,978 square foot building. The proposed square footage of the building will increase to 2,279 square feet which will require 8 parking spaces. The project site was constructed with 8 off-street parking spaces, including one van accessible disable space. All of the parking spaces need to be repainted and the disable space needs to be properly identified.

STAFF ANALYSIS

Design Criteria

Section 17.62.030.E.1 of the Seaside Municipal Code – Architectural Review – states that the approval shall evaluate certain aspects of a commercial project. Some of these aspects include the character, quality, scale of design, building materials, and colors.

The character, quality, and scale of design are based upon the applicant's needs. The site does not readily allow for horizontal expansion due to setback and existing parking configuration constraints. The conversion of the unused second story interior space does suit the applicant's needs. Keeping the existing physical design challenges of a flat roof, existing wall placement, window locations, and security elements in mind, the proposed addition would blend with the existing design and provide a balanced appearance. The introduction of a hip roof and 2 by 6 trim helps tie the existing building and the proposed addition together as one unit.

The building materials and colors have been selected to match the existing building.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 consists of additions to existing facilities that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less.

Evidence: The proposed addition is less than 50 percent of the existing floor area and would be less than 2,500 square feet.

FINDINGS

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

Evidence: The proposed building elevations and construction plans have been reviewed in accordance with the General Plan, Zoning Code, and design criteria under Section 17.52.030 of the Seaside Municipal code, and it is concluded that the proposed office and stairway addition will be consistent with the surrounding commercial neighborhood.

2. The proposed building materials, colors, and design of the new office and stairway are suitable for the site and will enhance the character of the existing building and the surrounding neighborhood.

Evidence: The proposed building materials, colors, and design will be compatible with adjoining and nearby commercial properties.

ATTACHMENTS

1. Attachment 1 Conditions of Approval
 2. Attachment 1 Exhibit A Project Plans
 3. Attachment 2 Vicinity Map
 4. Attachment 3 Color Rendering
 5. Attachment 4 Site Photographs
-

Attachment 1

Conditions of Approval File No. BAR-14-32 April 1, 2015

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 “Commercial Remodel 1898 Fremont Street” stamped as received on February 11, 2015, and as approved on April 1, 2015.
2. Prior to the issuance of an Occupancy Permit for the proposed office, all required parking spaces shall be striped and the handicap space properly identified to the Satisfaction of the Building Official.

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. 17.54.080. 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 17.54.090.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.

Exhibit A

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-32

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).

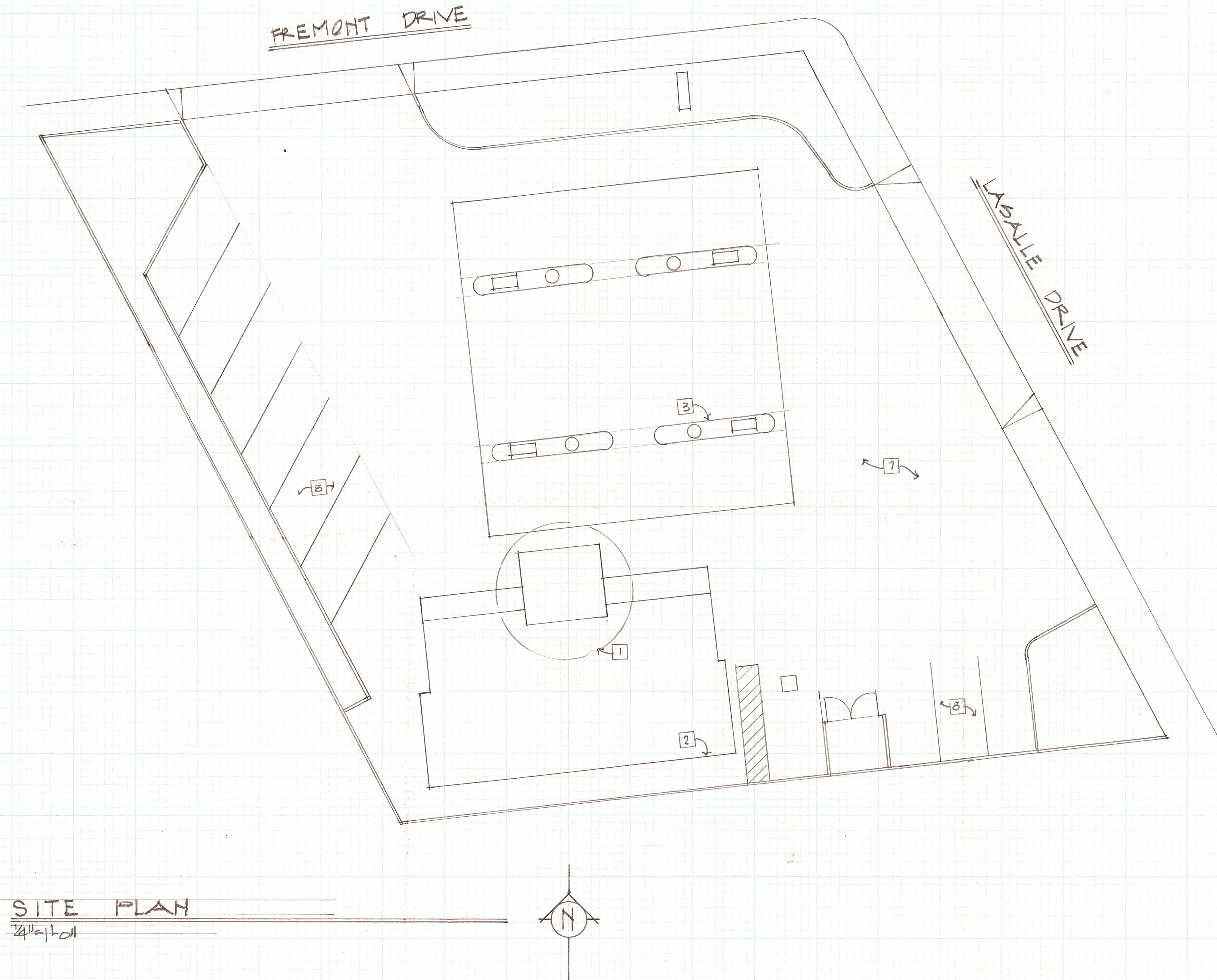
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



SITE PLAN
4/11/01

PROJECT STATISTICS

COMMERCIAL REMODEL
THIS PROJECT TO COMPLY WITH THE 2013 CBC, CMC, CEC, CPC, &
CALIFORNIA ADMINISTRATIVE CODE TITLE 24

PROJECT SCOPE	REMODEL EXISTING TO ADD SECOND FLOOR OFFICE SPACE
OCCUPANCY	M
TYPE OF CONSTRUCTION	VB
ZONING	C1

PROJECT ADDRESSES	1898 FREMONT BLVD. SEASIDE, CA. 93955
-------------------	--

OWNER	AHMADI BAHMAN 1898 FREMONT BLVD. SEASIDE, CA. 93955 831-521-3910
-------	---

APN.	012-051-015
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EXISTING BUILDING	1,998 SQ FT
SECOND FLOOR	289 SQ FT

LOT SIZE	15,625 SQ FT	.12 ACRES
LOT COVERAGE	1,998 SQ FT	10 %

NUMBER OF PARKING SPACES	10 PLUS ONE HANDICAPPED SPACE
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLERS	YES

INSTALLATION GUIDES

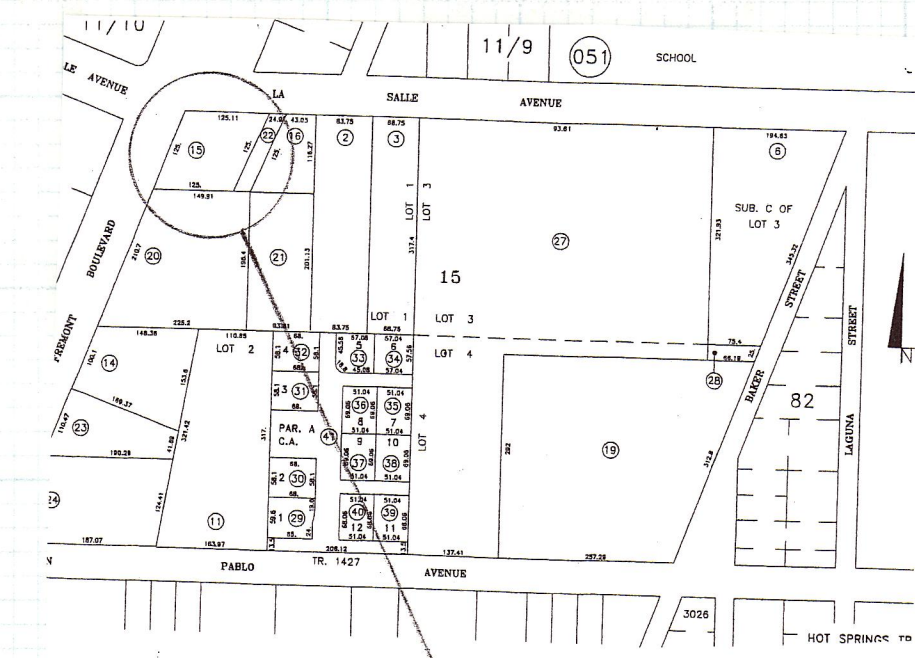
ALL MANUFACTURES INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR

GENERAL NOTE

PERMIT EXPIRES 180 DAY FROM ISSUANCE DATE

SITE PLAN NOTES

1. REMODEL PROJECT AREA
2. EXISTING COMMERCIAL BUILDING TO REMAIN
3. EXISTING GAS PUMPS TO REMAIN TO REMAIN
4. EXISTING WATER METER
5. EXISTING ELECTRIC METER TO REMAIN
6. EXISTING GAS METER TO REMAIN
7. EXISTING CONCRETE DRIVE TO REMAIN
8. EXISTING PARKING SPACES TO REMAIN



VICINITY MAP

REVISIONS	BY

AHMADI BAHMAN
1898 FREMONT BLVD.
SEASIDE, CA. 93955
831-521-3910

COMMERCIAL REMODEL
1898 FREMONT STREET
SEASIDE, CA. 93955
APN: 012-051-015

WESLEY JAY BEEBE - ARCHITECT

P.O. BOX 1743
KING CITY CA. 93930 - 1743
(831) 385-0810
FAX (831) 385-0688

DRAWN

CHECKED

DATE

SCALE

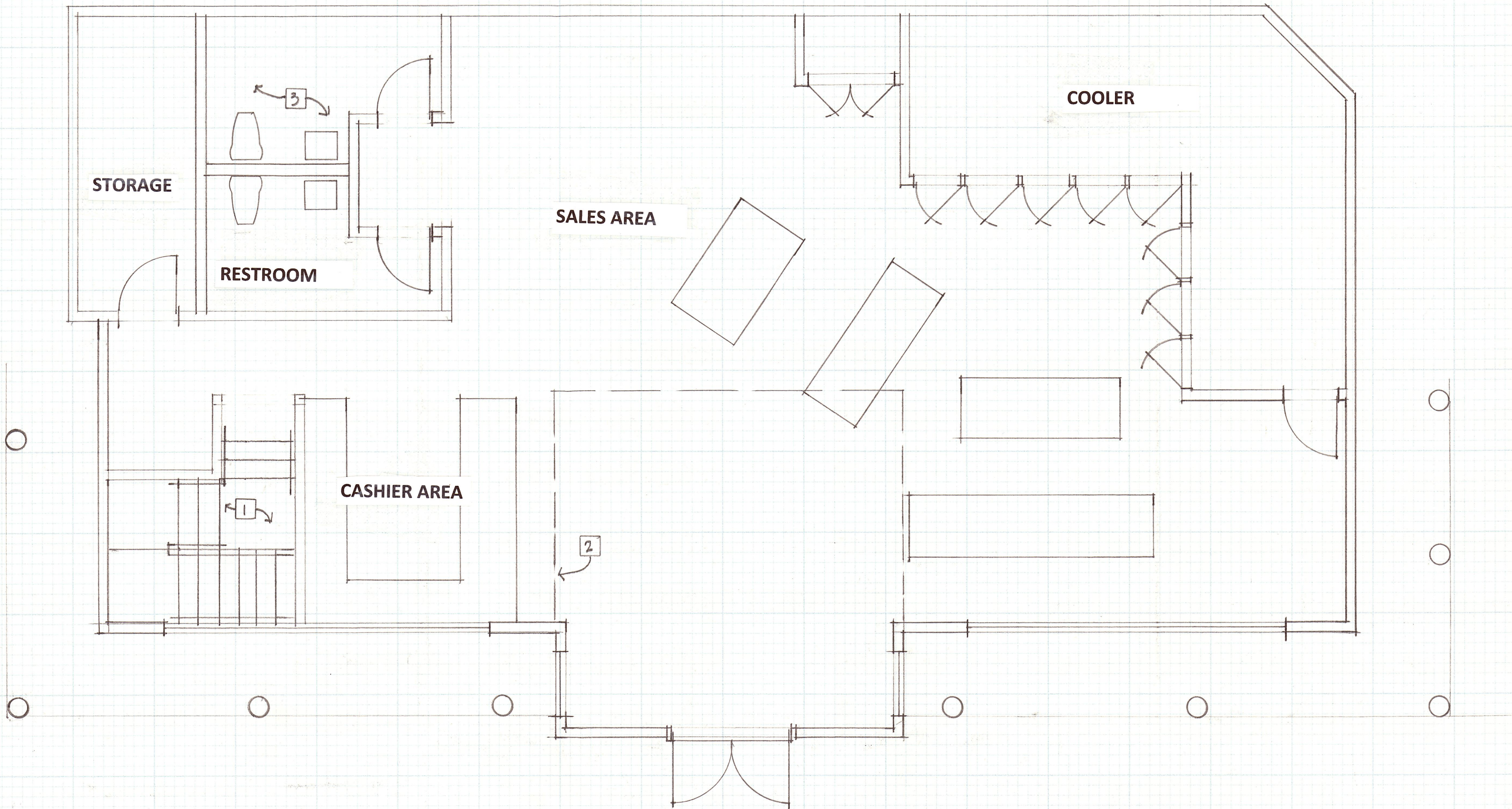
JOB NO.

SHEET

OF SHEETS

FLOOR PLAN NOTES

- 1. NEW STAIR WAY
- 2. LINE OF REMODEL AREA ABOVE
- 3. EXISTING RESTROOMS TO REMAIN



LOWER LEVEL FLOOR PLAN.

1/4" = 1'-0"

REVISIONS	BY

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KING CITY, CA 93930
93930 - 1743 FAX (831) 385-0688

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DATE
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OF SHEETS

REVISIONS	BY

WESLEY JAY BEEBE - ARCHITECT

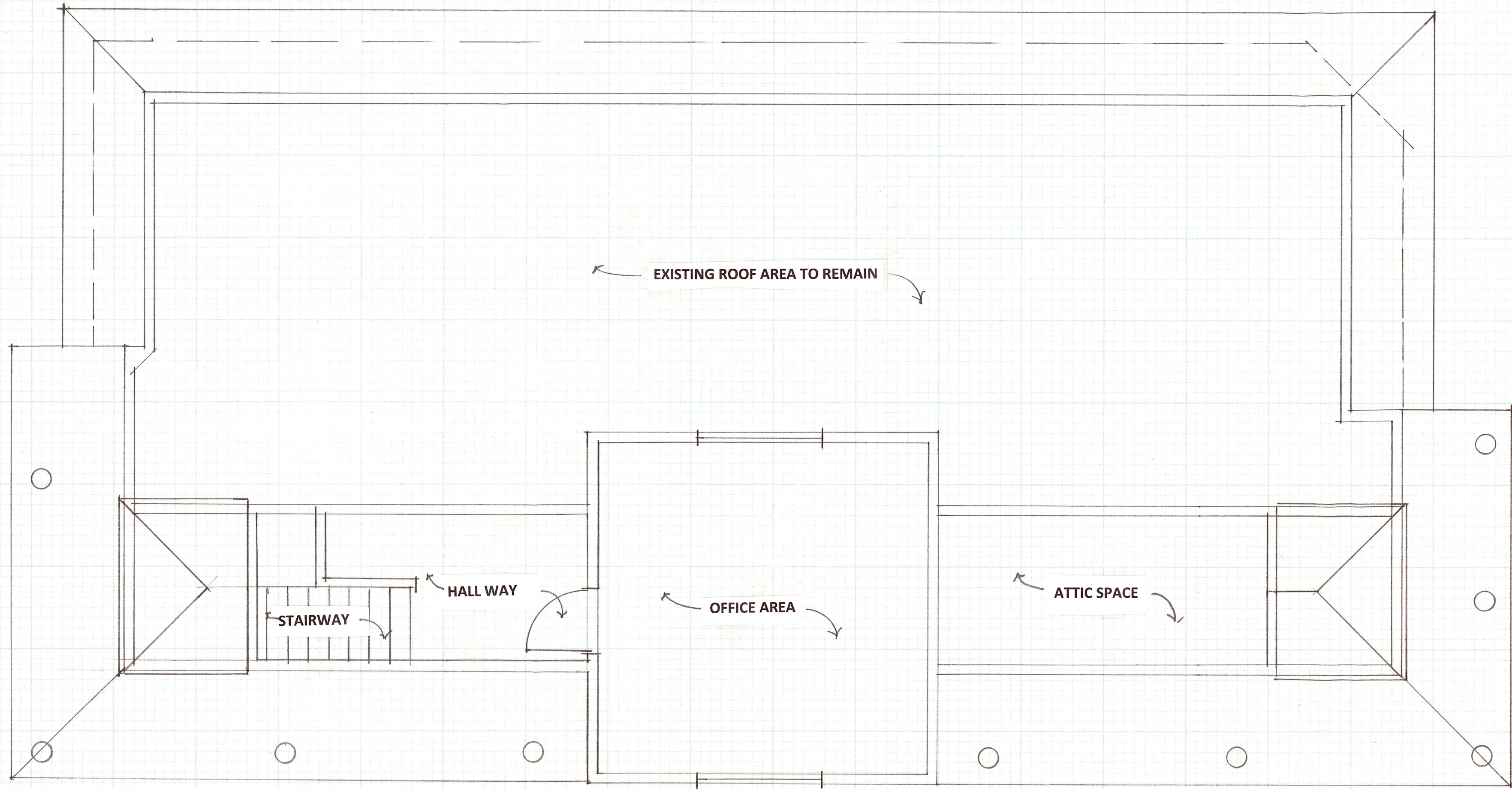
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KING CITY CA 93930 - 1743

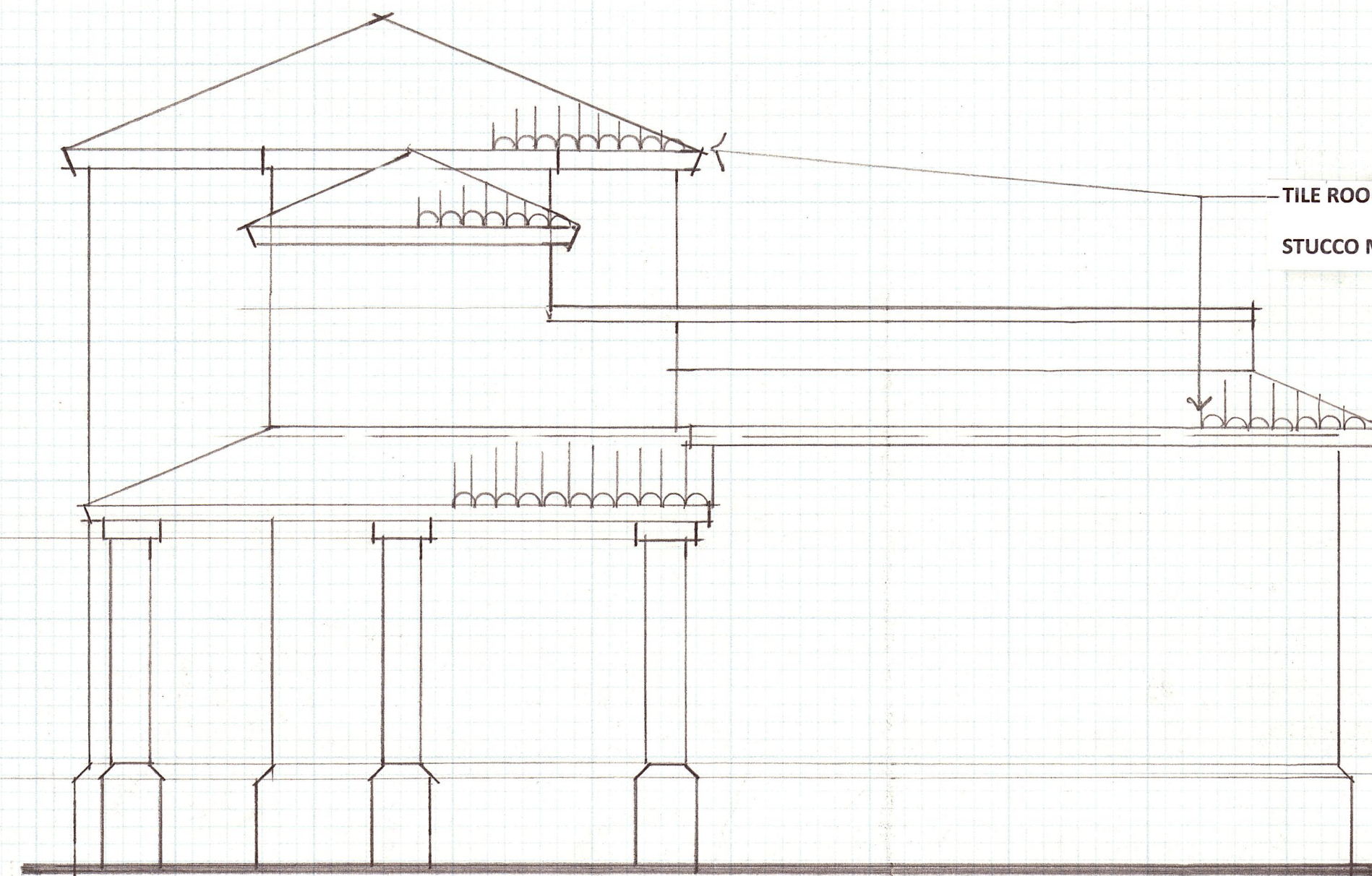
(831-385-0810)

FAX (831-385-0688)

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SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"

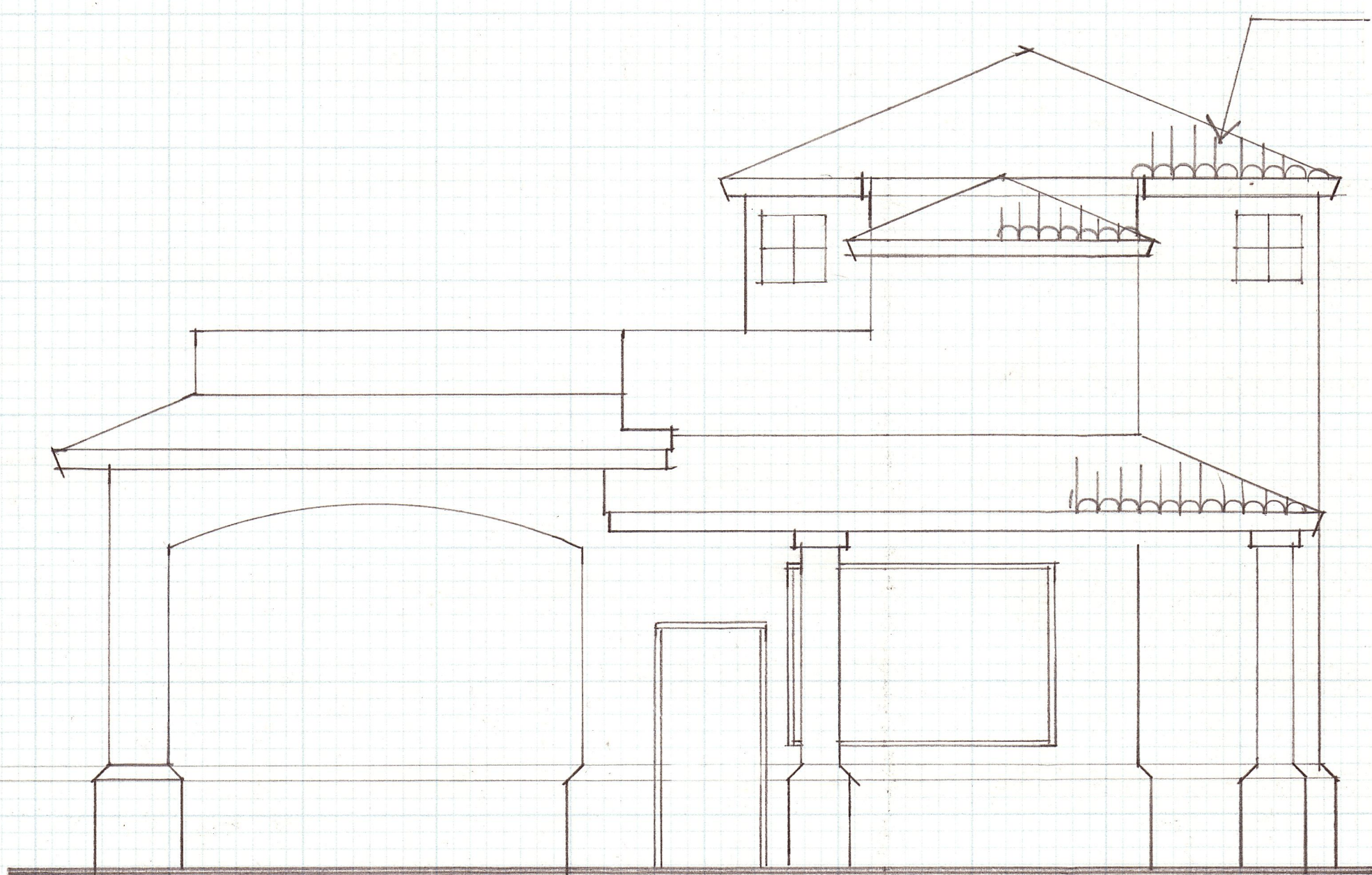


WEST ELEVATION.

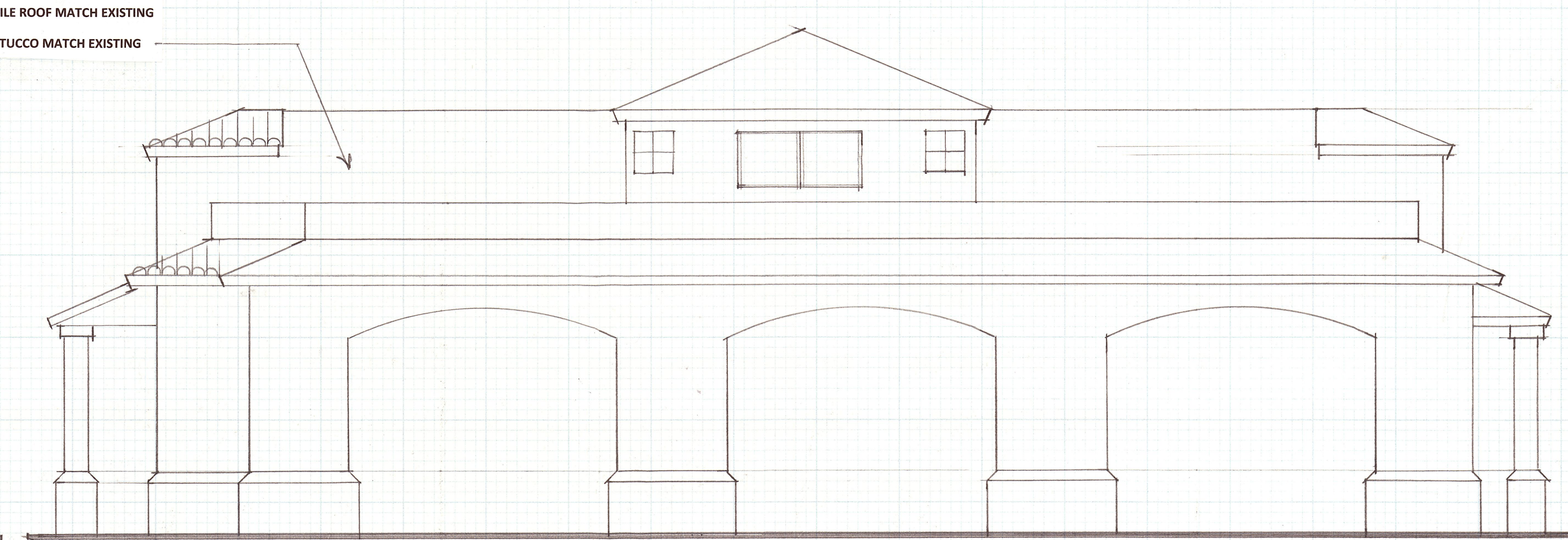
1/4"=1'-0"



NORTH ELEVATION



EAST ELEVATION.



SOUTH ELEVATION.

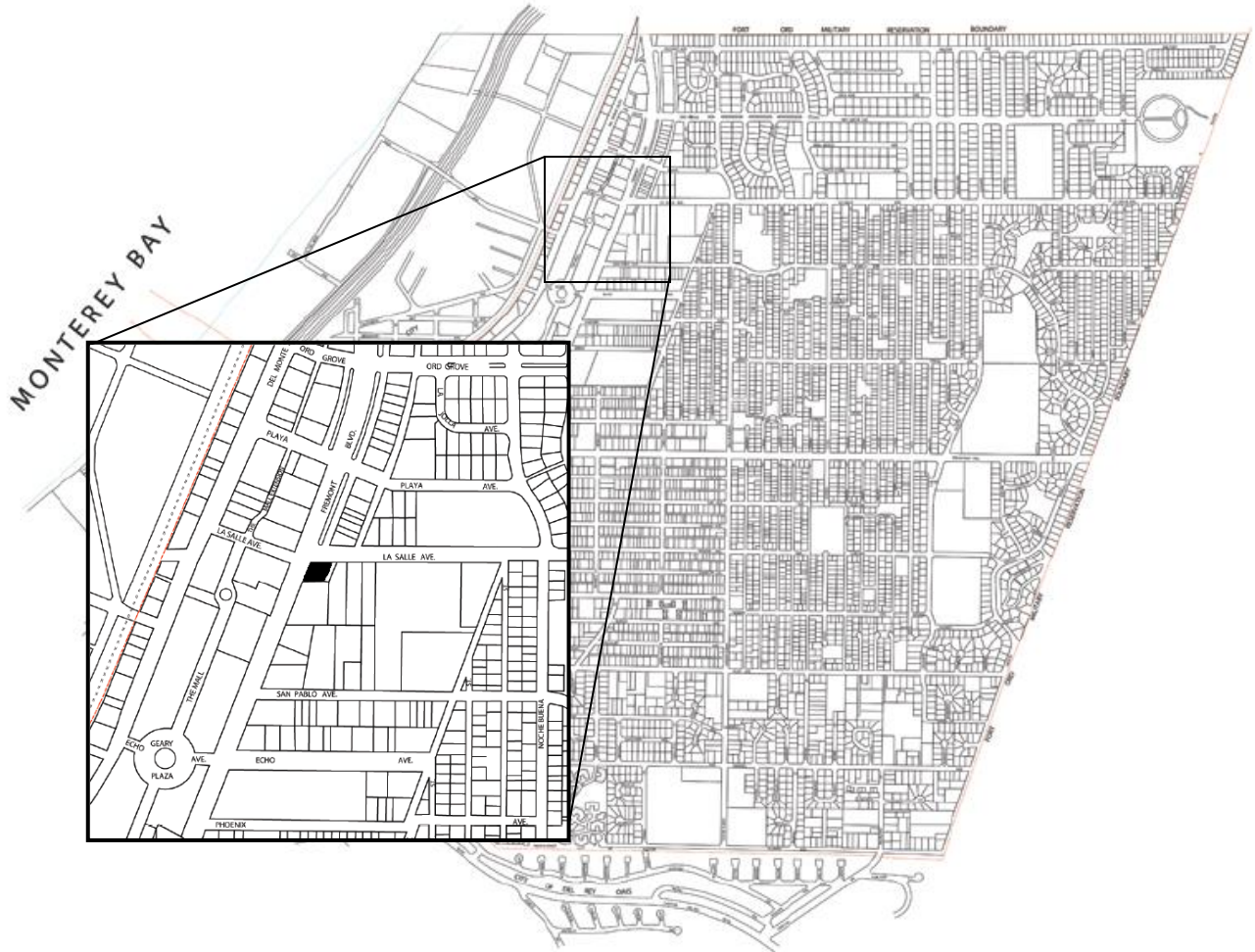
REVISIONS	BY

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 KING CITY CA. 93930 - 1743 FAX (831) 385-0686

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DATE
SCALE
JOB NO.
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OF SHEETS

Location Map

1898 Fremont Boulevard





WEST ELEVATION.

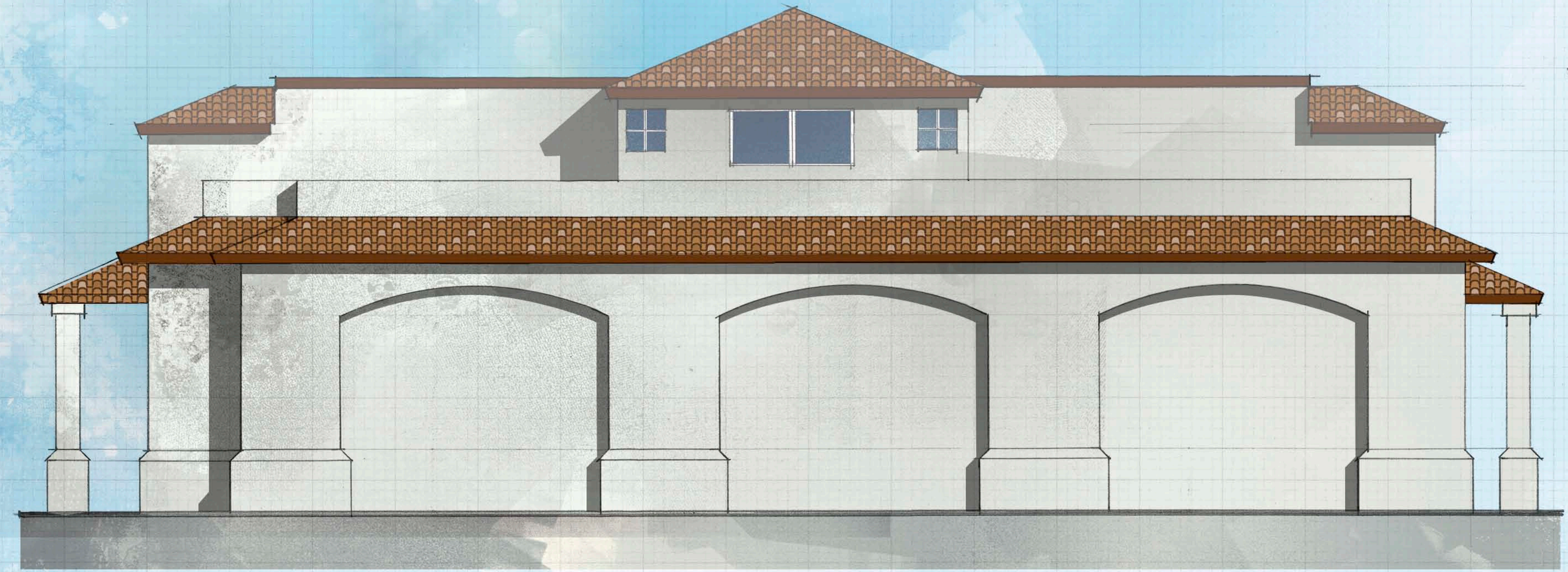
1/4"=1'-0"



NORTH ELEVATION



EAST ELEVATION.



SOUTH ELEVATION.

REVISIONS BY

WESLEY JAY BEEBE - ARCHITECT

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FAX (831) 385-0666

DRAWN

CHECKED

DATE

SCALE

JOB NO.

SHEET

OF

SHEETS





Attachment 4
Site Photographs – 1898 Fremont Boulevard



View of 1898 Fremont from the north side of La Salle Avenue



View of 1898 Fremont from the northwest

Attachment 4

Site Photograph – 1898 Fremont Boulevard



View of 1898 Fremont Boulevard from the north