



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 4, 2018
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 FEBRUARY 21, 2018 AND MARCH 21, 2018 REGULAR MEETINGS.

6. **BUSINESS ITEMS**

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR -17-15. ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR A SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY RESIDENCE LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.EA, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THIS ITEM WAS CONTINUED FROM THE FEBRUARY 21, 2018 BOARD OF ARCHITECTURAL REVIEW MEETING.**

PURPOSE & RECOMMENDATION: 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 a second story addition to an existing single family residence.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-03. MR. MEUERS AND MRS. BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A 216 SQUARE FOOT SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 21, 2018.**

PURPOSE & RECOMMENDATION:

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence. This item was continued from the meeting of March 21, 2018.

- C. ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-10. FREDERICK M. BAKER, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A NEW EXTERIOR BRANDING UPGRADE AT 1175 FREMONT BOULEVARD (KFC), LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code (SMC), changes to projects that previously received Board of Architectural Review (BAR) approval and do not comply with the criteria in Section 17.64.090 shall return to the BAR for review and final action.

7. **REPORTS FROM BOARD MEMBERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

April 18, 2018
Seaside City Hall
5:30 PM

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

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, February 21, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:31 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Ventimiglia, Mori, Khalsa, Mitchell

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE OCTOBER 4, 2017 AND NOVEMBER 15, 2017 REGULAR MEETINGS.**

On motion by Board member Ventimiglia and seconded by Board member Khalsa the Board of Architectural Review approved the minutes from the October 4, 2017 and November 15, 2017 Regular Meetings.

RESULT: **Approved**

MOVER: Board Member Kathleen Ventimiglia

SECONDER: Board Member Bani Khalsa

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

NOES: None

ABSENT: None

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01. ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project requesting design approval for the construction of a new two-story 6,393

square-foot commercial building located at 307 Roberts Avenue in the heavy commercial (H) Zoning District. Presentation included Location Map, Background, Site Plan, Elevations, Floor Plan, Site Photos; staff recommended approval. Board had questions that were answered by Mr. Medina. Chair asked applicant to step forward. Steve Mikkle stepped forward and answered questions from the Board. Chair Keller opened public comment; Rob Carswell spoke had concerns and questions and brought up parking issues; project will be located in a busy street and this will be a hazardous situation, please consider. Public comment was closed. Board members discussed among themselves.

On motion by Board member Mitchell and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved design as presented, asked to bring landscaping and trash enclosure back to the Board and adding a gate design, and if there is going to be a gate come before the Board for design review. Appeal may be submitted within 7 calendar days accompanied by the required fe

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

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-02. PENINSULA REAL ESTATE, LLC, PROPERTY OWNER, AND JACK PAQUIN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW MASERATI/ALFA ROMEO SHOWROOM, SERVICE FACILITY, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE SEASIDE AUTO CENTER LOCATED AT 1725 AUTO CENTER PARKWAY IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENT QUALITY ACT, THE PROJECT IS CATEGORICALLY CLASS 1, SECTION 15301.E.2.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Staff report presented by Associate Planner, Rob Larsen. Mr. Larsen went over presentation for the project requesting design approval for a new Maserati/Alfa Romeo Showroom, Service Facility, Signage, and Associated Site Improvements within the Seaside Auto Center Located at 1725 Auto Center Parkway in the Automotive Commercial (CA) Zoning District. Presentation included Location Map, Project Site, Site Plan, Floor Plan, Exterior Elevations, Project Rendering, Exterior Wall Lights, Existing Building with Flagging, Sign Legend, Maserati/Alfa Romeo Signs; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Matt Noir stepped forward and explained more in detail the project; there were questions by the Board that were answered by the applicant. Chair Keller opened public comment; seeing none, public comment was closed. Board members discussed among themselves.

On motion by Board member Ventimiglia and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved application no. BAR-18-02. Appeal may be submitted within 7 calendar days accompanied by the required fees.

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

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15. ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR A 922 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff report presented by Associate Planner, Rob Larsen. Mr. Larsen went over presentation for the project requesting design approval for a 922 square foot two-story addition to an existing one-story single family residence located at 1739 Yosemite Street in the single family residential (RS-8) Zoning District. Presentation included Location Map, Street View with Flagging, Rear Yard, Existing Floor Plan, Existing Elevations, Proposed Floor Plan, Proposed Elevations, Color Board; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Arnold (last name?) stepped forward and explained further in detail his project and answered questions from the Board. Chair Keller opened public comment; Shawn Matten, International School of Monterey, concerned with height/mass of project, spoke on behalf of students; Paul Wolf, 1752 St. Helen, will let letter of wife Sue Hawthorne stand, invited Board to come over to his address and take a look at the proposed project, has concerns with project. Kelly McKay, 1744 St. Helen, right behind project, is concerned with her privacy, should be considerate of people who live around project, concerned about having the sun blocked and having a lot of shade; Christina Elesteri, 1736 St. Helena St., directly behind project, concerned about her privacy; Felix Bachofner, speaking on behalf of ISM students, teachers, staff members and mostly parents; there is approximately 1200 stakeholders at ISM that are there almost on a daily basis and King School just to the south has an even larger number of stakeholders, they are less impacted but their field is you can see the property from their field, is very concerned about this, and has a couple of concerns just procedurally one is that you got your plans at tonight's meeting and that is a concern at the planning commission and specially at the City Council if we didn't have full plans at least 72 hours before the meetings it would get discussed but a decision would not be made. It sounds like you haven't had a site visit, but, strongly encourages the Board to ask staff to schedule a site visit so that Board can see some of the concerns; staff took pictures, but from street level and you really need to go up to the ISM campus and even on to the King campus to see. There is ample area on the property for the homeowner to make an extension to the house without even going to a second story, go to the properties close by and the schools and involve the community in the conversation; would like to know what are the procedures for an appeal if project gets approved? Who has standing to file for an appeal? 6 West Minister Court resident, her concern is that it blocks her view and asks Board to come by and see for themselves. Daughter of resident at 6 West Minister Court also concern with view being blocked. Public comment was closed. Chair Keller asked staff to address the

appeal question which was answered by Mr. Medina who responded that views have been a concern but from a legal standpoint there is no legal right to a view. Anyone has the right to file an appeal. There are design guidelines that provide more character and style, there is not legally a privately own view. Board members discussed among themselves.

On motion by Board member Mori and seconded by Board member Mitchell and passed by the following vote the Board of Architectural Review continued item with suggestions by the Board. Appeal may be submitted within 7 calendar days accompanied by the required fees.

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

7. **REPORTS FROM BOARD MEMBERS**

None

8. **REPORTS FROM STAFF**

Mr. Medina reminded the Board about the Brown Act Training scheduled for March 7th. He also informed Board that West Broadway is moving along and that the Brewery on Broadway will start construction in end of March.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, March 21, 2018
5:30 PM

1. **CALL TO ORDER**

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

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

Present: Keller, Ventimiglia, Khalsa, Mitchell

Absent: Mori

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Keller opened public comment. Paul Wolf spoke on Yosemite item and invited Board to go and look at the proposed addition in Yosemite. There were no further comments from the public; public comment was closed.

5. **APPROVAL OF MINUTES**

None

6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-03. MR. MEUERS AND MRS. BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A 216 SQUARE FOOT SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Associate Planner, Robert Larsen. Mr. Larsen went over presentation for the project requesting design approval for a 216 square foot second story addition to a two-story single-family residence located at 1536 Noche Buena Street in the single family residential (RS-12) Zoning District. Presentation included Location Map, Aerial View, Site Plan, Existing Floor Plan, Proposed Floor Plan, Proposed Elevations, Colors, Site Photographs, Photo from 1540 Kenneth Street, Letter from neighbor at 1540 Kenneth Street; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Aaron Tollefson stepped forward and went more into detail on the project. Mr. Tollefson answered questions from the Board. Chair Keller opened public comment; Vauncia Parker, spoke on behalf of her sister

Marsheila DeVan, 1540 Kenneth Street, and reference letter that was sent by sister. Is concerned about losing current view and the effect on value of the home, invites Board to drive down Kenneth Street to see; encourages Board to read letter submitted by her sister and think about the people this project will be affecting. Julie Vogado, 1530 Kenneth Street, her concern is the view, the best asset of the house is to go outside on the balcony and enjoy the view. Martha Myszak, mother of resident on 1540 Kenneth Street, concern about her daughter losing her view, reduce value of her home. Gregory Meuers, 1536 Noche Buena, spoke on behalf of his project and sympathizes with the neighbors, but his project should be approved, spoke on property value and views. Steve Bradford, resident of Seaside, retired Real Estate Agent, spoke in regards to views particularly as a Real Estate Agent, and on behalf of 1540 Kenneth Street homeowner, taking away somebodies view is a big deal. Public comment was closed. Board members discussed among themselves and had questions for staff that were answered.

On motion by Board member Mitchell and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review continued item to the April 4th meeting to give the Board the opportunity for further review and site visit. Appeal may be submitted within 7 calendar days by the required fees.

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

7. **REPORTS FROM BOARD MEMBERS**

Board requested an explanation on change of street signs. Workshop on legal opinion on view sheds.

8. **REPORTS FROM STAFF**

Mr. Medina spoke on the Board's work plan as the Municipal Plan requires it. He also reminded Board about the Brown Act training scheduled on April 22nd, 3-5 p.m.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:27 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



CITY OF SEASIDE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT

TO: Seaside Board of Architectural Review

DATE: April 4, 2018

FROM: Bob Larsen, Associate Planner

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15.** ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR A SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THIS ITEM WAS CONTINUED FROM THE FEBRUARY 21, 2018 BOARD OF ARCHITECTURAL REVIEW MEETING.

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 a second story addition to an existing single family residence.

RECOMMENDATION

The BAR shall consider taking one of the following actions:

- Approval of the revised plans subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Revised Project Plans.
- Provide City staff with findings and evidence for the denial of the revised project design.

SITE LOCATION AND DESCRIPTION

The project site is a 5,320 square-foot parcel and is located on the west side of the Yosemite Street between Mingo Avenue and San Pablo Avenue. The International School of Monterey is located on the east side of Yosemite Street. The adjacent neighborhoods to the south, west, and north are composed of single family residences. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

BACKGROUND

The subject property is currently developed with a one-story, 1,004 square foot house consisting of three bedrooms and two baths with an attached two-car garage. The dwelling was constructed in 1969.

At the February 21, 2018 BAR meeting, the applicant presented plans for the construction of a 922 square foot second story addition consisting of a master bedroom, master bathroom, kitchen, great room, and half bath. In addition to the upstairs living area, two covered decks will be created. The first floor modifications will consist of removing the existing kitchen, living room, and dining room and relocating the third bedroom. The total floor area of the dwelling with the new addition would be approximately 1,926 square feet. An existing deck and accessory structure located within the rear yard setback will be removed. On February 21, 2018, the BAR voted to continue the project to April 4, 2018 to allow the applicant to study the following options:

- Consider lowering the 9 foot plate height of the second story.
- Consider modifying the architectural design of the second story element to provide setbacks from the first story.
- Cut back the roof that extends over the second story deck off of the Great Room.
- Review enlarging the front entrance and match this roof to the rest of the house.

Revised plans have been submitted (see Attachment 1, Exhibit A – Revised Project Plans). The applicant's explanation of the modifications/revisions to the project plans are provided as Attachment 7.

STAFF ANALYSIS

With the addition, the Floor Area Ratio (FAR) will at 37 percent (FAR) which is under the maximum 45 percent FAR for a single family residential zone. The proposed 41 percent Lot Coverage will be under the maximum 65 percent maximum. The maximum height will be 22 feet 6 inches which is under the maximum 24-foot height limit allowed in the RS-12 zoning district. The footprint of the dwelling will be in compliance with the required setbacks listed below.

Setbacks	Minimum	Proposed
Front	15 feet	20 feet
Side	5 feet	5 feet
Rear	15 feet	26 feet 6 inches

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 exterior finish of the dwelling will consist of a combination of stucco (Kelly Moore “Ice Age” - gray) and horizontal cedar wood siding (stained Cabot Tone Deck & Siding Stain). A cedar wood fascia and window trim will surround the metal frame windows and doors and will be painted Kelly Moore “Wrought Iron Gate”. The hip roof over the second story living area and decks will consist of a charcoal gray standing seam metal roof material. Stainless steel deck railing and cable systems with wood caps will be used at the balcony and decks. A four panel sectional roll up garage door is proposed. See Attachment 5 for Colors and Material Board.

Exterior lights will consist of the following fixtures:

- Recessed can lights will be located at the covered decks.
- Titanium finish exterior wall sconces (Hinckley Lighting H1648) will be located on the perimeter walls and doorways.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), provided as Attachment 6, has been established to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

I.A.iii. Entry walkways should extend to the sidewalk, rather than the driveway.

Evidence: The applicant proposes to introduce a new walkway system parallel to the driveway from the entry to the sidewalk.

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 37%. The allowed FAR is 45%. The proposed Lot Coverage is 41%. The allowed Lot Coverage is 65%.

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

Evidence: The second story includes setbacks/offsets on the front, sides and rear elevations, and multiple building materials

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

Evidence: The use of a hip roof design, stucco exterior, and metal frame windows will continue the street facing elevations on all four elevations.

III.A.viii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.

Evidence: Belly band, materials of construction, and matching fascia details delineate the two floors of the building.

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

Evidence: The applicant is proposing stucco, wood siding, wood fascia and a metal roof throughout.

The BAR had concerns with the amount roof area being added, substantial second story building offsets from the first floor footprint and the lack of a cohesive entry feature over the front door. The BAR must evaluate the changes to determine if the design modifications made to the proposed project will provide a design which not only meets the minimum design standards but will also provide a cohesive design to blend with the neighborhood.

During the prior design review process concerns were addressed by neighbors. Their concerns had to do with obstructions of views toward the Monterey Bay, overall building mass, and extension of the roof over the open deck on the second floor.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the area in which the project is located is not environmentally sensitive.

Evidence: The proposed addition to the existing structure is less than 10,000 square feet and is not located in an environmentally sensitive area.

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 addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 922 square foot second story addition to the existing single family dwelling.

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

Evidence: The project site is designated as Medium Density Single-Family Residential (MLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre.

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 proposed addition will comply with all standards of development associated with the RS-12 zoning district.

Evidence: The applicant has incorporated design features and architectural rhythms of the existing structure to have a contextual relationship with the existing neighborhood.

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 an existing residence in the RS-12 zoning district. Access would be provided from Yosemite Street by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition 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 general comments that are included as conditions of approval.

ATTACHMENTS

- Attachment 1 – Conditions of Approval
- Attachment 1, Exhibit A – Revised Project Plans
- Attachment 2 – Location Map
- Attachment 3 – Site Photographs, Street View with Revised Staking and Flagging
- Attachment 4 – Site Photographs, Rear Yard
- Attachment 5 – Color and Material Board
- Attachment 6 – Single Family Residential Design Guidelines
- Attachment 7 – Applicant's Statement of Modifications to Plans

Conditions of Approval
File No. BAR-17-15
February 21, 2018

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 “Nobida Residence” stamped as received on December 27, 2017, and as approved on February 21, 2018.

Fire Department:

2. Fire sprinklers are required.

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-17-15

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).

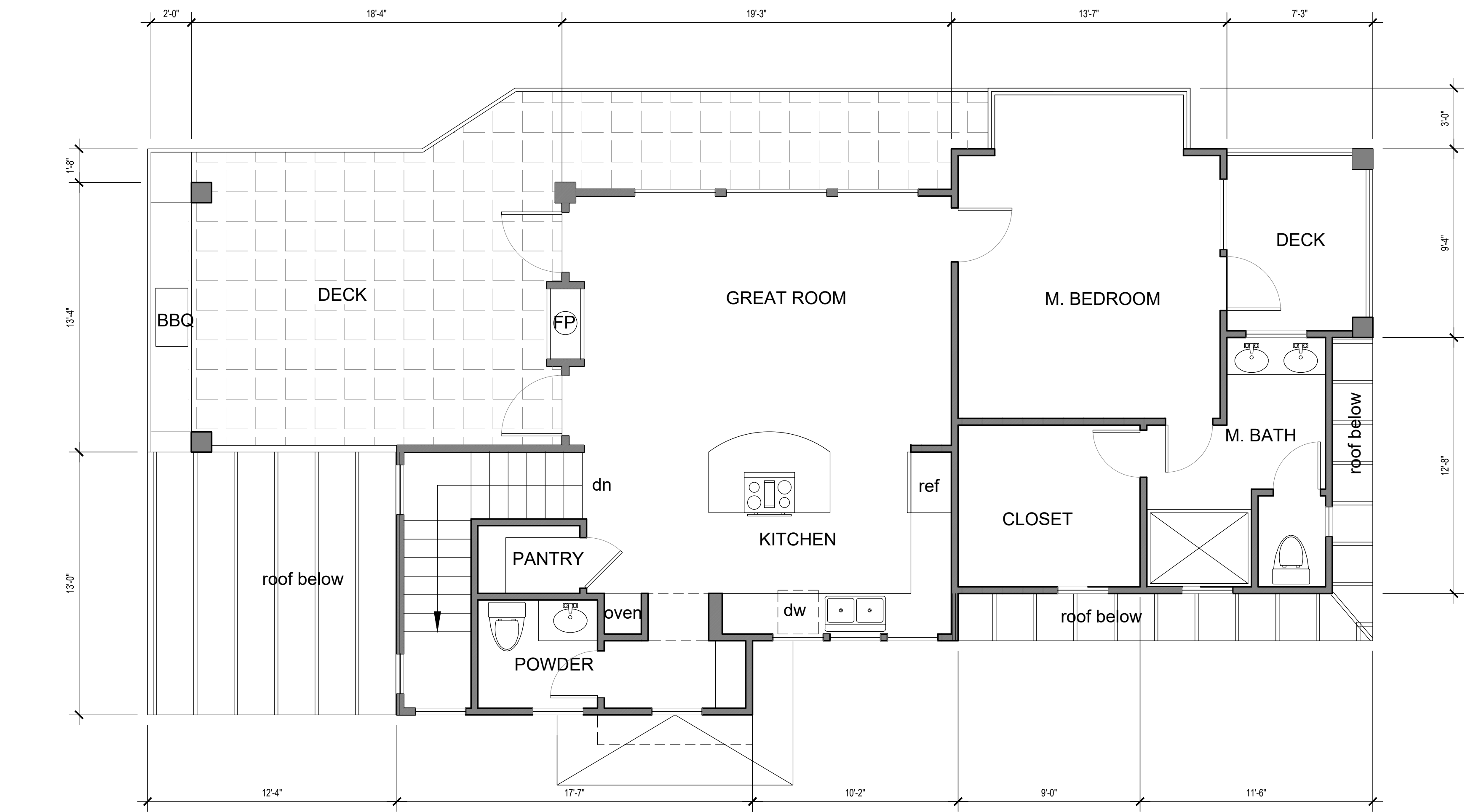
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

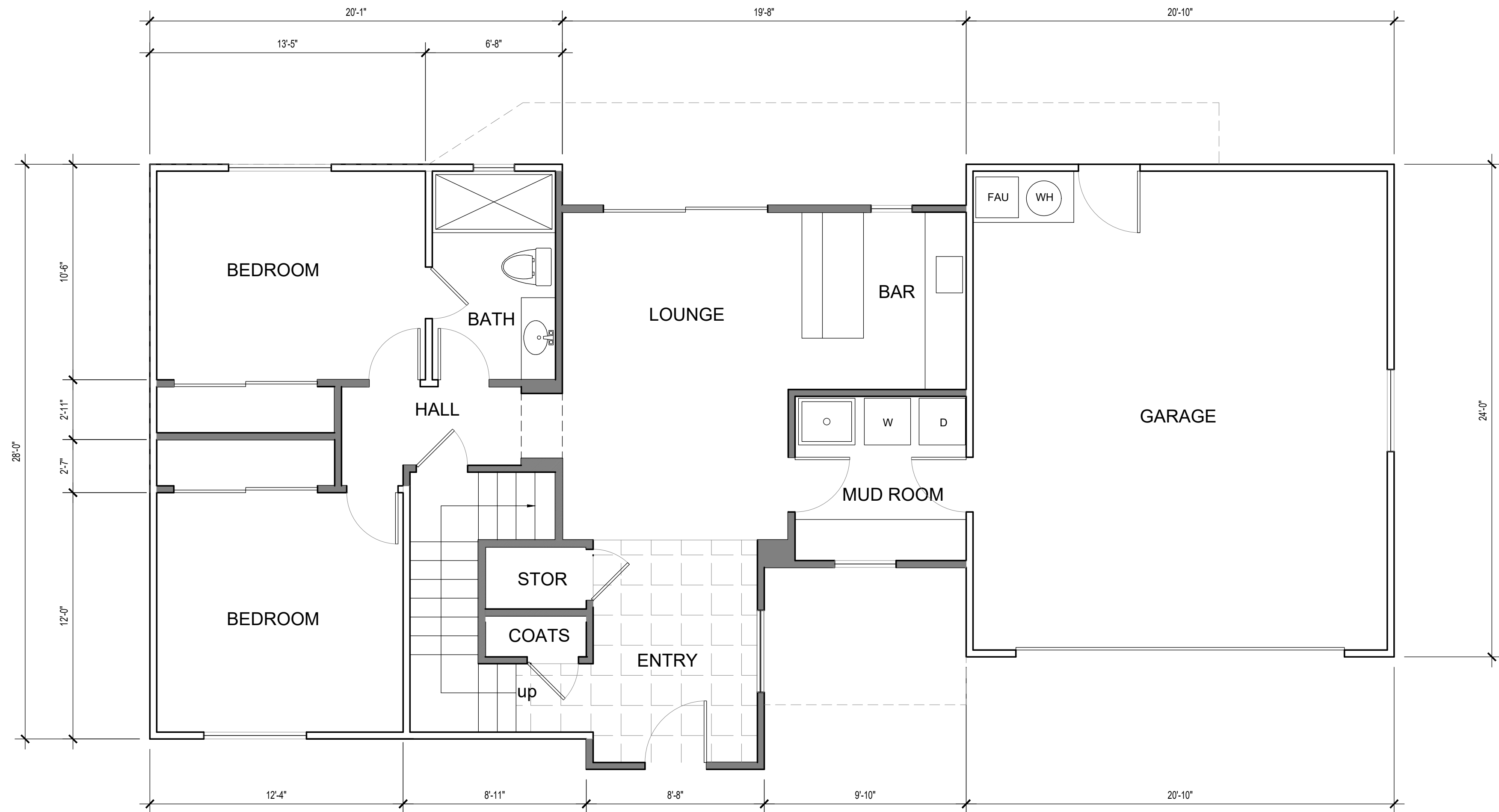
Date

Property Owner's Signature

Date

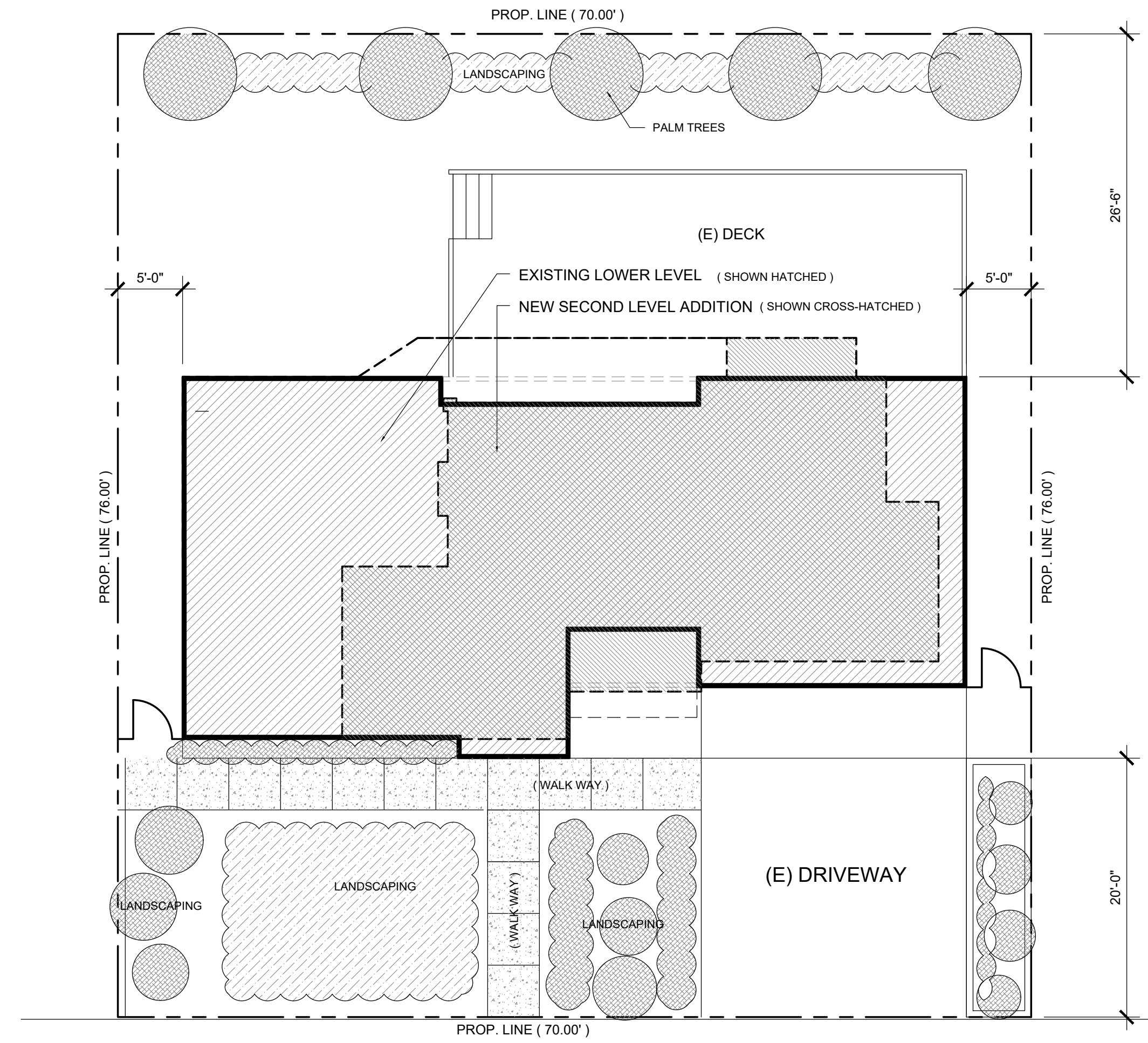


SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



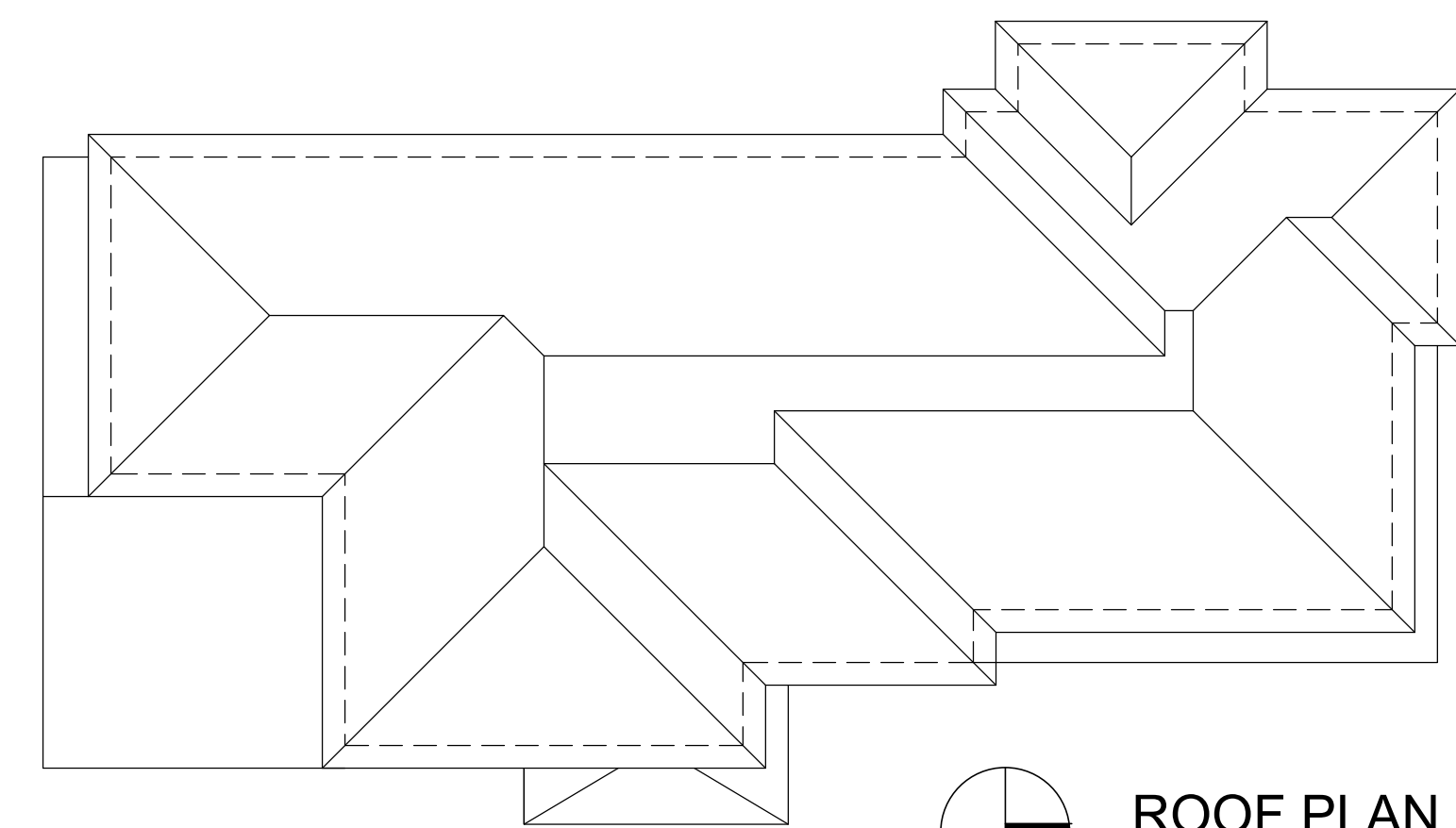
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO REMAIN
NEW WALL, 2X4 @ 16" O.C. U.O.N.



YOSEMITE STREET

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



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

SCOPE OF WORK:
SECOND LEVEL ADDITION TO EXISTING ONE STORY
SINGLE FAMILY RESIDENCE,

PROJECT DATA:		AREA TABULATION:	
PROPERTY LOCATION:	1739 YOSEMITE STREET, SEASIDE CA 93955	FLOOR AREA:	
PROPERTY OWNER:	ARTHUR NOBIDA 1655 YOSEMITE STREET SEASIDE, CA 93955	(E) LIVING SPACE:	1,004 SQ. FT.
PARCEL NUMBER:	012-101-065	(E) GARAGE:	500 SQ. FT.
LOT SIZE :	5,320 SQ. FT.	(N) ADDITION:	922 SQ.FT
ZONING :	R-2	TOTAL:	2,426 SQ. FT..
CONSTRUCTION:	TYPE V - B (U)	LOT COVERAGE :	28.27 % (40% MAX ALLOWED)

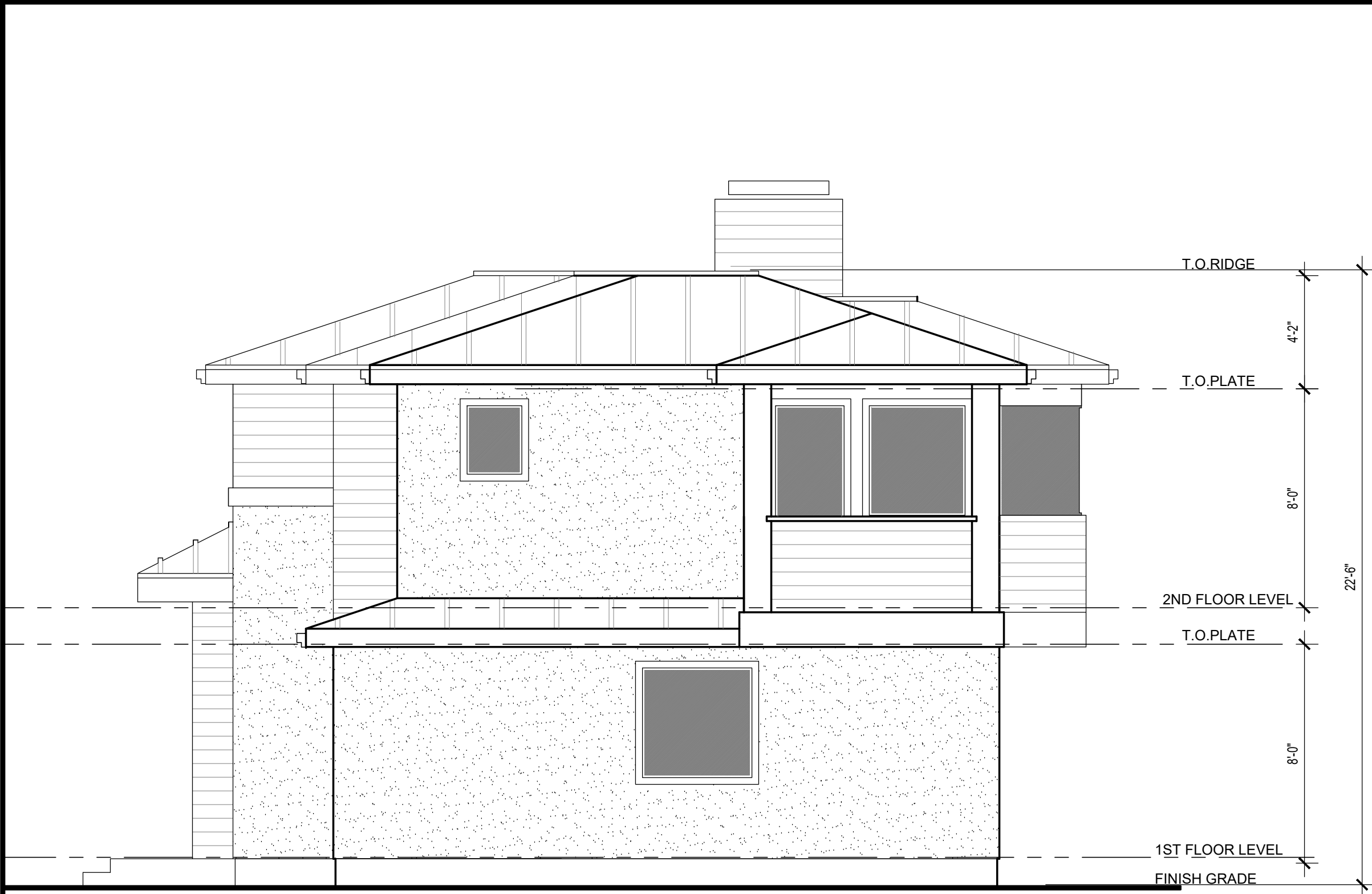
JIMMY MONDALA
3079 ZANETTA DRIVE , MARINA CA 93933
jimondala@yahoo.com (831) 521-7698

ADDITION AND REMODEL TO :
NOBIDA RESIDENCE
1739 YOSEMITE STREET , SEASIDE CA

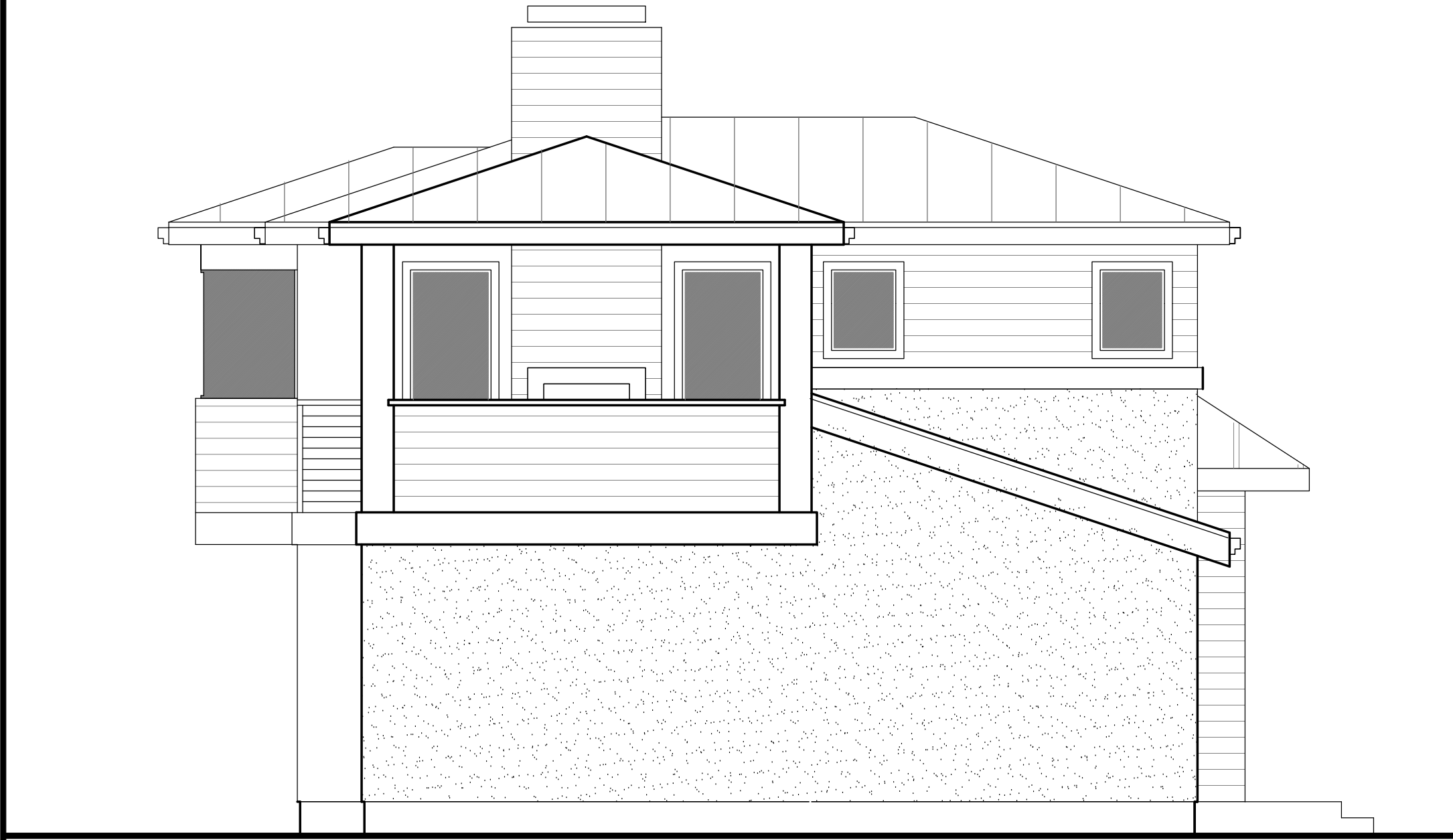
SITE PLAN
FLOOR PLAN

DATE: 03/13/18
SCALE:
DWG. BY: J. MONDALA
JOB No.
REV:

A1



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



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



EAST (FRONT) ELEVATION
SCALE : 1/4" = 1'-0"



WEST (REAR) ELEVATION
SCALE : 1/4" = 1'-0"

JIMMY MONDALA
3079 ZANETTA DRIVE , MARINA CA 03033
jimondala@yahoo.com (831) 521-7658

ADDITION AND REMODEL TO :
NOBIDA RESIDENCE
1739 YOSEMITE STREET , SEASIDE CA

ELEVATIONS

DATE: 03/13/18
SCALE:
DWG. BY: J. MONDALA
JOB No.
REV:

A2

Location Map

Project Site: 1739 Yosemite St



STREET VIEW SHOWING FLAGGING



Original Photo showing Flagging



Revised Submittal showing Flagging

SITE PHOTOGRAPHS – REAR YARD



NOBIDA 1739 YOSEMITE ST SEASIDE, CA

COLOR BOARD-

Natural Cedar Wood finished with Cabot Wood Tone Deck & Siding Stain for:

- Front door
- Wood siding
- North and South deck railing
- Chimney



Kelly Moore KM3818-1 Ice Age:

- Stucco



Kelly Moore KM4876 Wrought Iron Gate

- Outside Fascia Trim



Charcoal Gray:

- Standing seam roof



Stainless Steel Deck Railing and Cables:

- West Balcony and Loggia



OUTDOOR LIGHTING-

Hinckley Lighting H1648



City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

Design guidelines serve a valuable role in the architectural review process by communicating a city's expectations through clear design statements, photographs, specific examples, and supportive graphics. In practice, design guidelines encourage improved design, create design consensus, and promote a consistent level of quality throughout the city. Design guidelines represent a minimum level of expected quality and design, and many proposals will far exceed these standards, as the range of design excellence is limitless.

PURPOSE

The purpose of this document is to assist staff, the public and decision-makers through the architectural review process by clearly defining the City of Seaside's expectations for design quality, use of materials, and architectural imagery. It is the goal of these design guidelines to continually refine the concept of "good design" and to improve the design of homes, neighborhoods, and the greater community of Seaside.

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

Ken Rudisill, Chairman
Kathleen Ventimiglia, Vice-Chair
Cynthia Spellacy
Mitsugu Mori
Paul Mugan

ACCEPTED JULY 6, 2005

APPLICABILITY

These design guidelines apply to all new single-family residences and to additions or exterior modifications to existing single-family residences in the City of Seaside.

BOARD OF ARCHITECTURAL REVIEW

In cases where a formal review before the Board of Architectural Review (BAR) is required, the BAR will utilize these design guidelines in their review of the project.

SEASIDE GENERAL PLAN

Single-Family Residential Design Guidelines are required by specific policies and implementation plans contained in the Seaside General Plan. These policies and plans are as follows:

Land Use Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

Implementation Plan LU-3.2.5 *Design Guidelines for Residential Development.* Adopt and implement Design Guidelines for residential development.

Urban Design Policy UD-2.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight, and excessive through traffic.

Implementation Plan UD-2.1.1 *Design Standards in Zoning Ordinance.* Adopt design standards in the Seaside Zoning Ordinance to establish the scale of building, guidelines for quality design in new construction, building additions, and redevelopment, procedures to protect existing private views and access to sunlight as much as possible while at the same time allowing others the opportunity to enjoy the magnificent views from Seaside.

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

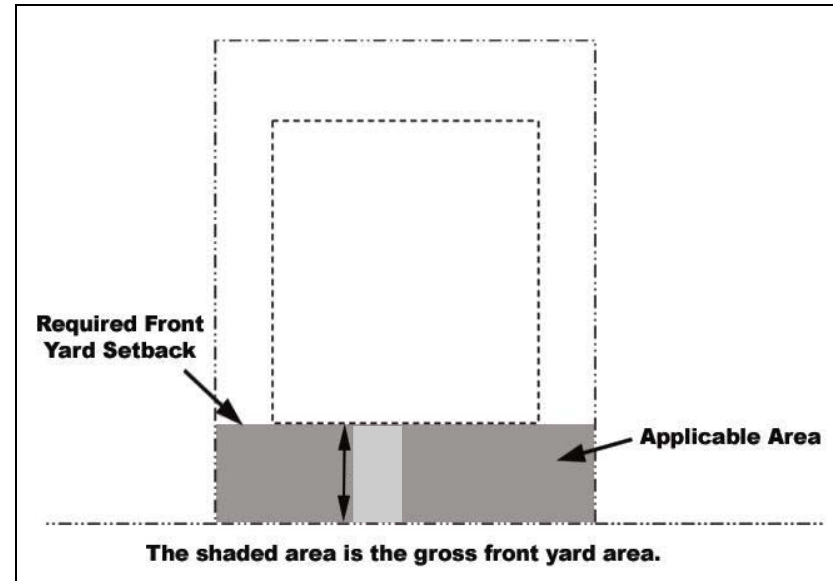
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

Neighborhood character can be enhanced by minimizing paved surfaces in front yards and maintaining landscaped areas. The front yard should serve as a buffer between the street and the home, providing a visual break and an improved streetscape. A neighborhood with well-maintained front yards will better preserve its value and will remain more appealing. Increased landscaping softens the appearance of a neighborhood, improves neighborhood aesthetics, provides habitat for birds, butterflies, and other wildlife, and creates a more desirable environment.

Front yard landscaping need not include turf, lawn or other water-intensive plants. Drought-tolerant and low water usage plants can be artfully installed to create an attractive appearance.

Limiting paved surfaces also provides environmental benefits by reducing water run-off, improving water percolation, facilitating on-site drainage and retention, and discouraging inappropriate vehicle parking and storage.



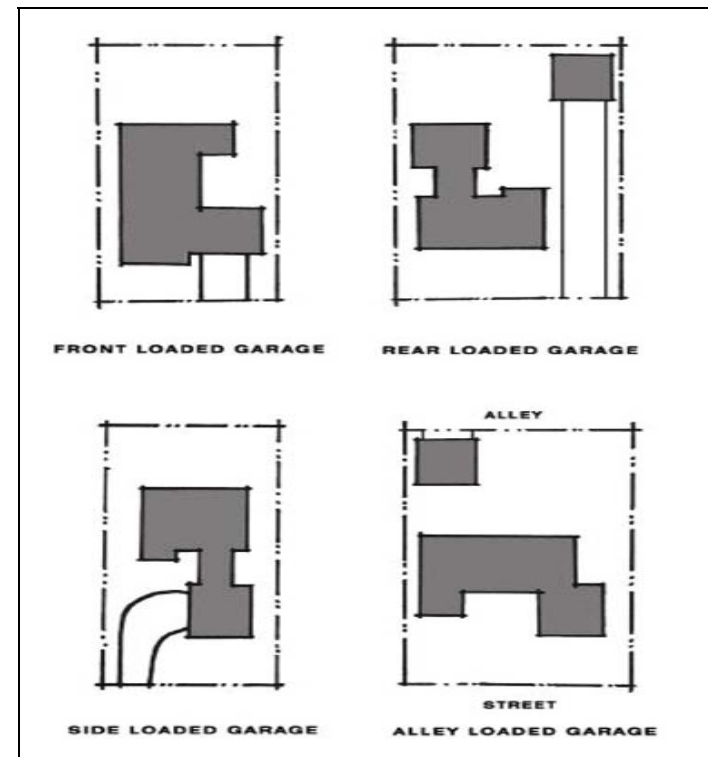
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should not exceed 50%.
- ii. Front yard patios should not be located closer than 5 feet from the sidewalk, adjacent properties or the house.
- iii. Entry walkways should extend to the sidewalk, rather than the driveway.

- iv. Landscaping should be used to frame, soften and embellish a home.
- v. Gravel, lava rock, and similar materials are discouraged when not used in conjunction with other landscaping.
- vi. Drought tolerant, salt and wind-resistant, and native plants should be used in landscaping. A list of drought tolerant plants recommended for Seaside is included as Appendix “A”.
- vii. Street trees should be installed in front yards to create a consistent and harmonious canopy.

B. Garage Placement

Street frontages dominated by front-loaded garages are detrimental to the sense of a people-friendly and pedestrian-oriented neighborhood. The following guidelines are intended to reduce the impacts of garages on the character of the neighborhood.

- i. Garage design and placement should diminish the visual impact of garage doors on street frontages. Garage doors should contain windows and/or additional architectural detailing.
- ii. Detached rear garages and alley-accessed garages are encouraged.



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

- iv. Covered parking should be designed to minimize its visual impact by placing access to the side or rear wherever physically possible.



“Detached rear garages and alley-loaded garages are encouraged”

- v. Three-car front facing garages are discouraged where the lot width is less than 55 feet. Where three-car front facing garages are permitted, at least one garage door should be recessed a minimum of 5 feet beyond another garage door and permeable materials should be used at least on the portion of the driveway providing access to the recessed garage space.

- vi. On through-lots (lots having frontage on two parallel or approximately parallel streets), garage access should be provided from the street abutting the property line to the rear of the house.

C. Driveways

- i. Adequate space should be provided between two adjacent driveways to allow for landscaping. A minimum 18-inch wide planter should be provided where feasible between the side property line and the driveway.
- ii. New driveways should contain special design features to minimize their visual impact. The use of “wheel well”, “Bermuda” or “Hollywood” driveways, exposed aggregate, concrete pavers, soft materials such as turf blocks, or other special design features should be used to reduce the “hard” visual impact.
- iii. Driveways on corner lots should be located as far as possible from street intersections.
- iv. Where curb cuts are necessary, minimizing curb cut widths is encouraged. Driveway widths should be kept to a minimum to lessen the appearance of bulk and mass.

- v. No more than one curb cut per residential lot should be permitted along the same street frontage.
- vi. The use of alternative materials in place of asphalt or concrete to pave driveways is encouraged to reduce impervious surface

D. Walls, Fences, and Screening

- i. Walls and fences should be attractive and complement the style and character of the homes and the neighborhood.
- ii. Front yard fencing should be harmonious with the architectural style of the house. Solid walls over 36 inches in height are strongly discouraged in the front yard. Particular attention should be given to maintaining visibility for safety purposes on the portion of a corner lot abutting a street intersection.
- iii. Walls should be made of decorative masonry, wood, or a combination of both. Chain link or industrial fencing is strongly discouraged and should not be used in the front yard setback or on portions of a lot visible from a public right-of-way.



"Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood"

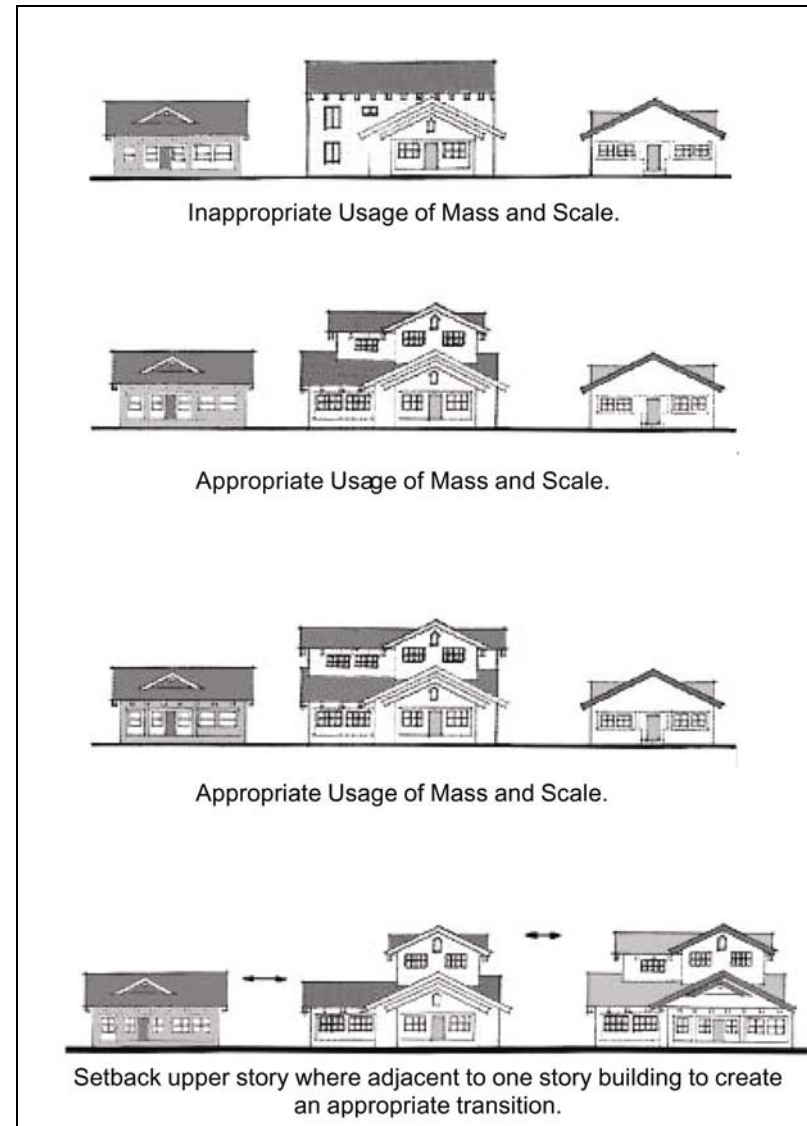
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback to facilitate convenient access by residents and visitors.
- v. Garbage areas should be screened by fences, and/or walls, that are compatible with other landscape or architectural features.

II. MASS AND SCALE

A. General

The following guidelines will ensure that the mass and scale of new homes and additions to existing homes are compatible with the surrounding neighborhood.

- i. The physical size and mass of the project should be proportional to the lot size.
- ii. The overall design of buildings should be compatible with the scale and mass of surrounding properties.
- iii. Architectural elements should be designed to eliminate the appearance of box-like buildings.
- iv. The scale and mass of new infill buildings should be reduced by stepping down the building height toward the street and adjacent smaller structures.



B. Building Height and Second Story Decks

- i. Entries and massing of stories should be in proportion to the building façade as a whole. High-ceiling single-story areas may be permitted within the building if the building wall of the front elevation is not excessively tall.
- ii. Second Story or Roof Decks:
 - a. Should fit the existing architectural style;
 - b. Should be oriented away from neighbors' yards as much as possible;
 - c. Should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework and landscaping).
 - d. Spas, hot tubs and similar equipment are discouraged over the first floor, on balconies or second story or roof decks if visible from adjacent properties.

C. Second Story Setbacks

- i. The second story front setback should average 5 feet more than the first floor setback.
- ii. The second story side setback should average 3 feet more than the first floor setback.



“The second story front setback should average 5 feet more than the first floor setback.”

- iii. For some architectural styles (i.e. Colonial Revival) it may not be appropriate to step back the second floor or in some cases it may not be reasonably feasible for additions to existing homes. A significant second story setback may not be necessary where the home is significantly set back from the street.

III. Architectural Features

The following guidelines encourage high quality design to enhance the character of residential neighborhoods. It is not the intent of these guidelines to promote any particular architectural style or to preclude creative design solutions that produce quality design.

A. General

- i. There is no specific architectural style required for residential structures in Seaside. Architecture should consider compatibility, as appropriate, with surrounding homes, including building style, form, size, material, and roofline.
- ii. The design of a new home, or addition, should commit to a specific architectural “style”, rather than combine various architectural styles and elements or create non-descript structures. This “style” should be clearly communicated and reinforced consistently throughout the house and accessory structures, including detached garages, carports, etc.
- iii. The exterior siding, roof articulation, windows and doors, and overall design of new

construction should be harmonious within the proposed architectural style.

- iv. The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate.
- v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.
- vi. Features such as windows, doors, cornice elements, etc. should create a rhythmic composition, taking into consideration compatibility of scale, style and proportion. These elements should be detailed to provide modulation, visual interest, and textured relief.
- vii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.
- viii. The patterns of windows and doors should reflect the scale and patterns in the neighborhood.

- ix. Building features should reinforce and enhance the architectural form and style of the house. Dormers, bay windows, porches, balconies, entrance projections, etc. add interest to the design of the home. However, features such as large bay windows should not project into side setbacks, except on the street-facing side of a corner lot.
- x. Long unarticulated exterior walls are discouraged on all structures. Massing offsets, varied textures, openings, recesses, and design accents are encouraged to enhance the walls.



“Front porches should create an attractive interface with semi-public front yard areas.”

B. Front Porches and Entries

- i. Front porches, back porches and/or decks, which permit casual observation of alleys and streets, are encouraged.
- ii. Front porches should create an attractive interface with semi-public front yard areas. Front porches should have a minimum depth of 6 feet and a minimum width of 10 feet.

- iii. The primary entry and windows should be the dominant elements of the front façade, should face the street to provide pedestrian scale and should be clearly articulated through architectural detailing.

C. Roof Articulation

The roof design plays an important role in the sense of mass and scale of the building and in the architectural integrity of the building as a whole. The roof pitch and orientation also impact the transition between neighboring buildings.

- i. New roof designs should be compatible with the existing neighborhood character, such as type, slope, size and materials, and color.



“The use of traditional roof forms such as gables, hips, and dormers are encouraged”

- ii. The use of traditional roof forms such as gables, hips, and dormers are encouraged. The use of “foreign” residential roof forms, such as geodesic domes, “A” frames and flat roofs are strongly discouraged.

- iii. Roof forms should be consistent on all sides of the house and garage. All roofs should have a similar pitch except for the limited use of flat roof.
- iv. Avoid box-like appearance through variation in the roofline and building elevations.



“Avoid box-like appearance through variation in the roofline and building elevations”

- v. Vary roof lines through changes in height and form to break up massing. Long, single-ridge rooflines (over 30 feet long) are discouraged.
- vi. The style and form of roof additions to existing buildings should be compatible, as appropriate, with the existing roof style and form, and the style, materials, and pitch

should be taken into consideration when designing a roof addition.

D. Materials

The overall pattern, texture, and color of materials have significant effect on the scale, style and character of the building. The following guidelines should be referred to when selecting materials.

- i. Consistent and harmonious use of high quality, durable materials is encouraged. Piecemeal embellishment and frequent changes in material is discouraged.
- ii. Architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.
- iii. Materials should complement the surrounding properties.
- iv. Materials should be of good quality and durable. “T-1-11” and similar sheet siding is discouraged.
- v. Environmentally-sound, or “green” building materials are encouraged and additional design consideration may be offered to accommodate solar panels, recycled materials, or other green products.
- vi. Materials should be consistent with architectural style of the building. For example, “Spanish” detail is consistent with stucco buildings with mission tile roofs.

DROUGHT TOLERANT PLANTS

Trees

Botanical Name	Common Name
Adenostema sparsifolium	Red Shanks
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree
Arbutus menziesii	Madrone
Casuarina stricta	Beefwood
Ceanothus arboreus	Felt-leaf Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Comarostaphylis diversifolia	Mountain Mahogany
Cypressus gowenia	Gowen's Cypress
Geijera parviflora	Australian Willow
Hakea laurina	Sea Urchin
Laurus nobilis	Grecian Laurel
Lithocarpus densiflora	Tanbark Oak
Olea europaea	Olive
Parkinsonia aculeata	Jerusalem Thorn
Pinus radiata	Monterey Pine
Pittosporum crassifolium	Karo Tree
Quercus agrifolia	Coast Live Oak
Robinia species	Locust
Schinus molle	California Pepper
Umbellularia californica	California Bay

Small Shrubs

Botanical Name	Common Name
Artemesia californica	California Sagebrush
Calocephalus brownii	Cushion Bush
Castilleja latifolia	Monterey Paintbrush

Ceratostigmata willmottianum	Chinese Plumbago
Cistus villosus 'prostratus'	Sageleaf Rockrose
Correa alba	Australian Fuchsia
Eriophyllum confertiflorum	Golden Yarrow
Eriophyllum staechadifolium	Lizard Tail
Eryops hybrid	Yellow Bush Daisy
Gautheria shallon	Salal
Juniperus conferta	Shore Juniper
Kniphofia uvaria	Red Hot Poker
Leonotis leonurus	Lion's Tale
Myrtus specia	Myrtle
Ribes viburniflorum	Catalina Currant
Rosmarinus officinalis	Rosemary
Salvia species	Sage
Santolina Chamaecyparissus	Lavender Cotton
Sollya heterophylla	Australian Bluebell Creeper
Symphoricarpos alba	Snowberry
Teucrium fruticans	Bush Germander
Trichostema lanatum	Woolly Blue Curly
Westringia rosmariniformis	Westringia
Zauschneria californica	Red California Fuchsia

Large Shrubs

Botanical Name	Common Name
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Arctostaphylos densiflora	Vinehill Manzanita
Atriplex lentiformis 'breweri'	Brewer Saltbrush
Berberis darwinii	Darwin Barberry
Carissa grandiflora	Natal Plum
Catha edulis	Khat
Ceanothus 'Frosty Blue'	

APPENDIX "A"

Ceanothus impressus	Santa Barbara Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cercis occidentalis	Western Redbud
Cistus purpureus	Orchid Spot Rockrose
Comarostaphylis diversifolia	Mountain Mahogany
Cottoneaster lacteus	Red Clusterberry
Dendromecon harfordii	Island Bush Poppy
Dendromecon rigida	Bush Poppy
Dodonaea viscosa	Hopseed Bush
Echium fastuosum	Pride of Madeira
Eleagnus pungens	Silverberry
Fremontodendron californica	Flannel Bush
Hakea suaveolens	Sweet Hakea
Heteromeles arbutifolia	Toyon
Lavatera assurgentifolia	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Lupinus arboreus	Yellow Bush Lupine
Lupinus chamissonis	Purple Bush Lupine
Myrsine africana	African Boxwood
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Ochna serrulata	Bird's Eye Bush
Phormium tenax	New Zealand Flax
Pittosporum tenuifolium	Pittosporum
Prunus illicifolia	Holly-Leaf Cherry
Prunus lyonii	Catalina Cherry
Psidium littorale	Lemon or Strawberry Guava
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica	Coffeeberry

<i>Large Shrubs (continued)</i>	
Botanical Name	Common Name
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Rosa rugosa	Ramanas Rose
Vaccinium ovatum	Evergreen Huckleberry
Xylosma congestum	Xylosma

Groundcovers

Botanical Name	Common Name
Abronia latifolia	Yellow Sand Verbena
Abronia umbellatum	Pink Sand Verbena
Arctostaphylos edmundsii	Little Sur Manzanita
Arctostaphylos pumila	Dune Manzanita
Arctotheca calledula	Capeweed
Arctotis hybrids	African Daisy
Armeria merittima	Sea Pink/Thrift
Artemesia pycnocephala	Sandhill Sage
Asparagus sprengeri	Sprenger Asparagus
Atriplex semibaccata	Australian Saltbrush
Baccharis pilularis	Dwarf Coyote Brush
Camissonia cheiranthifolia	Beach Primrose
Ceanothus giseus	Ceanothus
Convolvus mauritanicus	Ground Morning Glory
Erysimum ammophilum	Coast Wall Flower
Fragaria chiloensis	Beach Strawberry
Gazania species	Gazania
Helianthum nummularium	Sunrose
Latana montevidensis	Lantana
Lotus scoparius	Deerweed
Mahonia rapens	Creeping Mahonia

Oenothera berlandieri	Mexican Evening Primrose
Osteospermum fruticosum	Highway Daisy
Ribes viburnifolium	Red Flowering Currant
Rosmarinus officinalis 'prostratus'	Creeping Rosemary

Perennials

Botanical Name	Common Name
Achillea species	Yarrow
Aeonium species	Canary Island Rose
Aloe species	Aloe
Artemesia pycnocephala	Sandhill Sage
Centaurea cineraria	Dusty Miller
Centranthus ruber	Red Valerian
Cerastium tomentosum	Snow-in-Summer
Coreopsis species	Coreopsis
Dudleya caespitosa	Bluff Lettuce
Eschscholzia californica	California Poppy
Gaillardia gradiflora	Blanket Flower
Limonium perezii	Sea Lavender
Perovskia 'Blue Spire'	Russian Sage
Phormium tenax	New Zealand Flax
Romneya coulteri	Matilija Poppy
Salvia species	Sage
Sisyrinchium bellum	Blue-eyed Grass
Trichostema lanatum	Woolly Blue Curls

Bulbs

Botanical Name	Common Name
Amarillis belladonna	Naked Lily
Crocasmia crocosmiflora	Montbretia
Hemerocallis	Daylily

APPENDIX “A”

Ipheion uniflorum	Spring Starflower
Iris douglasiana	Pacific Coast Iris
Narcissus	Daffodil
Tulipa clusina	Lady Tulip
Zantedeschia aethiopica	Calla Lily

Vines

Botanical Name	Common Name
Bougainvillea	Bougainvillea
Campsis radicans	Trumpet Creeper
Cissus antarctica	Kangaroo Treebine
Ipomoea acuminata	Blue Dawn Flower
Muehlenbeckia complexa	Matress Vine
Polygonum aberti	Silver Lace Vine
Rosa 'Cecile Brunner'	Sweethart Rose
Rosa banksiae	Lady Bank's Rose
Solandra maxima	Cup of Gold Vine
Tecomaria capensis	Cape Honeysuckle
Wisteria species	Wisteria

Ornamental Grasses

Botanical Name	Common Name
Deschampsia caespitosa	Tufted Hairgrass
Deschampsia holciformis	Pacific Hairgrass
Elymus arenarius 'Glaucus'	Blue Lyme Grass
Festuca californica	California Fescue
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum species	Fountain Grass
Stipa gigantea	Giant Feather Grass
Stipa pulchra	Purple Needle Grass
Stipa tenuissima	Mexican Feather Grass

Modifications made for 1739 Yosemite St Seaside, CA per recommendations of the BAR:

- 1) Lowered ridge line of roof from 23'5" to 22'6"
- 2) Created flat sections of roof
- 3) Plate height Lowered from 9' to 8'
- 4) Downsized roof width 2' on north and 2' on south side for a total of 4'
- 5) Provided set back of north/east side of 2' over garage
- 6) Shortened height of master bedroom bay window and now frameless
- 7) Front door added hip to match house roof
- 8) Plant 5 Queen Palm trees across backyard property line for neighbors' privacy

Changes:

- 9) Downsized deck off master bedroom and all wood siding for railing
- 10) Downsized master bedroom and master bathroom shower
- 11) Added window in bathroom facing west
- 12) Added bbq area on south side of deck
- 13) Wood siding for south side of deck
- 14) Changed to vinyl casement windows
- 15) Added wood siding to west side center and larger window at bar



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Bob Larsen, Associate Planner

DATE: April 4, 2018

SUBJECT:

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-03. MR. MEUERS AND MRS. BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A 216 SQUARE FOOT SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THIS ITEM WAS CONTINUED FROM THE MEETING OF MARCH 21, 2018.

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence. This item was continued from the meeting of March 21, 2018.

RECOMMENDATION

Staff recommends approval of Board of Architectural Review Application No. BAR-18-03, subject to the findings, evidence, and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" - Project Plans.

BACKGROUND

The subject property is currently developed with a two-story single family residence with an attached two-car garage. A second story master bedroom opens onto a rooftop deck located over the garage. The applicant is proposing to create a 216 square foot sunroom addition off of the second story master bedroom.

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SITE LOCATION AND DESCRIPTION

The subject property is situated on the east side of Noche Buena Street, opposite the termination of Palm Avenue. The property is approximately 4,687 square feet in area and is currently developed with a 1,431 square foot two-story, single-family residence with an attached two car garage. Surrounding land uses are primarily single-family and multi-family dwellings of both one and two-stories. Commercial development on Broadway Avenue is located to the north (see Attachment 2 - Vicinity Map).

PROJECT DESCRIPTION

The project site is developed with a 1,431 square-foot two-story, single-family residence with a 462 square-foot attached two car garage. The second floor of the two-story residence is composed of a master bedroom suite. The master bedroom opens onto a rooftop deck located over the attached garage. An uncovered wooden trellis structure is built over the central portion of the deck. A 42 inch high metal railing is installed between low stucco columns around the perimeter of the deck. An uncovered stairway leads up to the deck on the north side of the garage. The Mediterranean style house has a hip roof with brown composition shingles.

The applicant proposes to create a 216 square foot sunroom addition off of the master bedroom. The existing open trellis located on the deck will be removed. The sunroom addition will extend nine feet ten inches from the bedroom wall onto the open deck. The exterior finish of the addition will match the stucco, dual pane vinyl windows, and 6 in 12 composition shingle hip roof of the existing structure. The exterior earth tone color scheme will continue on the proposed addition. The northerly half of the existing deck will remain open. A pair of French doors will open from the sunroom to the deck area. An open metal railing system will be incorporated into the perimeter of the open deck. (See Attachment 1, Exhibit "A" – Project Plans, Attachment 3- Site Photographs, and Attachment 4 - Colors)

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15301.e.1: Existing Facilities. Class 3 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Evidence: The proposed project would result in the addition of a 216 square foot sunroom which is 15 percent of the existing structure.

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STAFF ANALYSIS

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Residential Development Regulations
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The proposed project conforms to all applicable residential development standards of the RS-12 (Single-Family Residential) Zoning District, including required property setbacks (no change), maximum floor area ratio (35% proposed, 45% allowed), site coverage (no change), and height (the ridge remains at 24 feet which is the maximum allowed).

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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), Attachment 5, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

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 35%. The height of the proposed addition continues the 24 foot ridge height of the existing building. The maximum allowed height is 24 feet.

II.A.iii. Architectural elements should be designed to eliminate the appearance of box like buildings.
Evidence: The second story addition continues the Mediterranean style architecture of the existing structure. The extension over the open deck helps balance the mass of the second story over the first story.

II.C.iii For some architectural styles, it may not be appropriate to step back the second floor or in some cases it may not be reasonably feasible for additions to existing homes.

Evidence: It is not appropriate to step back the second floor addition in this Mediterranean style home. The addition is in line with the existing residence.

III.A.iv The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate.

Evidence: The second story addition continues the features and materials (composition shingle hip roof, stucco, vinyl windows) of the original structure throughout its design.

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

Evidence: The Mediterranean style architecture continues on all three elevations of the proposed addition. The use of a hip roof, stucco exterior, stainless steel railings on the second story deck and vinyl frame windows will continue the street facing elevations on all elevations.

FINDINGS

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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 addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 216 square foot second story sunroom addition to the existing single family dwelling.

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

Evidence: The project site is designated as Medium Density Single-Family Residential (MLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre.

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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 project proposal is compatible with the surrounding residential land uses. The construction of a second-story sunroom addition to an existing two-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-12 zoning district.

Evidence: The applicant has incorporated design features and architectural styles of the existing structure to have a contextual relationship with the existing neighborhood. As a result of the location of the second story addition to the single family dwelling, the residence has been designed to respect the existing residential patterns and scale in the neighborhood.

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 an existing residence in the RS-12 zoning district. Access would be provided from Noche Buena Street by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition 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 no comments regarding the proposed addition.

PUBLIC COMMENT

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Staff has received a letter from the neighbor at 1540 Kenneth Street (see Attachment 6). The letter expresses concerns over potential loss of ocean view from a west facing front balcony. The City of Seaside does not have an ordinance that prohibits construction that could have a potential to block another property's view. In this case, the proposed construction is adding to an existing single family residence that is in compliance with setback, height, Floor Area Ratio, and all other requirements of the Seaside Municipal Code (SMC). Per the SMC, the project has been staked and flagged at least 14 days prior to the March 21, 2018 BAR meeting to identify the perimeter of the proposed construction. The staking and flagging is still in place. Prior to the March 21, 2018 BAR meeting, a written statement was received from the neighbor at 1530 Kenneth Street. (See Attachment 6 and 7 – Letters from Neighbors) Photographs have been received from both neighbors. (See Attachments 8 and 9 – Photographs from Neighbors).

FISCAL IMPACT

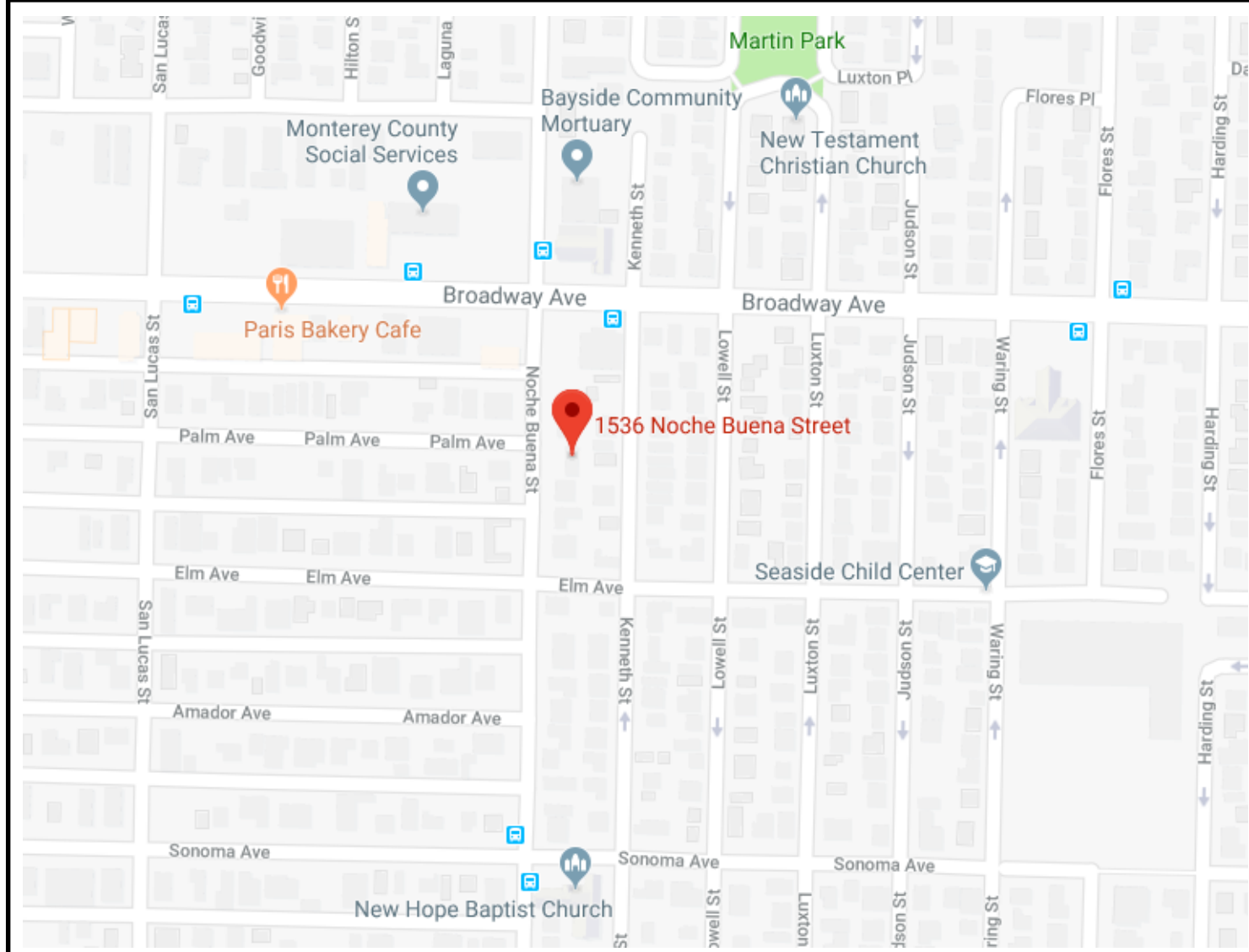
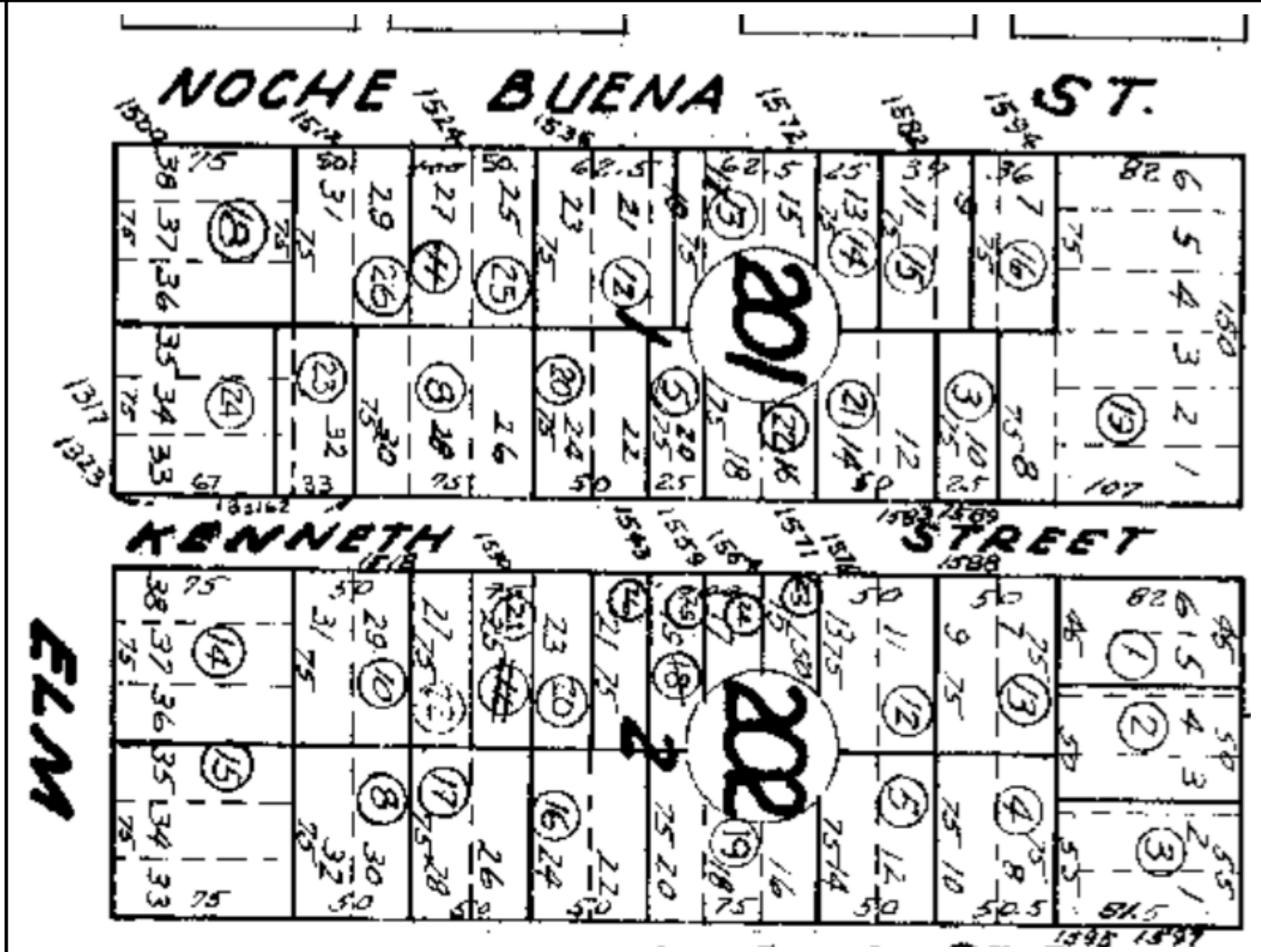
ATTACHMENTS

1. Attachment 1, Ex. A - Project Plans
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photographs
 4. Attachment 4 - Colors
 5. Attachment 5 - SFR Design Guidelines
 6. Attachment 6 - Letter from 1540 Kenneth
 7. Attachment 7 - Letter from 1530 Kenneth
 8. Attachment 8 - Photo from 1540 Kenneth
 9. Attachment 9 - Photo from 1530 Kenneth
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NEW ADDITION FOR MEUERS-BOYER RESIDENCE

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA 93955

AST
DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

VICINITY MAP		ASSESSORS MAP		SHEET INDEX		PROJECT DATA	
				A1.0 COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP A1.1 ENTIRE SITE PLAN, NOTES A1.2 EXISTING FLOOR PLANS (LOWER & UPPER) A1.3 NEW FLOOR PLAN (UPPER), NOTES A1.4 NEW FLOOR FRAMING PLAN, NEW ROOF FRAMING PLAN A1.5 EXTERIOR ELEVATIONS, WINDOW FLASHING DETAILS A1.6 ELECTRICAL PLAN, ELECTRICAL NOTES S1.0 STRUCTURAL DETAILS S1.1 STRUCTURAL DETAILS S1.2 STRUCTURAL DETAILS S1.3 STRUCTURAL DETAILS S1.4 STRUCTURAL DETAILS S1.5 STRUCTURAL DETAILS		PROJECT ADDRESS 1536 NOCHE BUENA STREET SEASIDE, CALIFORNIA 93955 PARCEL NUMBER: 012-201-012 SEASIDE CITY ZONING: RS-12 SITE AREA: 4,687 S.F. CONSTRUCTION TYPE: V-B OCCUPANCY TYPE: R-3 STORIES: (2) STORY (EXISTING) SEWER SYSTEM: EXISTING SEASIDE SEWER SYSTEM SQUARE FOOTAGE: (E) RESIDENCE LOWER LEVEL: 981 S.F. (E) RESIDENCE UPPER LEVEL: 450 S.F. (E) GARAGE: 462 S.F. (N) SUNROOM ADDITION: 216 S.F. TOTAL: 2,109 S.F. (45% ALLOWED = 2,109 S.F.) SITE COVERAGE: (E) RESIDENCE: 981 S.F. (E) GARAGE: 462 S.F. TOTAL SITE COVERAGE: 1,443 S.F. (65% ALLOWED = 3,046 S.F.) FIRE SPRINKLER REQUIREMENT: REQUIRED FOR SUNROOM TREES TO BE REMOVED: NONE MAXIMUM HEIGHT ALLOWED: 24'-0" MAXIMUM HEIGHT GRADING: NONE	
GENERAL NOTES		FIRE DEPARTMENT NOTES		BEST MANAGEMENT PRACTICES (BMP'S)			
TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING. CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION. GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT. GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. ALL KITCHEN RECEPTACLES TO BE GFCI. SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF \$1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2013 RESIDENTIAL CODE FOR SMOKE DETECTORS). NAILING TO BE IN COMPLIANCE WITH 2016 CALIFORNIA RESIDENTIAL CODE TABLE. ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522). NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE. ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION. THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM. CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).		FIRE007 - DRIVEWAYS DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH. FIRE011 - ADDRESSES FOR BUILDINGS ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD) MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. FIRE029 - ROOF CONSTRUCTION ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.		EXISTING VEGETATION: PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE. INSTALL APPROPRIATE / PROTECTIVE FENCING / PERIMETER CONTROLS PRIOR TO WORK. SWEEPING: ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAIN FREE OF DEBRIS AND ACCUMULATION OF DIRT. WASTE MANAGEMENT: ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO THE STREET. CATCH BASIN / INLET PROTECTION: CATCH BASINS AND / OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENTS, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT IMPEDING TRAFFIC SAFETY. PERIMETER CONTROL / EROSION AND SEDIMENT CONTROL: PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE SHOWN ALONG THE SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. NO SEDIMENT MAY LEAVE OR RUNOFF THE SITE. STOCKPILE MANAGEMENT: ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE THE SITE OR MOVE INTO THE STREET. VEHICLES AND EQUIPMENT: RESPONSIBLE PARTIES MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.			
		SCOPE OF WORK					
		1. NEW 216 S.F. SUNROOM ADDED TO THE UPPER LEVEL OF AN EXISTING 1,431 S.F. SINGLE FAMILY DWELLING WITH EXISTING ATTACHED 462 S.F. GARAGE					
		APPLICABLE CODES					
		THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 TITLE 24 ENERGY COMPLIANCE					

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

AARON S. TOLLEFSON, DESIGNER

NEW ADDITION
FOR:

MEUERS-BOYER
RESIDENCE

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
CODES
ASSESSORS MAP
VICINITY MAP
NOTES

DRAWN BY: AST
DRAWING DATE: Feb. 2, 2018
REVISION DATES:

SHEET

A1.0

NEW ADDITION
FOR:

**MEUERS-BOYER
RESIDENCE**

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
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ASSESSORS MAP
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DRAWN BY: AST
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SHEET
A1.0

NEW ADDITION
FOR:

**MEUERS-BOYER
RESIDENCE**

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

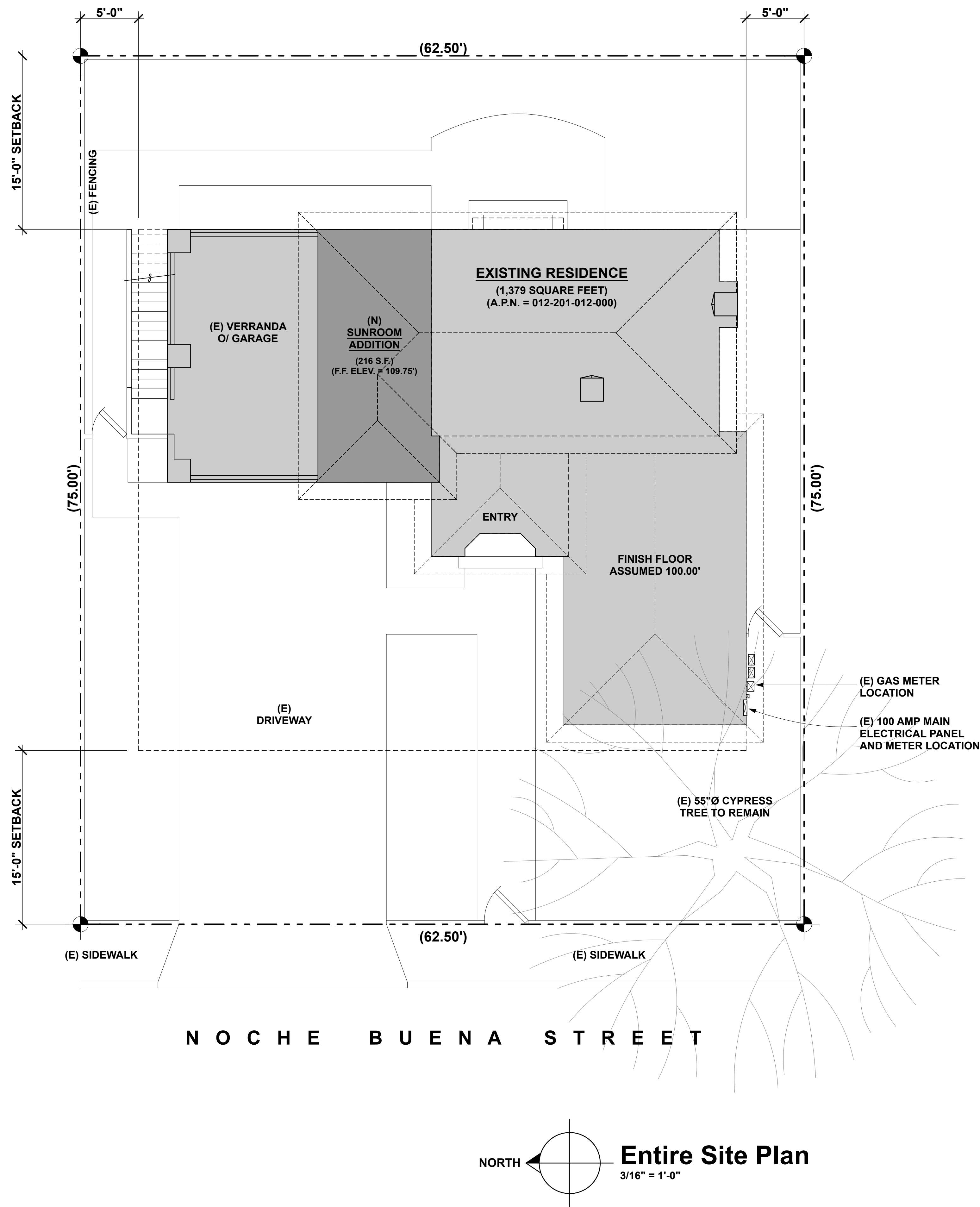
DRAWINGS:
ENTIRE SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Feb. 2, 2018
REVISION DATES:

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SHEET

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NEW ADDITION
FOR:

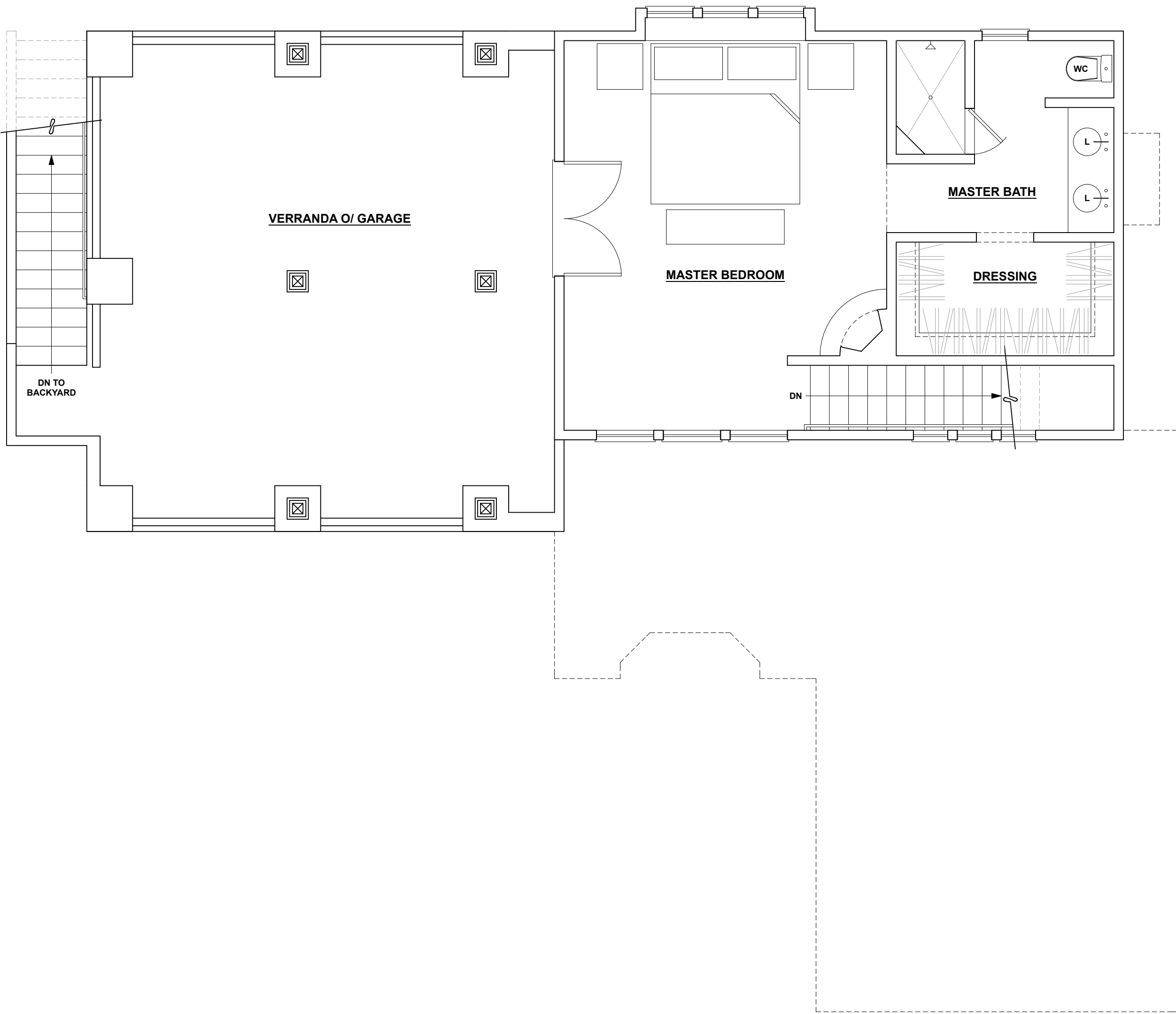
**MEUERS-BOYER
RESIDENCE**

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

DRAWINGS:
EXISTING LOWER FLOOR PLAN
EXISTING UPPER FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: Feb. 2, 2018
REVISION DATES:

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Existing Floor Plan (Upper Level)
1/4" = 1'-0"



Existing Floor Plan (Lower Level)
1/4" = 1'-0"

NEW ADDITION
FOR:

MEUERS-BOYER
RESIDENCE

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

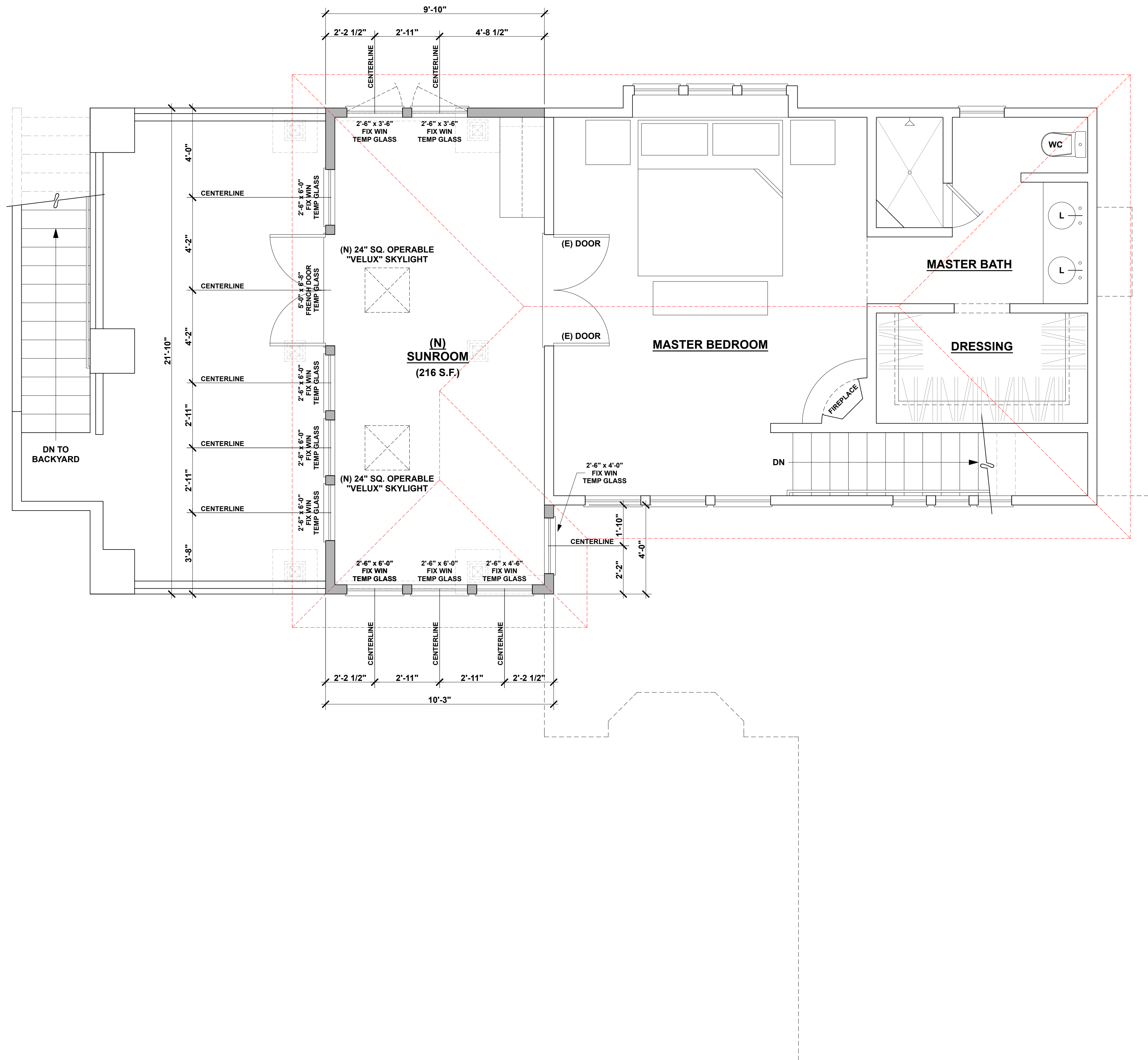
DRAWINGS:
NEW UPPER FLOOR PLAN
NOTES

DRAWN BY: AST

DRAWING DATE: Feb. 2, 2018

REVISION DATES:

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New Floor Plan (Upper Level)

3/8" = 1'-0"

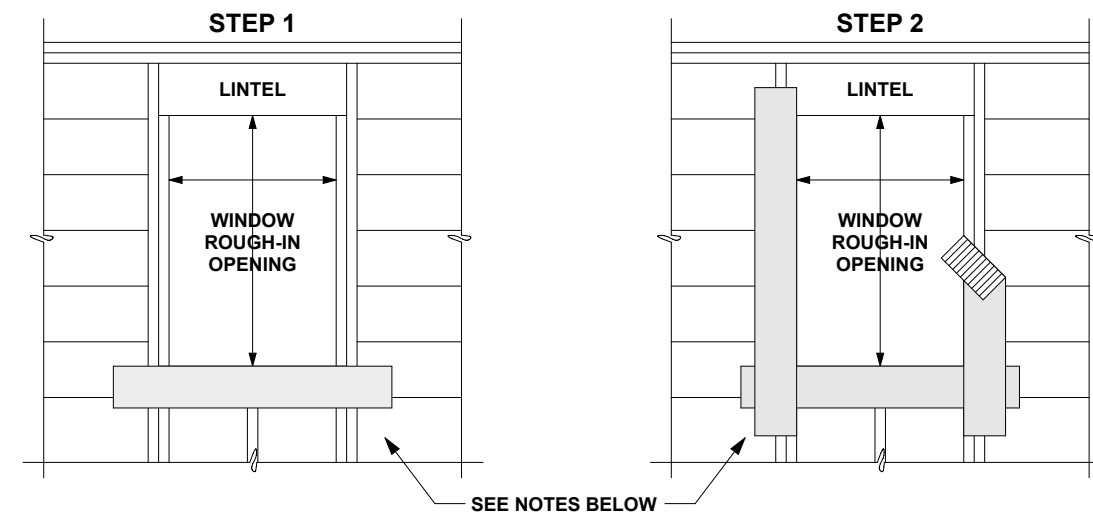
**MEUERS-BOYER
RESIDENCE**

DRAWN BY: AST
DRAWING DATE: Feb. 2, 2018
REVISION DATES:

SHEET

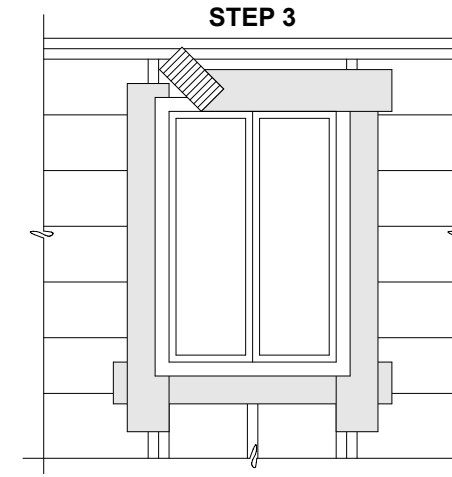
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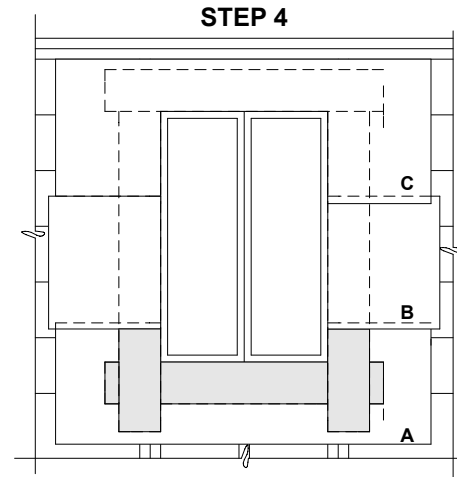


ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL; EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOISTOP OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.

ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING, START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.



INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.



NOTE:
CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING.
DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL EXCESSIVE LINES OF BUILDING PAPER (B, C, D, ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

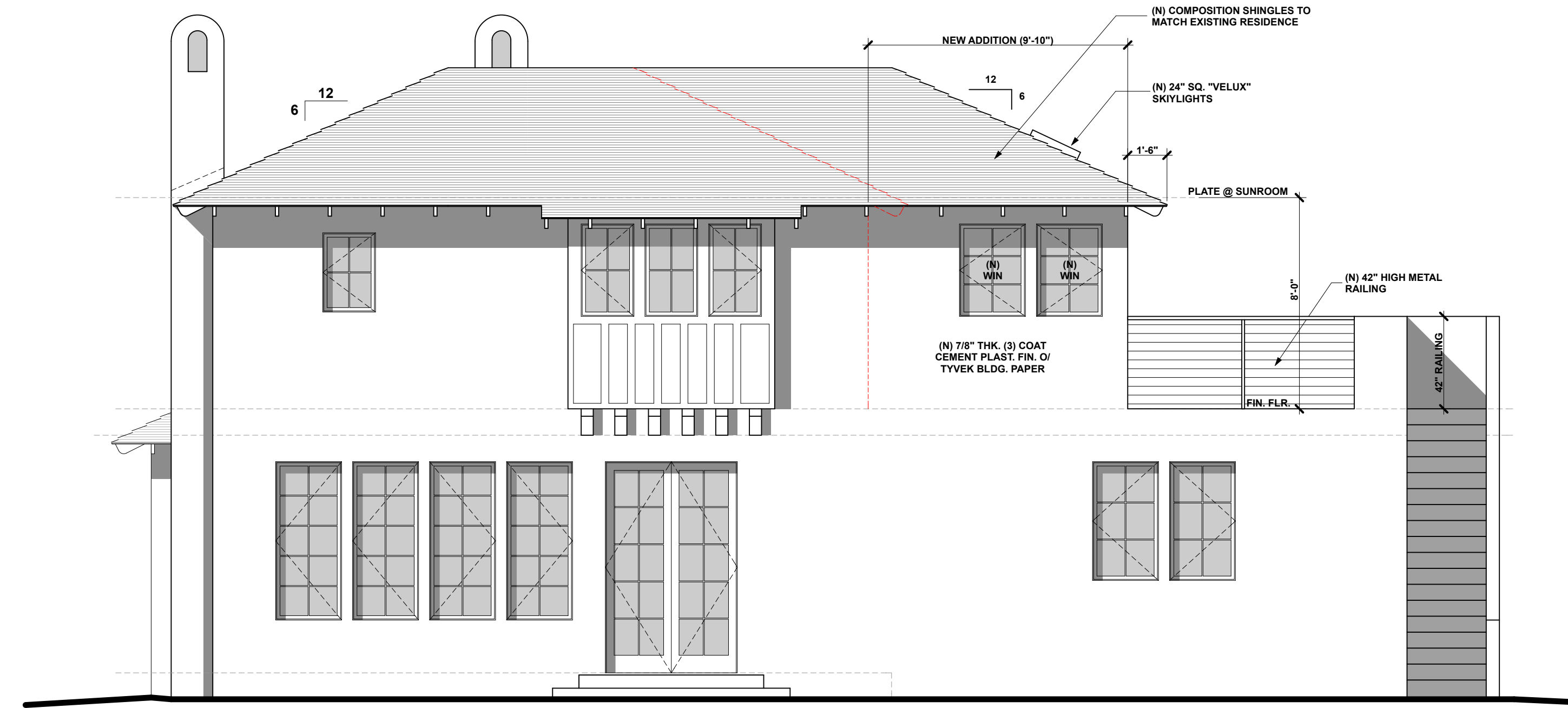
NOTES:

1. LINE-WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT (STUCCO), SHALL BE INSTALLED, AS FOLLOWS:
WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MANUFACTURER SPECIFICATIONS.
PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.
2. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.
3. MOISTOP FLASHING MINIMUM 9" WIDE.
PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

1 Window Flashing Details

2

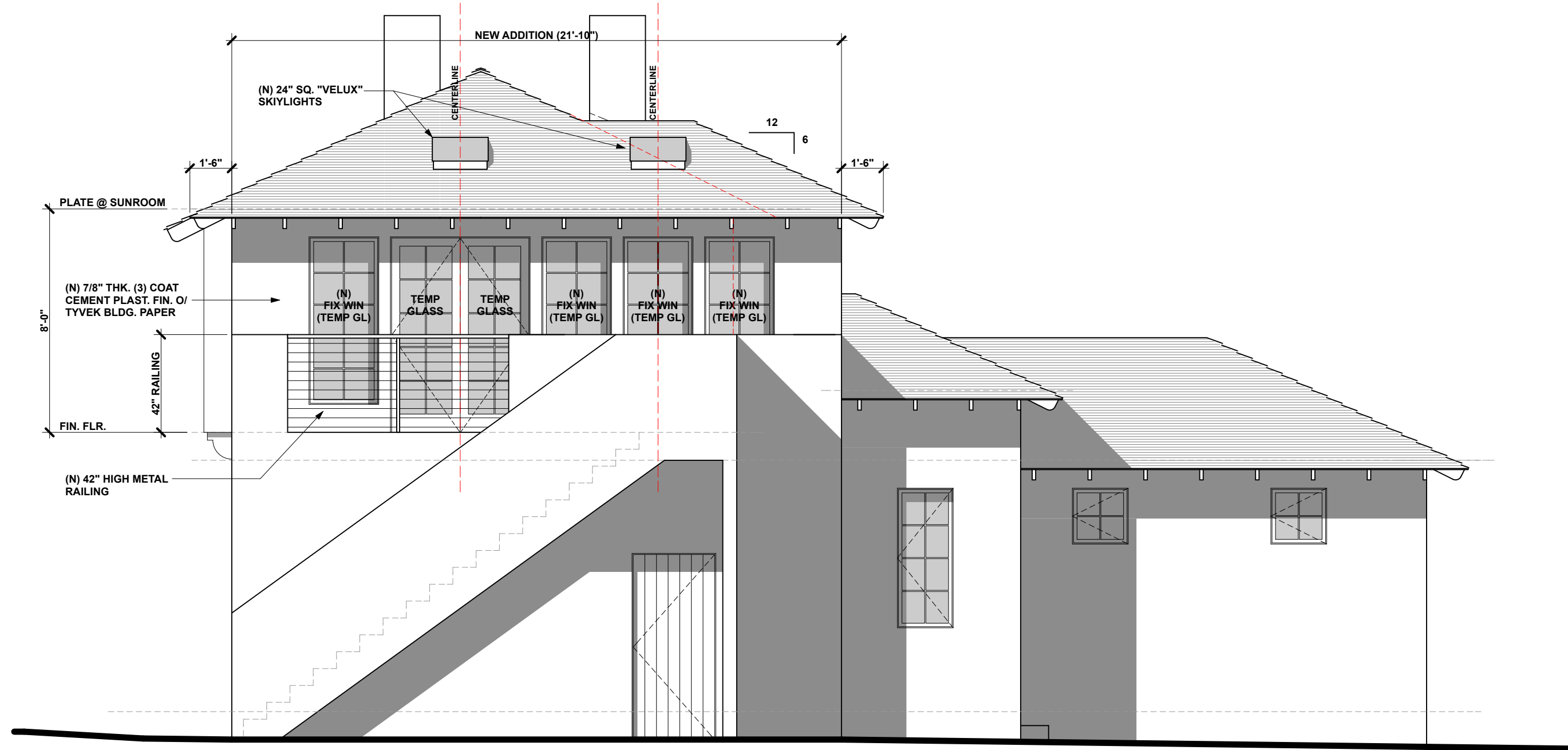
ALL WINDOWS ARE TO BE "MILGARD" DOUBLE GLAZED VINYL WINDOWS, SEE COLOR SAMPLE BOARD FOR WINDOW COLOR



East Exterior Elevation

1/4" = 1'-0"

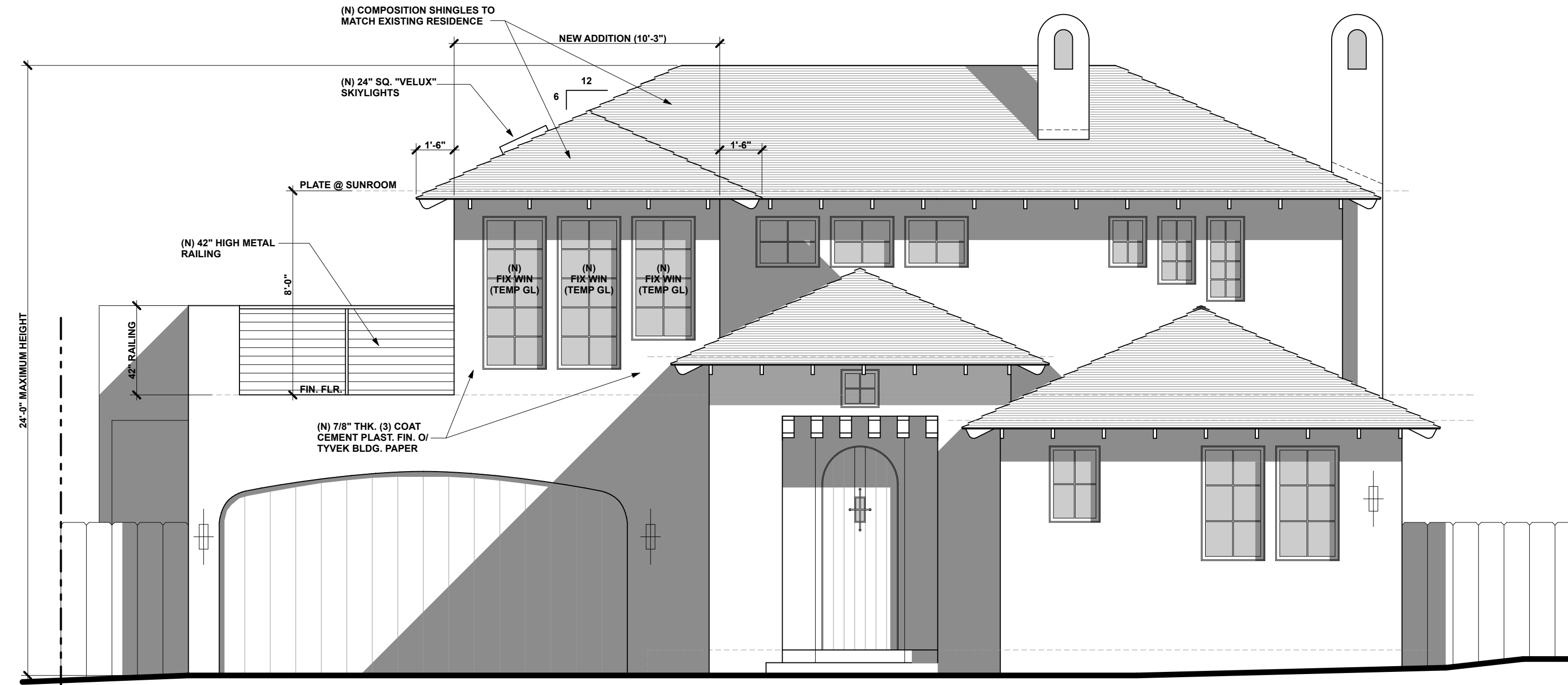
ALL WINDOWS ARE TO BE "MILGARD" DOUBLE GLAZED VINYL WINDOWS, SEE COLOR SAMPLE BOARD FOR WINDOW COLOR



North Exterior Elevation

1/4" = 1'-0"

ALL WINDOWS ARE TO BE "MILGARD" DOUBLE GLAZED VINYL WINDOWS, SEE COLOR SAMPLE BOARD FOR WINDOW COLOR

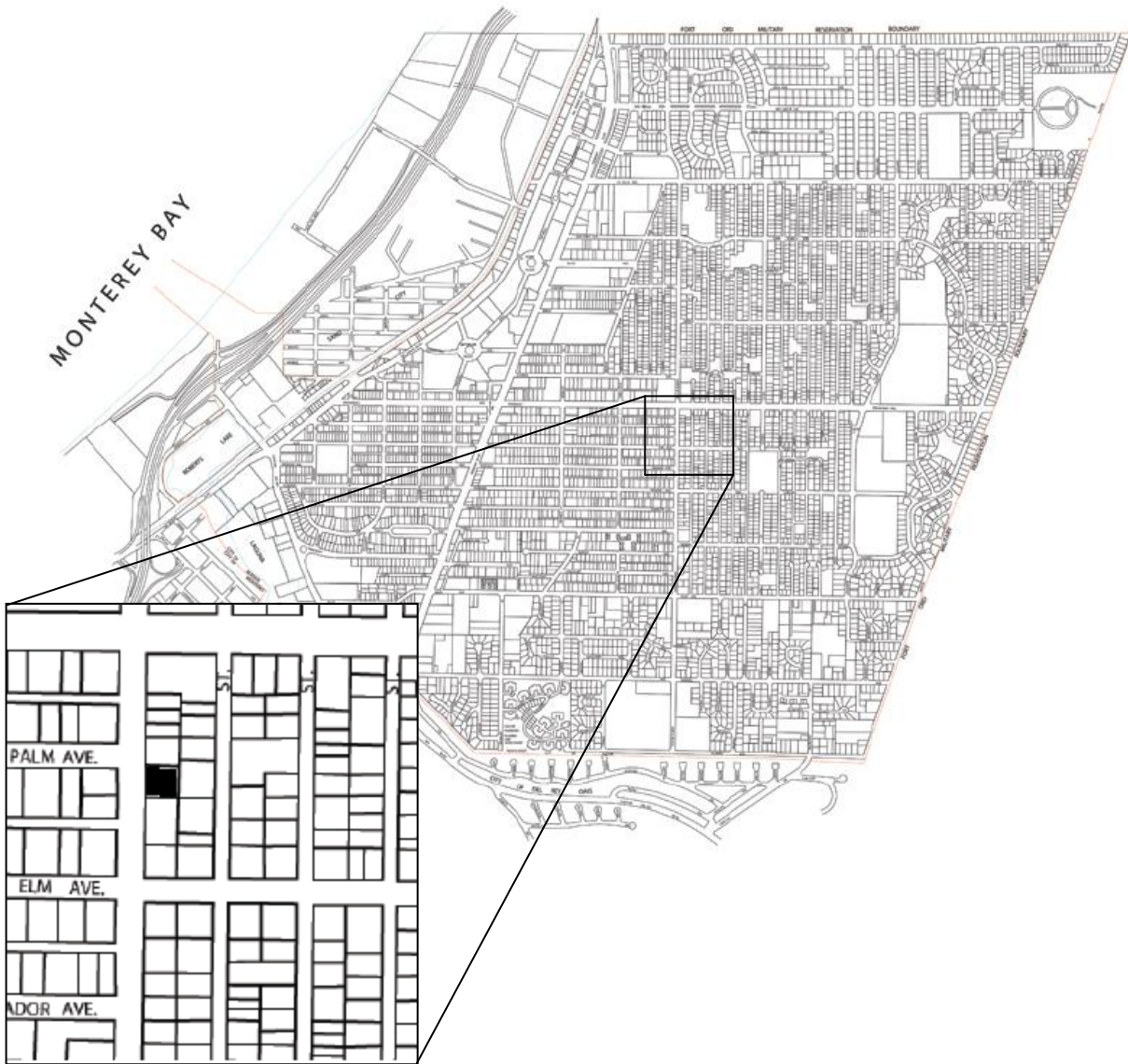


West Exterior Elevation

1/4" = 1'-0"

Location Map

Project Site: 1536 Noche Buena St.



SITE PHOTOGRAPHS



View from Noche Buena



View of front of house from end of Palm Avenue showing flagging



(N) SUNROOM ADDITION

COLOR = TO MATCH EXISTING

ROOF = TO MATCH EXISTING

SIDING = TO MATCH (E)

City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

Design guidelines serve a valuable role in the architectural review process by communicating a city's expectations through clear design statements, photographs, specific examples, and supportive graphics. In practice, design guidelines encourage improved design, create design consensus, and promote a consistent level of quality throughout the city. Design guidelines represent a minimum level of expected quality and design, and many proposals will far exceed these standards, as the range of design excellence is limitless.

PURPOSE

The purpose of this document is to assist staff, the public and decision-makers through the architectural review process by clearly defining the City of Seaside's expectations for design quality, use of materials, and architectural imagery. It is the goal of these design guidelines to continually refine the concept of "good design" and to improve the design of homes, neighborhoods, and the greater community of Seaside.

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

Ken Rudisill, Chairman
Kathleen Ventimiglia, Vice-Chair
Cynthia Spellacy
Mitsugu Mori
Paul Mugan

ACCEPTED JULY 6, 2005

APPLICABILITY

These design guidelines apply to all new single-family residences and to additions or exterior modifications to existing single-family residences in the City of Seaside.

BOARD OF ARCHITECTURAL REVIEW

In cases where a formal review before the Board of Architectural Review (BAR) is required, the BAR will utilize these design guidelines in their review of the project.

SEASIDE GENERAL PLAN

Single-Family Residential Design Guidelines are required by specific policies and implementation plans contained in the Seaside General Plan. These policies and plans are as follows:

Land Use Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

Implementation Plan LU-3.2.5 *Design Guidelines for Residential Development.* Adopt and implement Design Guidelines for residential development.

Urban Design Policy UD-2.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight, and excessive through traffic.

Implementation Plan UD-2.1.1 *Design Standards in Zoning Ordinance.* Adopt design standards in the Seaside Zoning Ordinance to establish the scale of building, guidelines for quality design in new construction, building additions, and redevelopment, procedures to protect existing private views and access to sunlight as much as possible while at the same time allowing others the opportunity to enjoy the magnificent views from Seaside.

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

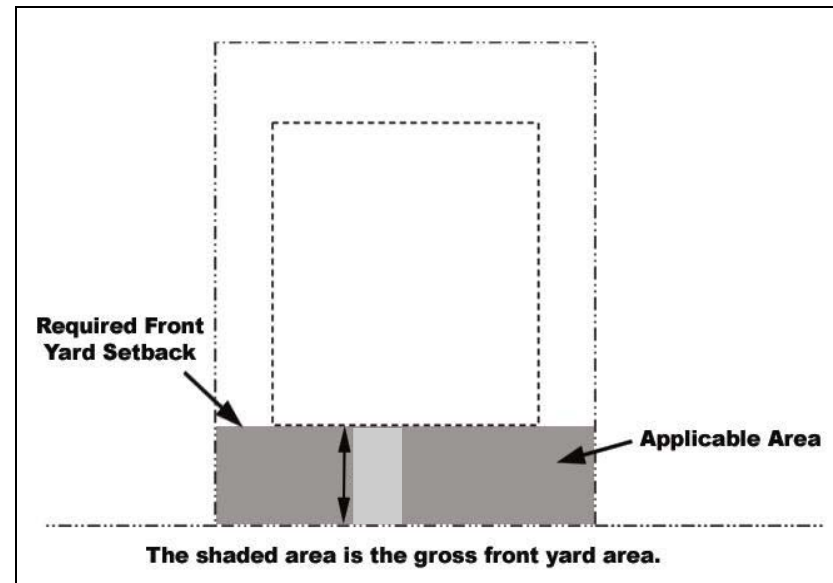
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

Neighborhood character can be enhanced by minimizing paved surfaces in front yards and maintaining landscaped areas. The front yard should serve as a buffer between the street and the home, providing a visual break and an improved streetscape. A neighborhood with well-maintained front yards will better preserve its value and will remain more appealing. Increased landscaping softens the appearance of a neighborhood, improves neighborhood aesthetics, provides habitat for birds, butterflies, and other wildlife, and creates a more desirable environment.

Front yard landscaping need not include turf, lawn or other water-intensive plants. Drought-tolerant and low water usage plants can be artfully installed to create an attractive appearance.

Limiting paved surfaces also provides environmental benefits by reducing water run-off, improving water percolation, facilitating on-site drainage and retention, and discouraging inappropriate vehicle parking and storage.



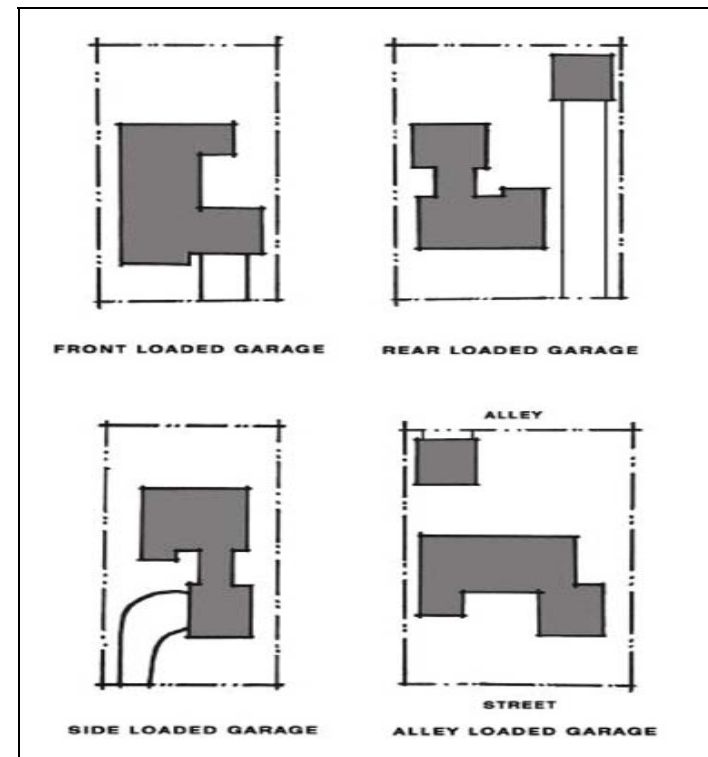
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should not exceed 50%.
- ii. Front yard patios should not be located closer than 5 feet from the sidewalk, adjacent properties or the house.
- iii. Entry walkways should extend to the sidewalk, rather than the driveway.

- iv. Landscaping should be used to frame, soften and embellish a home.
- v. Gravel, lava rock, and similar materials are discouraged when not used in conjunction with other landscaping.
- vi. Drought tolerant, salt and wind-resistant, and native plants should be used in landscaping. A list of drought tolerant plants recommended for Seaside is included as Appendix “A”.
- vii. Street trees should be installed in front yards to create a consistent and harmonious canopy.

B. Garage Placement

Street frontages dominated by front-loaded garages are detrimental to the sense of a people-friendly and pedestrian-oriented neighborhood. The following guidelines are intended to reduce the impacts of garages on the character of the neighborhood.

- i. Garage design and placement should diminish the visual impact of garage doors on street frontages. Garage doors should contain windows and/or additional architectural detailing.
- ii. Detached rear garages and alley-accessed garages are encouraged.



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

- iv. Covered parking should be designed to minimize its visual impact by placing access to the side or rear wherever physically possible.



“Detached rear garages and alley-loaded garages are encouraged”

- v. Three-car front facing garages are discouraged where the lot width is less than 55 feet. Where three-car front facing garages are permitted, at least one garage door should be recessed a minimum of 5 feet beyond another garage door and permeable materials should be used at least on the portion of the driveway providing access to the recessed garage space.

- vi. On through-lots (lots having frontage on two parallel or approximately parallel streets), garage access should be provided from the street abutting the property line to the rear of the house.

C. Driveways

- i. Adequate space should be provided between two adjacent driveways to allow for landscaping. A minimum 18-inch wide planter should be provided where feasible between the side property line and the driveway.
- ii. New driveways should contain special design features to minimize their visual impact. The use of “wheel well”, “Bermuda” or “Hollywood” driveways, exposed aggregate, concrete pavers, soft materials such as turf blocks, or other special design features should be used to reduce the “hard” visual impact.
- iii. Driveways on corner lots should be located as far as possible from street intersections.
- iv. Where curb cuts are necessary, minimizing curb cut widths is encouraged. Driveway widths should be kept to a minimum to lessen the appearance of bulk and mass.

- v. No more than one curb cut per residential lot should be permitted along the same street frontage.
- vi. The use of alternative materials in place of asphalt or concrete to pave driveways is encouraged to reduce impervious surface

D. Walls, Fences, and Screening

- i. Walls and fences should be attractive and complement the style and character of the homes and the neighborhood.
- ii. Front yard fencing should be harmonious with the architectural style of the house. Solid walls over 36 inches in height are strongly discouraged in the front yard. Particular attention should be given to maintaining visibility for safety purposes on the portion of a corner lot abutting a street intersection.
- iii. Walls should be made of decorative masonry, wood, or a combination of both. Chain link or industrial fencing is strongly discouraged and should not be used in the front yard setback or on portions of a lot visible from a public right-of-way.



"Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood"

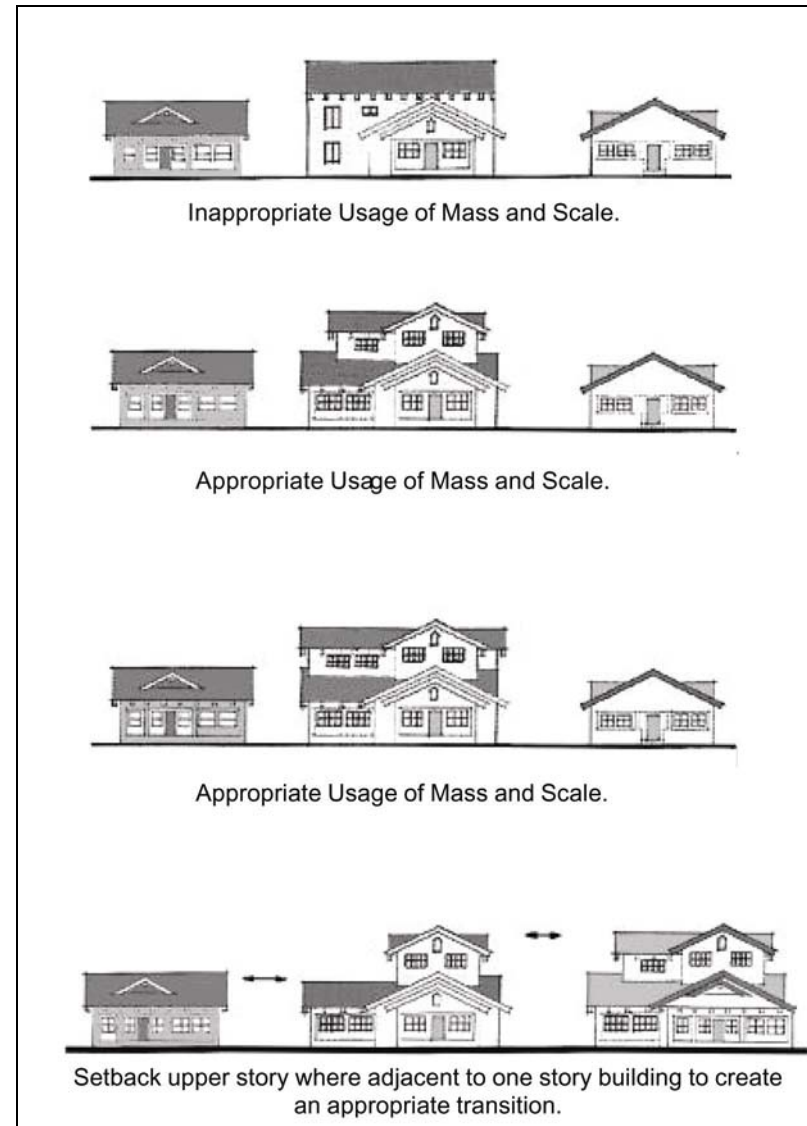
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback to facilitate convenient access by residents and visitors.
- v. Garbage areas should be screened by fences, and/or walls, that are compatible with other landscape or architectural features.

II. MASS AND SCALE

A. General

The following guidelines will ensure that the mass and scale of new homes and additions to existing homes are compatible with the surrounding neighborhood.

- i. The physical size and mass of the project should be proportional to the lot size.
- ii. The overall design of buildings should be compatible with the scale and mass of surrounding properties.
- iii. Architectural elements should be designed to eliminate the appearance of box-like buildings.
- iv. The scale and mass of new infill buildings should be reduced by stepping down the building height toward the street and adjacent smaller structures.



B. Building Height and Second Story Decks

- i. Entries and massing of stories should be in proportion to the building façade as a whole. High-ceiling single-story areas may be permitted within the building if the building wall of the front elevation is not excessively tall.
- ii. Second Story or Roof Decks:
 - a. Should fit the existing architectural style;
 - b. Should be oriented away from neighbors' yards as much as possible;
 - c. Should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework and landscaping).
 - d. Spas, hot tubs and similar equipment are discouraged over the first floor, on balconies or second story or roof decks if visible from adjacent properties.

C. Second Story Setbacks

- i. The second story front setback should average 5 feet more than the first floor setback.
- ii. The second story side setback should average 3 feet more than the first floor setback.



“The second story front setback should average 5 feet more than the first floor setback.”

- iii. For some architectural styles (i.e. Colonial Revival) it may not be appropriate to step back the second floor or in some cases it may not be reasonably feasible for additions to existing homes. A significant second story setback may not be necessary where the home is significantly set back from the street.

III. Architectural Features

The following guidelines encourage high quality design to enhance the character of residential neighborhoods. It is not the intent of these guidelines to promote any particular architectural style or to preclude creative design solutions that produce quality design.

A. General

- i. There is no specific architectural style required for residential structures in Seaside. Architecture should consider compatibility, as appropriate, with surrounding homes, including building style, form, size, material, and roofline.
- ii. The design of a new home, or addition, should commit to a specific architectural “style”, rather than combine various architectural styles and elements or create non-descript structures. This “style” should be clearly communicated and reinforced consistently throughout the house and accessory structures, including detached garages, carports, etc.
- iii. The exterior siding, roof articulation, windows and doors, and overall design of new

construction should be harmonious within the proposed architectural style.

- iv. The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate.
- v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.
- vi. Features such as windows, doors, cornice elements, etc. should create a rhythmic composition, taking into consideration compatibility of scale, style and proportion. These elements should be detailed to provide modulation, visual interest, and textured relief.
- vii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.
- viii. The patterns of windows and doors should reflect the scale and patterns in the neighborhood.

- ix. Building features should reinforce and enhance the architectural form and style of the house. Dormers, bay windows, porches, balconies, entrance projections, etc. add interest to the design of the home. However, features such as large bay windows should not project into side setbacks, except on the street-facing side of a corner lot.
- x. Long unarticulated exterior walls are discouraged on all structures. Massing offsets, varied textures, openings, recesses, and design accents are encouraged to enhance the walls.

B. Front Porches and Entries

- i. Front porches, back porches and/or decks, which permit casual observation of alleys and streets, are encouraged.
- ii. Front porches should create an attractive interface with semi-public front yard areas. Front porches should have a minimum depth of 6 feet and a minimum width of 10 feet.



“Front porches should create an attractive interface with semi-public front yard areas.”

- iii. The primary entry and windows should be the dominant elements of the front façade, should face the street to provide pedestrian scale and should be clearly articulated through architectural detailing.

C. Roof Articulation

The roof design plays an important role in the sense of mass and scale of the building and in the architectural integrity of the building as a whole. The roof pitch and orientation also impact the transition between neighboring buildings.

- i. New roof designs should be compatible with the existing neighborhood character, such as type, slope, size and materials, and color.



“The use of traditional roof forms such as gables, hips, and dormers are encouraged”

- ii. The use of traditional roof forms such as gables, hips, and dormers are encouraged. The use of “foreign” residential roof forms, such as geodesic domes, “A” frames and flat roofs are strongly discouraged.

- iii. Roof forms should be consistent on all sides of the house and garage. All roofs should have a similar pitch except for the limited use of flat roof.
- iv. Avoid box-like appearance through variation in the roofline and building elevations.



“Avoid box-like appearance through variation in the roofline and building elevations”

- v. Vary roof lines through changes in height and form to break up massing. Long, single-ridge rooflines (over 30 feet long) are discouraged.
- vi. The style and form of roof additions to existing buildings should be compatible, as appropriate, with the existing roof style and form, and the style, materials, and pitch

should be taken into consideration when designing a roof addition.

D. Materials

The overall pattern, texture, and color of materials have significant effect on the scale, style and character of the building. The following guidelines should be referred to when selecting materials.

- i. Consistent and harmonious use of high quality, durable materials is encouraged. Piecemeal embellishment and frequent changes in material is discouraged.
- ii. Architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.
- iii. Materials should complement the surrounding properties.
- iv. Materials should be of good quality and durable. “T-1-11” and similar sheet siding is discouraged.
- v. Environmentally-sound, or “green” building materials are encouraged and additional design consideration may be offered to accommodate solar panels, recycled materials, or other green products.
- vi. Materials should be consistent with architectural style of the building. For example, “Spanish” detail is consistent with stucco buildings with mission tile roofs.

DROUGHT TOLERANT PLANTS

Trees

Botanical Name	Common Name
Adenostema sparsifolium	Red Shanks
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree
Arbutus menziesii	Madrone
Casuarina stricta	Beefwood
Ceanothus arboreus	Felt-leaf Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Comarostaphylis diversifolia	Mountain Mahogany
Cypressus gowenia	Gowen's Cypress
Geijera parviflora	Australian Willow
Hakea laurina	Sea Urchin
Laurus nobilis	Grecian Laurel
Lithocarpus densiflora	Tanbark Oak
Olea europaea	Olive
Parkinsonia aculeata	Jerusalem Thorn
Pinus radiata	Monterey Pine
Pittosporum crassifolium	Karo Tree
Quercus agrifolia	Coast Live Oak
Robinia species	Locust
Schinus molle	California Pepper
Umbellularia californica	California Bay

Small Shrubs

Botanical Name	Common Name
Artemesia californica	California Sagebrush
Calocephalus brownii	Cushion Bush
Castilleja latifolia	Monterey Paintbrush

Ceratostigmata willmottianum	Chinese Plumbago
Cistus villosus 'prostratus'	Sageleaf Rockrose
Correa alba	Australian Fuchsia
Eriophyllum confertiflorum	Golden Yarrow
Eriophyllum staechadifolium	Lizard Tail
Eryops hybrid	Yellow Bush Daisy
Gautheria shallon	Salal
Juniperus conferta	Shore Juniper
Kniphofia uvaria	Red Hot Poker
Leonotis leonurus	Lion's Tale
Myrtus specia	Myrtle
Ribes viburniflorum	Catalina Currant
Rosmarinus officinalis	Rosemary
Salvia species	Sage
Santolina Chamaecyparissus	Lavender Cotton
Sollya heterophylla	Australian Bluebell Creeper
Symphoricarpos alba	Snowberry
Teucrium fruticans	Bush Germander
Trichostema lanatum	Woolly Blue Curly
Westringia rosmariniformis	Westringia
Zauschneria californica	Red California Fuchsia

Large Shrubs

Botanical Name	Common Name
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Arctostaphylos densiflora	Vinehill Manzanita
Atriplex lentiformis 'breweri'	Brewer Saltbrush
Berberis darwinii	Darwin Barberry
Carissa grandiflora	Natal Plum
Catha edulis	Khat
Ceanothus 'Frosty Blue'	

APPENDIX "A"

Ceanothus impressus	Santa Barbara Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cercis occidentalis	Western Redbud
Cistus purpureus	Orchid Spot Rockrose
Comarostaphylis diversifolia	Mountain Mahogany
Cottoneaster lacteus	Red Clusterberry
Dendromecon harfordii	Island Bush Poppy
Dendromecon rigida	Bush Poppy
Dodonaea viscosa	Hopseed Bush
Echium fastuosum	Pride of Madeira
Eleagnus pungens	Silverberry
Fremontodendron californica	Flannel Bush
Hakea suaveolens	Sweet Hakea
Heteromeles arbutifolia	Toyon
Lavatera assurgentifolia	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Lupinus arboreus	Yellow Bush Lupine
Lupinus chamissonis	Purple Bush Lupine
Myrsine africana	African Boxwood
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Ochna serrulata	Bird's Eye Bush
Phormium tenax	New Zealand Flax
Pittosporum tenuifolium	Pittosporum
Prunus illicifolia	Holly-Leaf Cherry
Prunus lyonii	Catalina Cherry
Psidium littorale	Lemon or Strawberry Guava
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica	Coffeeberry

<i>Large Shrubs (continued)</i>	
Botanical Name	Common Name
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus ovata</i>	Sugar Bush
<i>Rosa rugosa</i>	Ramanas Rose
<i>Vaccinium ovatum</i>	Evergreen Huckleberry
<i>Xylosma congestum</i>	Xylosma

Groundcovers

Botanical Name	Common Name
<i>Abronia latifolia</i>	Yellow Sand Verbena
<i>Abronia umbellatum</i>	Pink Sand Verbena
<i>Arctostaphylos edmundsii</i>	Little Sur Manzanita
<i>Arctostaphylos pumila</i>	Dune Manzanita
<i>Arctotheca caledula</i>	Capeweed
<i>Arctotis hybrids</i>	African Daisy
<i>Armeria merittima</i>	Sea Pink/Thrift
<i>Artemesia pycnocephala</i>	Sandhill Sage
<i>Asparagus sprengeri</i>	Sprenger Asparagus
<i>Atriplex semibaccata</i>	Australian Saltbrush
<i>Baccharis pilularis</i>	Dwarf Coyote Brush
<i>Camissonia cheiranthifolia</i>	Beach Primrose
<i>Ceanothus giseus</i>	Ceanothus
<i>Convolvus mauritanicus</i>	Ground Morning Glory
<i>Erysimum ammophilum</i>	Coast Wall Flower
<i>Fragaria chiloensis</i>	Beach Strawberry
<i>Gazania species</i>	Gazania
<i>Helianthum nummularium</i>	Sunrose
<i>Latana montevidensis</i>	Lantana
<i>Lotus scoparius</i>	Deerweed
<i>Mahonia rapens</i>	Creeping Mahonia

<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Osteospermum fruticosum</i>	Highway Daisy
<i>Ribes viburnifolium</i>	Red Flowering Currant
<i>Rosmarinus officinalis</i> 'prostatus'	Creeping Rosemary

Perennials

Botanical Name	Common Name
<i>Achillea species</i>	Yarrow
<i>Aeonium species</i>	Canary Island Rose
<i>Aloe species</i>	Aloe
<i>Artemesia pycnocephala</i>	Sandhill Sage
<i>Centaurea cineraria</i>	Dusty Miller
<i>Centranthus ruber</i>	Red Valerian
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Coreopsis species</i>	Coreopsis
<i>Dudleya caespitosa</i>	Bluff Lettuce
<i>Eschscholzia californica</i>	California Poppy
<i>Gaillardia gradiflora</i>	Blanket Flower
<i>Limonium perezii</i>	Sea Lavender
<i>Perovskia 'Blue Spire'</i>	Russian Sage
<i>Phormium tenax</i>	New Zealand Flax
<i>Romneya coulteri</i>	Matilija Poppy
<i>Salvia species</i>	Sage
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Trichostema lanatum</i>	Woolly Blue Curls

Bulbs

Botanical Name	Common Name
<i>Amarillis belladonna</i>	Naked Lily
<i>Crocasmia crocosmiflora</i>	Montbretia
<i>Heimerocallis</i>	Daylily

APPENDIX “A”

<i>Ipheion uniflorum</i>	Spring Starflower
<i>Iris douglasiana</i>	Pacific Coast Iris
<i>Narcissus</i>	Daffodil
<i>Tulipa clusina</i>	Lady Tulip
<i>Zantedeschia aethiopica</i>	Calla Lily

Vines

Botanical Name	Common Name
<i>Bougainvillea</i>	Bougainvillea
<i>Campsis radicans</i>	Trumpet Creeper
<i>Cissus antarctica</i>	Kangaroo Treebine
<i>Ipomoea acuminata</i>	Blue Dawn Flower
<i>Muehlenbeckia complexa</i>	Matress Vine
<i>Polygonum aberti</i>	Silver Lace Vine
<i>Rosa 'Cecile Brunner'</i>	Sweethart Rose
<i>Rosa banksiae</i>	Lady Bank's Rose
<i>Solandra maxima</i>	Cup of Gold Vine
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Wisteria species</i>	Wisteria

Ornamental Grasses

Botanical Name	Common Name
<i>Deschampsia caespitosa</i>	Tufted Hairgrass
<i>Deschampsia holciformis</i>	Pacific Hairgrass
<i>Elymus arenarius 'Glaucus'</i>	Blue Lyme Grass
<i>Festuca californica</i>	California Fescue
<i>Muhlenbergia dumosa</i>	Bamboo Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Pennisetum species</i>	Fountain Grass
<i>Stipa gigantea</i>	Giant Feather Grass
<i>Stipa pulchra</i>	Purple Needle Grass
<i>Stipa tenuissima</i>	Mexican Feather Grass

March 13, 2018

Architectural Review
140 Harcourt Avenue
Seaside, CA 93955

Attention: Bob Larsen, Associate Planner

Dear Committee Members,

I seek your assistance in reviewing an alternative plan to the 216 square foot second story sunroom addition at 1536 Noche Buena which would negatively impact the property value and bay view of our home at 1540 Kenneth and several other homeowners on Kenneth Street.

The notice informing me of the project arrived today on March 13th even though the letter was dated March 7, 2018. As a result of the late notice, I'm unable to attend the March 21st meeting to contest the project. Family members will be in attendance to speak on my behalf.

I grew up in Seaside attended local schools and come from a family of four generations of service to the community starting with my grandfather Pope Leo McDonald, mother Martha Myszak and sister Vauncia Parker who currently resides at the Kenneth property. As a youth, I served on the City of Seaside Parks and Recreation Commission, Youth Commission, and Crime Abatement Committee and I'm a MPC Hall of Fame Lobos Awardees. My ultimate dream, which I achieved, was to purchase a family home in my hometown of Seaside with a bay view where I will soon retire. We have all enjoyed this magnificent gift over the years.

Seeing the ocean brings me a sense of contentment and solace. The property has been my family's sanctuary. Sitting on the deck and reflecting on what we've always known that Seaside is a great city. I'm not surprise that the Nocha Buena owners would want to expand their view. It is the same reason we want to keep and protect ours. I compel you to stop or modify the project to preserve the canopy and integrity of the neighbor. If more people can share in the views it will elevates all the properties concerned and collectively increase everyone's property values.

I spoke with several realtors who agree once you lose your bay view, property values will declined and the resale amounts tend to be less. Why must only one homeowners benefit from an expanded view at the cost of pre-existing homes that was purchase with a view? Please help me protect my hard earned dream of what's now left of my "peek-a-boo" view from the last renovation at 1536 Noche Buena. Thanks for your consideration. I look forward to a "reasonable" solution to all of our concerns.

Best regards,
Marsheila DeVan,
Homeowner, 1540 Kenneth St.

March 13, 2018

Planning Commission
140 Harcourt Avenue
Seaside, CA 93955

Attention: John Owens (Chair)

Dear Committee Members,

I seek your assistance in reviewing an alternative plan to the 216 square foot second story sunroom addition at 1536 Noche Buena which would negatively impact the property value and bay view of our home at 1540 Kenneth and several other homeowners on Kenneth street behind the property owners' house.

The notice informing me of the project arrived today on March 13th even though the letter is dated March 7, 2018. As a result of the late notice, I'm unable to attend the March 21st meeting to contest the project. Family members will be in attendance to speak on my behalf.

I grew up in Seaside attended local schools and come from a family of four generations of service to the community starting with my grandfather Pope Leo McDonald, mother Martha Myszak and sister Vauncia Parker who currently resides at the Kenneth property. As a youth, I served on the City of Seaside Parks and Recreation Commission, Youth Commission, and Crime Abatement Committee and I'm a MPC Hall of Fame Lobos Awardee. My ultimate dream, which I achieved, was to purchase a family home in my hometown of Seaside with a bay view where I will soon retire. We have all enjoyed this magnificent gift over the years.

Seeing the ocean brings me a sense of contentment and solace. The property has been my family's sanctuary. Sitting on the deck and reflecting on what we've always known that Seaside is a great city. I'm not surprise that the Nocha Buena owners would want to expand their view. It is the same reason we want to keep ours. I compel you to stop or modify the project to protect preserving the canopy and integrity of the neighbor. If more people can share in the views a gift to all it elevates all the properties concerned increases property values.

I spoke with several realtors who agree once you lose your bay view, property values will declined and the resale amount is less compared to if you had a view. Why must only one owners benefit from an expanded view at the cost of pre-existing homes that was purchase with a view? Please help me protect my hard earned dream of what's now left of a "peek-a-boo" view from the last renovation at 1536 Noche Buena. Thanks for your consideration. I look forward to a "reasonable" solution to all of our concerns.

Best regards,
Marsheila DeVan,
Homeowner, 1540 Kenneth St.

Robert Larsen - 1536 Noche BAR-18-03

From: Julie Vogado <jvogado@sbcglobal.net>
To: "rlarsen@ci.seaside.ca.us" <rlarsen@ci.seaside.ca.us>, "rmedina@ci.seasi...
Date: 3/21/2018 4:04 PM
Subject: 1536 Noche BAR-18-03

Dear Rick & Bob,

I am writing to you today to have my objection on record for the planned sunroom to 1536 Noche Buena. This will be the second change to this house in the past 10 years which will impede my view of the ocean. While this might seem trivial to you, this is the best asset of my home and living in Seaside. One of the things I most value is the tranquil view of the ocean/sunsets/night view of PG while sitting on my deck which I use daily. While this change/improvement to their home will increase their value while still maintaining their view and their enjoyment of this view, this will lower my enjoyment of my home and my resale price of my home about 30k or more according to local relators.

Objections:

1. Everyone has the right to the use and enjoyment of his property: this proposed design change interferes with my peaceful enjoyment of my land
2. The design of the home, while beautiful, doesn't really fit in with the surrounding homes and is a bit out of character for the area. The home already has an external porch unlike any other dwelling on that block.

I extend an invitation for you to view my home and how the planned sunroom will diminish my peaceful enjoyment of my land.

If this change is approved, will this then lower my property taxes?

When I spoke to Bob last week when I stopped by, he said this will probably be approved regardless of objections and that the meeting this evening was an architectural review...why notify the people it effects if the mindset prior to the meeting and prior to objections is to approve it regardless? It was a definite "I don't care" attitude to a local resident and tax payer. Just an observation.

I do hope that you take objections into consideration when deciding this application. I would like to be notified of the outcome.

Thank you for your time and consideration,

Julie Vogado
831-905-6316
1530 Kenneth ST
Seaside, CA 93955

RECEIVED BY
CITY OF SEASIDE

MAR 21 2018

COMMUNITY
DEVELOPMENT

PHOTO FROM
1540 KENNETH STREET



PHOTO FROM 1530 KENNETH





CITY OF SEASIDE

BOARD OF ARCHITECTURAL REVIEW

STAFF REPORT

DATE: April 4, 2018

TO: Seaside Board of Architectural Review

FROM: Bob Larsen, Associate Planner

ITEM: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-10.**
 FREDERICK M. BAKER, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A NEW EXTERIOR BRANDING UPGRADE AT 1175 FREMONT BOULEVARD (KFC), LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code (SMC), changes to projects that previously received Board of Architectural Review (BAR) approval and do not comply with the criteria in Section 17.64.090 shall return to the BAR for review and final action.

RECOMMENDATION

Staff recommends denial of the original BAR submittal (see Attachment 1, Ex. B – Project Plans) and approval of the revised design changes (see Attachment 1, Ex. C – Revised Project Plans) as proposed by the applicant subject to the Conditions of Approval provided as Attachment 1 and Revised Project Plans provided as Attachment 1, Ex. C.

BACKGROUND

This building received BAR approval in 2006 for a major remodel that included two tower elements, a banded cornice, brick wainscoting and a color scheme that provided a uniform look to the building. The applicant is requesting BAR approval for an exterior branding upgrade to be consistent with current KFC stores.

SITE LOCATION AND DESCRIPTION

The 10,454 square foot site is located at the southwest corner of Fremont Boulevard and Hilby Avenue. Surrounding land uses are predominantly community commercial along both sides of Fremont Boulevard. The Pacific Heights Shopping Center is immediately adjacent to the west

and south. Kelly-Moore Paints is on the north side of Hilby Avenue and single-family residences are located further to the west on Hilby Avenue.

PROJECT DESCRIPTION

This building underwent a series of design submittals leading to BAR approval in 2009. The BAR approved a consistent architectural theme that would demonstrate balance and proportion throughout the structure while allowing two (KFC and Long John Silver) specific brand identities. (see Attachment 1, Ex. A – 2009 Approval)

The applicant has submitted plans for a rebranding of the 1,162 square foot building. The plans were corporate directed and display an exterior paint scheme that includes red and white vertical stripes on the rear half of the building, mostly red on the KFC half of the remainder of the building, painting the brick a dark brown, and removing the cupola from the top of the KFC tower. (see Attachment 1, Ex. B – Current KFC Plans) Staff informed the applicant that based on previous BAR actions and current staff expectations, it was not anticipated that the current application would receive favorable BAR approval.

The applicant subsequently submitted revised plans (see Attachment 1, Ex. C – Revised Plans). These plans maintain the original color scheme, lighting, and leave the cupola on the KFC tower. The applicant is proposing that the KFC tower be painted red and the cornice be painted red and white to identify with the KFC brand.

STAFF ANALYSIS

Design Criteria

Staff believes that the revised plans keep a unified color scheme on the side and rear elevations while allowing for the branding of each franchise on the front towers with minor modifications to the cornice to in keeping with the franchise branding.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1. Class 1 consists of repair and maintenance that involves negligible or no expansion of an existing use.

Evidence: The proposed project will consist of the exterior painting and upgrades to an existing structure that involves negligible or no expansion of an existing use..

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with all applicable zoning regulations for the CC Zoning District.

Evidence: The plans have been reviewed in accordance with the General Plan and Zoning Ordinance and it is concluded that the proposed project meets all applicable design requirements and standards.

ATTACHMENTS

Attachment 1 - Conditions of Approval
Attachment 1, Exhibit A – 2009 Approval
Attachment 1, Exhibit B – Current KFC plans
Attachment 1, Exhibit C – Revised Plans
Attachment 2 – Location Map
Attachment 3 – Site Photos
Attachment 4 – Applicant's Proposal

Conditions of Approval
File No. BAR-17-10
April 4, 2018

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “1175 Fremont Blvd.” stamped as received on March 19, 2018 and approved on April 4, 2018.
2. 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.
3. 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.
4. 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.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Compliance shall be maintained with the 2016 California Building Code.
8. Compliance shall be maintained with the 2016 California Fire Code.

9. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
10. 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.
11. 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.
12. 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.
13. 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.
14. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-10

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).

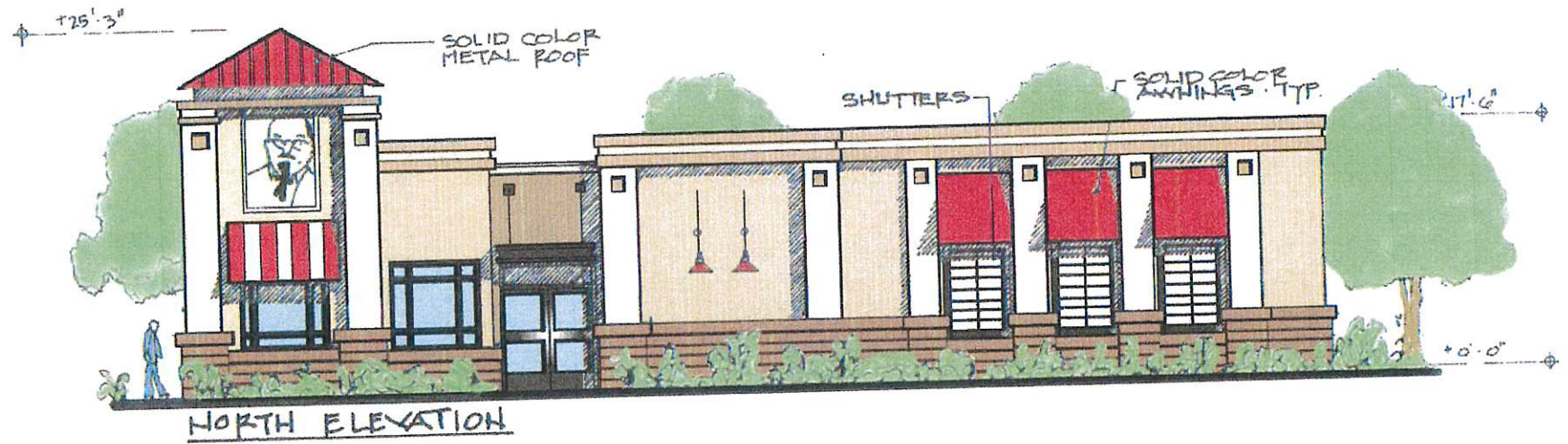
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

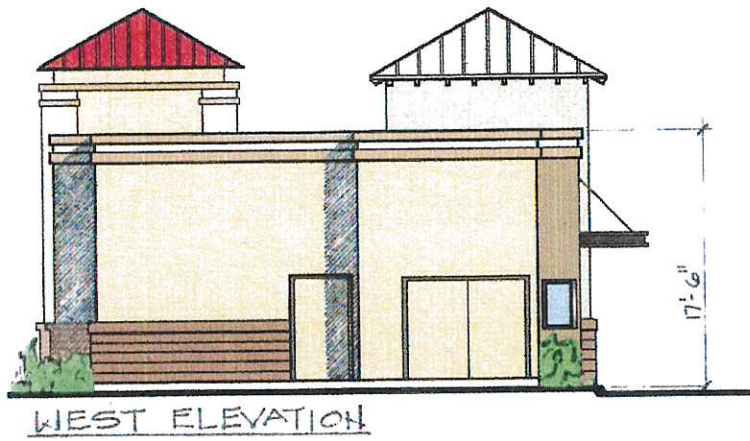
Applicant's Signature

Date

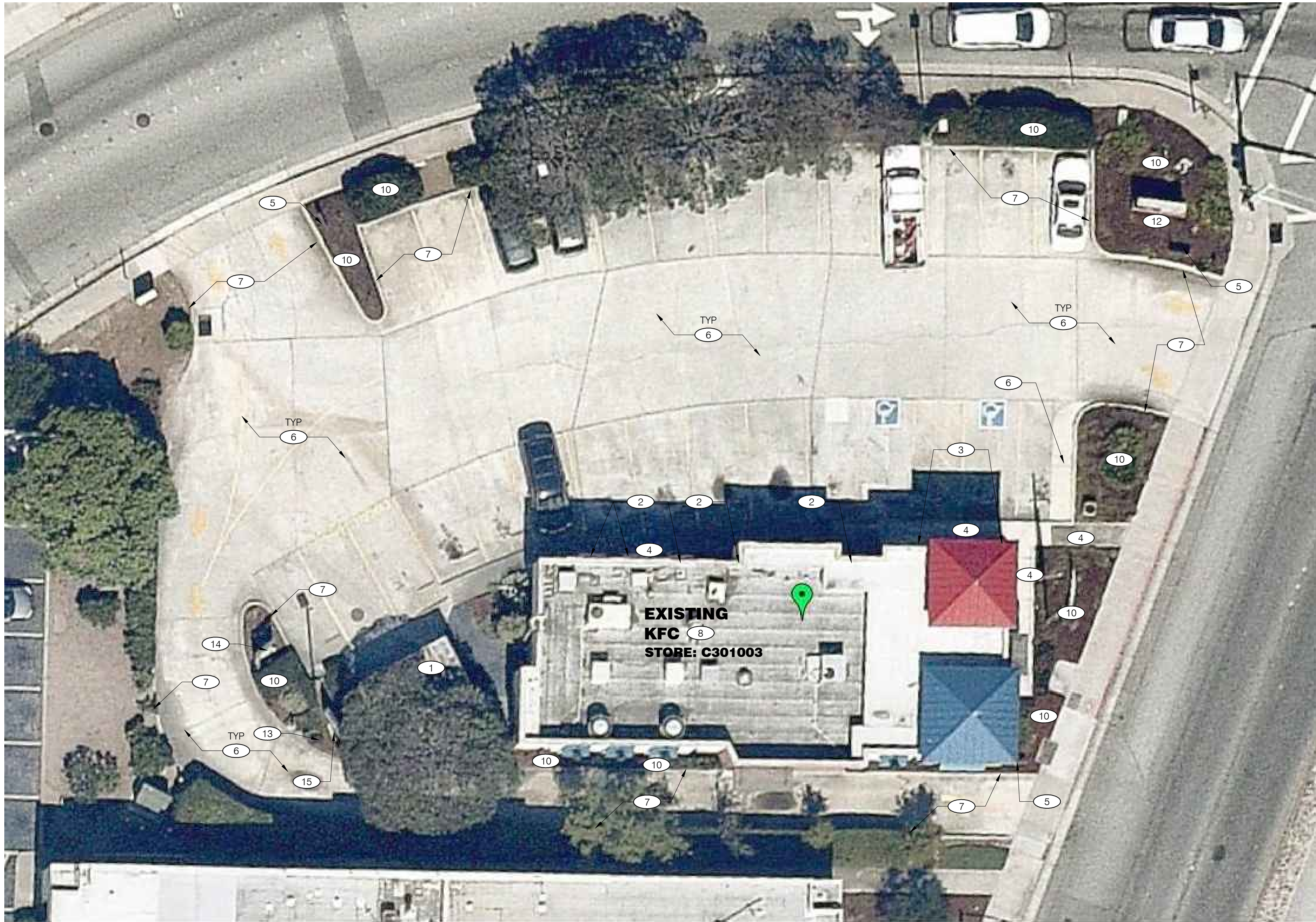
Property Owner's Signature

Date









SITE PLAN
Scale: NOT TO SCALE

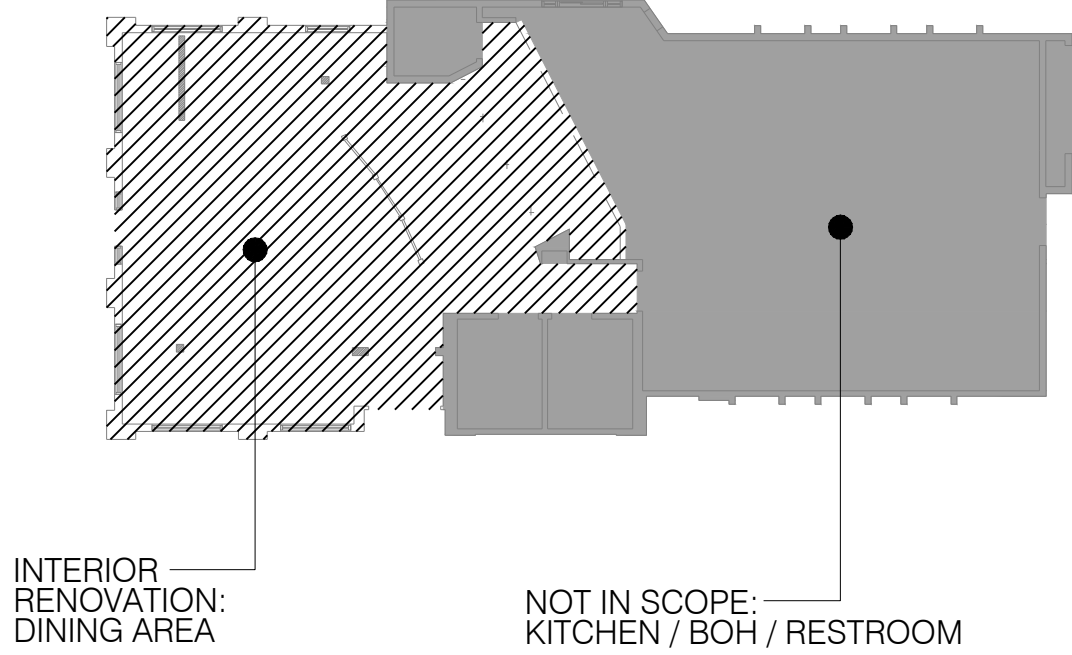
SITE WORK KEY NOTES

- | | | | |
|----|--|----|---|
| 1 | EXISTING REMOTE DUMPSTER ENCLOSURE TO REMAIN | 13 | EXISTING SPEAKER POST |
| 2 | EXISTING WHEELSTOP | 14 | EXISTING PREVIEW BOARD |
| 3 | EXISTING A.D.A. SIGNAGE | 15 | EXISTING MENU BOARD |
| 4 | EXISTING CONCRETE SIDEWALK TO BE PROTECTED THROUGHOUT CONSTRUCTION | 16 | EXISTING CLEARANCE BAR |
| 5 | EXISTING PARKING LOT DIRECTIONAL SIGNAGE (REFACE) | 17 | EXISTING REMOTE DUMPSTER ENCLOSURE TO BE REPAIRED AND PAINTED |
| 6 | EXISTING CONCRETE PAVEMENT TO BE PROTECTED DURING CONSTRUCTION | 18 | EXISTING REMOTE DUMPSTER ENCLOSURE TO BE PAINTED (Gate Only or Include CMU/Brick) |
| 7 | EXISTING CURB TO BE PROTECTED THROUGHOUT CONSTRUCTION | 19 | EXISTING LANDSCAPING TO BE UPGRADED (if required by City or under GOW) |
| 8 | EXISTING BUILDING TO BE PROTECTED THROUGHOUT CONSTRUCTION | 20 | EXISTING BOLLARDS TO BE PAINTED OR INSTALL SLEEVES |
| 9 | EXISTING ASPHALT PAVEMENT TO BE PROTECTED THROUGHOUT CONSTRUCTION | | |
| 10 | EXISTING LANDSCAPING TO REMAIN | | |
| 11 | EXISTING BUCKET SIGN | | |
| 12 | EXISTING MONUMENT SIGN (REFACE) | | |

SCOPE MATRIX

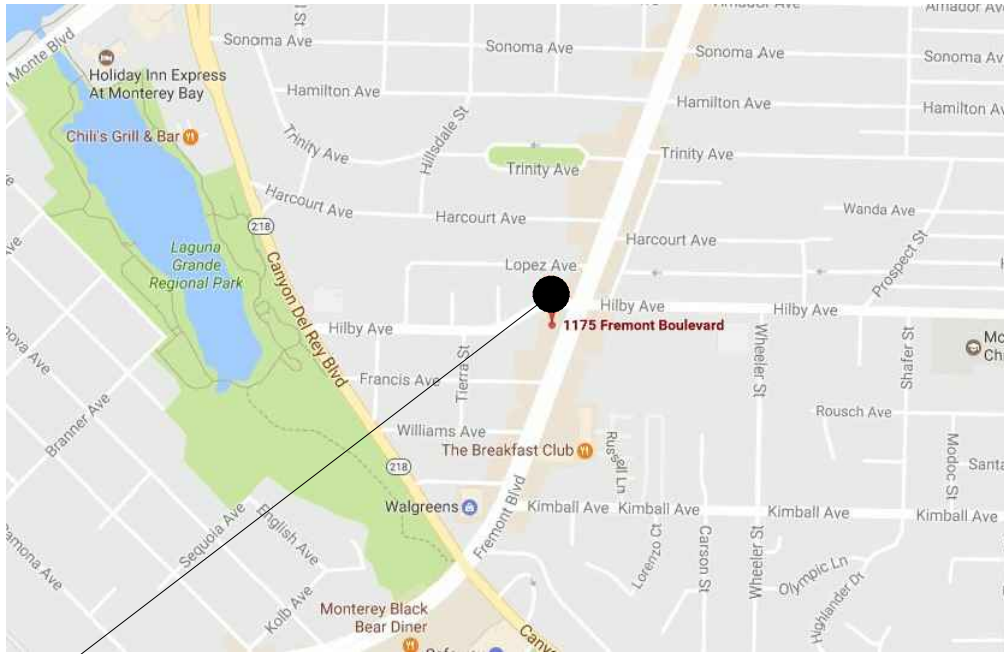
Scope Type	Incentive
New Ceiling and Lighting	NO
New Restroom Refresh	NO
Dining Room Floor Tile	NO
Drive Thru Package	NO
Multibrand	KFC/LJS
Existing Image	Y04
Store Type	K38

KEY PLAN



Scale: 1/16" = 1'-0"

VICINITY MAP



KFC
1175 FREMONT BLVD., SEASIDE, CA 93955

PROJECT SUMMARY

PROJECT NAME:	KFC
PROJECT ADDRESS:	1175 FREMONT BLVD., SEASIDE, CA 93955
LEGAL JURISDICTION:	CITY OF SEASIDE
BUILDING CODE:	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE
BUILDING FOOTPRINT AREA:	MAX. AREA 6,000 SF ACTUAL 2,421 SF
RENOVATION AREA:	1,182 SF
SEATING:	EXISTING: 49 PROPOSED: 50
TYPE OF CONSTRUCTION:	VB
OCCUPANCY TYPE:	A2-ASSEMBLY
NUMBER OF EXITS:	2 REQUIRED; 3 ACTUAL
NUMBER OF STORIES:	ALLOWABLE: 1; ACTUAL: 1
BUILDING HEIGHT:	ALLOWABLE: 40'-0"; ACTUAL: 20'-0"
PROJECT DESCRIPTION:	THIS PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS WITH NEW PAINT FINISHES.

OCCUPANCY CALCULATION

SPACE	AREA (SF)	OCCUPANCY RATE	TOTAL
DINING AREA	SEATING COUNT	50	50
QUEUING	295	5	59.0
SERVICE	144	100	1.4
RESTROOM **	169	100	1.7
KITCHEN / BOH **	1239	200	6.2
**AREA NOT IN SCOPE			TOTAL OCCUPANCY
			118

PROJECT GENERAL NOTES

- A. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED
- B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK

PROJECT DIRECTORY

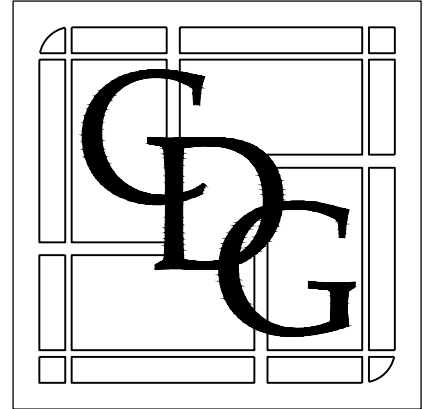
CORPORATE KFC Corporation 1900 Colonel Sanders Lane Louisville, KY 40213	Contact: Will Nash 502-874-6229	ARCHITECT Corporate Design + Development Group 2675 Pratum Avenue Hoffman Estates, IL, 60192	Contact: Chris Kalischefski 224-293-6960
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DRAWING INDEX

REVISIONS:	
COVER	
COVER SHEET	
GENERAL	
G-1.0 GENERAL INFORMATION	
DEMOLITION	
D-1.0 DEMOLITION: FLOOR PLAN, CEILING PLAN & EXTERIOR ELEVATIONS	
ARCHITECTURAL	
A-1.0 FLOOR FINISH & CEILING PLANS	
A-1.1 FIXTURE / GRAPHIC PLACEMENT PLAN & INTERIOR ELEVATIONS	
A-2.0 EXTERIOR ELEVATIONS	



KFC



**CORPORATE
DESIGN +
DEVELOPMENT
GROUP, LLC**
2675 PRATUM AVE.
HOFFMAN ESTATES, ILLINOIS
60192
PH. 224.293.6960
FAX 224.293.6966
WWW.CDG-LLC.COM
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CDDG JOB# D17088

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NOT FOR CONSTRUCTION**
This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

Revision Mark	Date	By
	04/11/2017	MP
DESIGN DEVELOPMENT REVIEW SET		
	04/18/17	SC
PERMIT SET SUBMITTAL		

PROJECT TITLE
"KL-K38 Y04
TO AMERICAN SHOWMAN"
TEMPLATE VERSION
RELEASE 2.0 JAN. 2016

INCENTIVE SCOPE
1175 FREMONT BLVD.,
SEASIDE, CA 93955
COMMISSION NO. C301003
SHEET TITLE

GENERAL
INFORMATION

SHEET NO.
G-1.0



2675 PRATUM AVE.
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DRAWING SUBMITTALS		
Revision Mark	Date	By
	<u>04/11/2017</u>	<u>MP</u>
DESIGN DEVELOPMENT REVIEW SET		
	<u>04/18/17</u>	<u>SC</u>
PERMIT SET SUBMITTAL		

OBJECT TITLE
"KL-K38 Y04
TO "AMERICAN SHOWMAN"
TEMPLATE VERSION
RELEASE 2.0 JAN. 2016

INCENTIVE SCOPE
1175 FREMONT BLVD.,
SEASIDE, CA 93955

COMMISSION NO. C301003

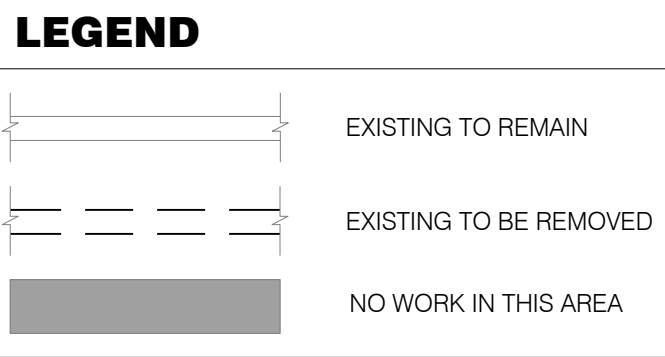
FEET TITLE

DEMOLITION: FLOOR
PLAN, CEILING PLAN
EXTERIOR
ELEVATIONS

SHEET NO. _____

D-1.0

Packet Page 91

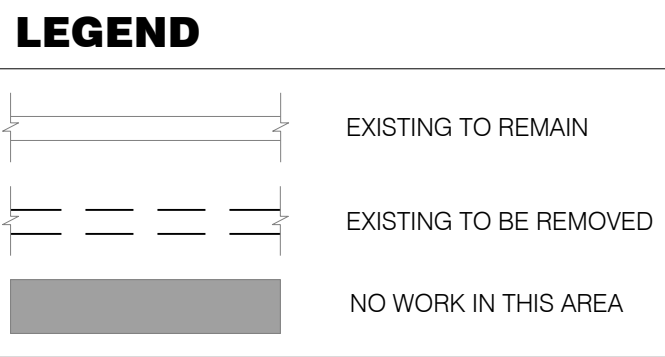


CEILING PLAN KEY NOTES

- | | | | |
|-----------|--|------------|--|
| D1 | EXISTING CEILING GRID TO REMAIN - REMOVE DAMAGED AS REQUIRED - REFER TO CEILING POLICY | D9 | EXISTING CEILING MOUNTED SPEAKERS TO REMAIN |
| D2 | LIGHT FIXTURES TO BE RELOCATED - SEE CEILING PLAN SHEET A-1.0 FOR NEW LOCATION | D10 | EXISTING WINDOW BALANCES / COVERINGS TO BE REMOVED |
| D3 | EXISTING LIGHT FIXTURES TO BE REMOVED AND CIRCUITS - RETAINED FOR RE-USE | D11 | EXISTING CEILING DIFFUSERS/HVAC GRILLS TO BE RELOCATED FOR NEW TRACK LIGHTS. SEE CEILING PLAN FOR DETAILS |
| D4 | EXISTING TRACK LIGHTING AND TRACKS TO BE REMOVED | D12 | EXISTING WI-FI ROUTER TO REMAIN |
| D5 | EXISTING LIGHT SCENES TO BE REMOVED (CIRCUITS TO BE RE-USED FOR NEW LIGHTING) | D13 | EXISTING CCTV/CAMERA'S/SMOKE DETECTORS TO BE RELOCATED BY OWNER'S SUB AS NEEDED |
| D6 | EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED - SEE DEMO ELEVATIONS | D14 | NO WORK IN THIS AREA |
| D7 | EXISTING SOFFIT TO REMAIN | D15 | REMOVE EXISTING CEILING GRID AND TILES - RESTROOMS |
| D8 | EXISTING CEILING DIFFUSERS/HVAC GRILLS TO REMAIN | D16 | EXISTING EXTERIOR CANOPIES TO REMAIN |
| | | D17 | EXISTING CEILING DIFFUSER AND GRILLS TO BE REMOVED AND REPLACED WITH NEW IN SAME LOCATION UNLESS NOTED OTHERWISE |

ELEVATION KEY NOTES

- E1** REMOVE STRIPED PYRAMID SHROUD, FRAMING, SKIRT, AND EXISTING LIGHT FIXTURE-RETAIN CIRCUIT FOR RE-USE
- E2** REMOVE "COLONEL" SIGN CABINET - DISCONNECT POWER & RETAIN CIRCUIT FOR RE-USE
- E3** EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED
- E4** REMOVE EXISTING "KFO" LETTER SET-SIGN FACE AND CABINET
- E5** REMOVE EXISTING WALL PACK LIGHTING OVER DINING ROOM DOORS
- E6** REMOVE WALL SCONCE FIXTURE, CAP POWER AND PAINT COVER
- E7** EXISTING STRIPED PYRAMID SHROUD, FRAMING, SKIRT, AND EXISTING LIGHT FIXTURE TO REMAIN AND BE PAINTED
- E8** EXISTING EXTERIOR CANOPIES TO REMAIN
- E9** EXISTING "COLONEL" SIGN CABINET TO REMAIN



DEMOLITION FLOOR PLAN

- | | | | | | |
|-----------|---|------------|--|------------|---|
| P1 | REMOVE EXISTING MENUBOARD & BOOTH FOR REUSE | P7 | TEMPORARY VISQUEEN DUST PARTITION. COORDINATE EXACT LOCATION IN FIELD WITH FRANCHISEE AND PROVIDE A TIGHT SEAL | P15 | EXISTING SERVICE COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) |
| P2 | REMOVE ALL EXISTING FIXTURES, SAVES, TABLETOPS & CHAIRS IN DINING ROOM - EXISTING TABLE STEEL POST TO REMAIN UNLESS NOTED OTHERWISE | P8 | EXISTING TABLE STEEL POST TO BE REMOVED | P16 | EXISTING HALF HEIGHT WALL TO REMAIN - NEW PANEL AND CAP |
| P3 | EXISTING BEVERAGE DISPENSER TO BE REMOVED BY OWNERS VENDORS | P9 | EXISTING UNDER-COUNTER SAFE TO REMAIN PROTECT FROM DUST | P17 | GENERAL CONTRACTOR TO PUMP DOWN, REMOVE, AND SALVAGE EXISTING ICE MACHINE FOR REUSE |
| P4 | REMOVE CHAIR RAIL AND WALL COVERING ABOVE (TILE BASE AND WAINSCOTING TO REMAIN, UNLESS NOTED OTHERWISE) | P10 | EXISTING POS, CASH DRAWER, CUP DISPENSER AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT | P18 | REMOVE EXISTING ELECTRICAL (LED PANELS) MENU BOARD AND SAVE FOR REINSTALL BY OWNER VENDOR |
| P5 | EXISTING SECURITY MONITOR SYSTEM TO REMAIN, PROTECT AS NECESSARY | P11 | EXISTING FLOORING AND CEAVE BASE TO REMAIN | P19 | EXISTING FOUNTAIN DRINK COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) - UNLESS STAINLESS STEEL COUNTER |
| P6 | REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS & ARTWORK - SAVE 'KFC FOUNDATION' ARTWORK FOR REUSE | P12 | REMOVE EXISTING HALF HEIGHT WALL - PATCH FLOOR AS NEEDED | P20 | KEEP EXISTING RESTROOM FIXTURES AND ACCESSORIES |
| | | P13 | REMOVE ALL QUEUING RAILS AND POSTS - PATCH FLOOR AS NEEDED | P21 | NO WORK IN THIS AREA |
| | | P14 | REMOVE EXISTING WINDOW SILLS IF NOT WHITE | | |

GENERAL NOTES

- A. THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- B. THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR ALTER ANYTHING OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- C. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- D. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- E. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES AS OUTLINED IN THE DRAWINGS.
- F. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
- G. ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.
- H. DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY
- I. A SINGLE RESTROOM TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION

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PLOTTED: Wednesday, April 19, 2017 12:00:37 PM



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PROJECT TITLE "KL-K38 Y04
TO AMERICAN SHOWMAN"
TEMPLATE VERSION
RELEASE 2.0 JAN. 2016

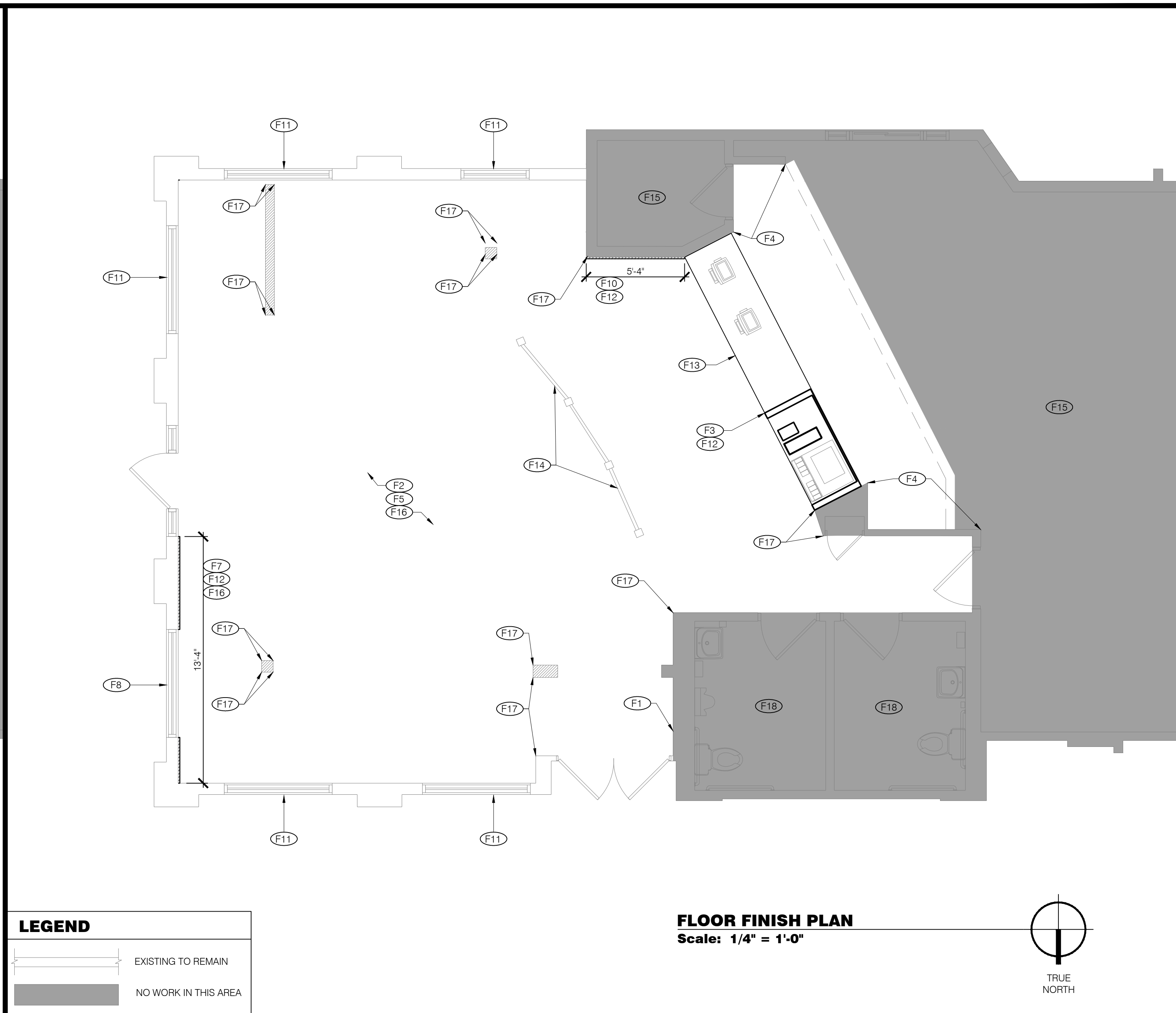
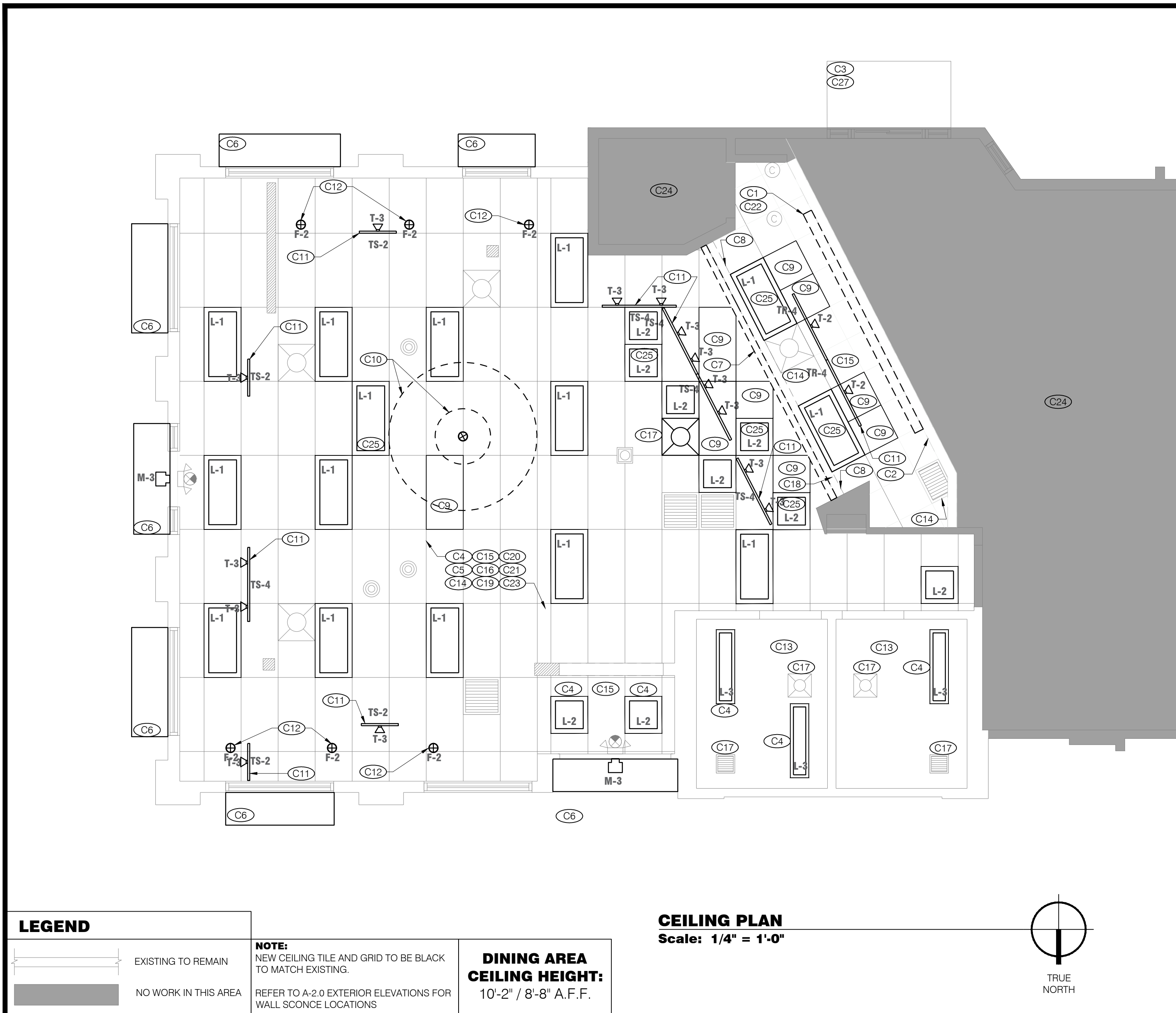
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COMMISSION NO. C301003

FLOOR FINISH & CEILING PLANS

SHEET NO.

A-1.0



REFLECTED CEILING PLAN KEY NOTES			FINISH PLAN KEY NOTES		
C1 REINSTALL EXISTING MENU BOARD	C10 NEW BUCKET PENDANT LIGHT AND LIGHT RING. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS	C19 EXISTING WI-FI ROUTER IN SAME LOCATION	F1 POST MAX. OCCUPANT LOAD ON WALL ADJACENT TO MAIN ENTRY	F7 NEW PRE-FINISHED FLOOR TO CEILING DECORATIVE WALL TRIM PANELS ON EXISTING WALL SURFACE. INSTALL PANELS 1/2" BELOW CEILING FOR VENTILATION PURPOSES	F15 NO WORK THIS AREA
C2 NEW STAINLESS STEEL CAP AT UNDERSIDE OF EXISTING BULKHEAD		C20 REINSTALL EXISTING BUG LIGHTS, EXIT SIGNS, EM LIGHTS AS NEEDED	F2 SKIM COAT EXISTING WALLS (TO LEVEL 3) WHERE WALLCOVERING HAS BEEN REMOVED. PRIME AND PAINT WALLS AND PAINT EXISTING WAINSCOT, UNLESS OTHERWISE NOTED	F8 NEW PRE-PRIMED VENDOR PROVIDE 4" L WINDOW TRIM TO BE PAINTED P-6, REFER TO FINISH SCHEDULE	F16 INSTALL NEW WAINSCOTING AND CHAIR RAIL
C3 WIRING OF LIGHTS IN CANOPY BY VENDOR. E.C. SHALL MAKE FINAL CONNECTION TO EXISTING LIGHTING CIRCUIT THIS AREA	C11 NEW TRACK LIGHTING -POSITION AT 3'-0" FROM WALL UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS	C21 EXISTING CCTV'S/CAMERA'S/SMOKE DETECTORS TO BE RELOCATED BY OWNER'S VENDOR AS NEEDED	F3 EXISTING KNEE WALL - MODIFY / REBUILD AS NEEDED TO ACCOMMODATE COUNTERTOP AT 33" A.F.F. COVER WITH NEW DECORATIVE PANELS - SERVICE COUNTER & FOUNTAIN UNIT COUNTER	F9 NEW FRP PANELS OVER EXISTING SIDE WALLS & BULKHEAD TILE	F17 PRE-FINISHED ALUMINUM CORNER GUARDS TO MATCH NEW WALL FINISH
C4 REPLACE EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES IN DINING, BEHIND SERVICE COUNTER, RESTROOMS, HALLWAYS	C12 NEW PENDANT LIGHTING CENTERED ABOVE TABLE	C22 REINSTALL EXISTING ELECTRICAL (LED PANELS) MENU BOARD by OWNER VENDOR	F4 NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 18GA 3/4" x 3/4" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE	F10 NEW VENDOR PROVIDED FLOOR TO CEILING "QUOTE WALL" - REFER TO INTERIOR ELEVATIONS	F18 RESTROOMS - PAINT EXISTING CEILING/WALLS
C5 EXISTING CEILING RECEPTACLES TO REMAIN	C13 PAINT CEILING (P-6)	C23 RELOCATE EXISTING T-STAT AS NEEDED		F11 NEW WHITE CORIAN WINDOW SILL / WALL CAP (SS-2)	
C6 NEW EXTERIOR AWNING / LOUVER, REFER TO EXTERIOR ELEVATIONS	C14 EXISTING GRILLES AND DIFFUSERS	C24 NO WORK THIS AREA	F5 EXISTING FLOOR AND BASE TILE TO REMAIN, PATCH FLOOR WITH NEW FLOOR TILE. WHERE ANCHOR WALLS ARE REMOVED, NEW TILE TO MATCH EXISTING. PATCH AND REPAIR ANY DAMAGED TILE TO THE NEAREST FULL TILE AS NECESSARY	F12 INSTALL 6" RUBBER WALL BASE OVER NEW WALL PANEL	
C7 CUSTOM MILLWORK, FAUX WOOD BEAMS	C15 EXISTING CEILING GRID/TILES, REPLACE DAMAGED CEILING TILES AS REQUIRED - MATCH EXISTING TILE	C25 RELOCATED LIGHT FIXTURE LOCATION FOR NEW TRACK LIGHTS, USE CIRCUIT FROM LIGHTING REMOVED		F13 INSTALL NEW SOLID SURFACE COUNTERTOPS	
C8 SOFFIT TO BE PAINTED (P-6)	C16 PAINT EXISTING SPEAKERS (P-6)	C26 INSTALL NEW LED LIGHT BULBS IN EXISTING RECESSED CAN LIGHTS IN DINING, BEHIND SERVICE COUNTER AS NEEDED	F6 NEW BLOCKING IN WINDOW OPENING TO SUPPORT DECORATIVE WALL PANELS	F14 RE-CLAD DIVIDER WALL WITH NEW LAMINATE PANELS PROVIDED BY MILLWORK VENDOR (PL-4) OVER EXISTING PANELS, AND INSTALL CORIAN TOP CAP - REFER TO FINISH SCHEDULE	
C9 NEW CEILING TILE AND INTERMEDIATE GRID TO MATCH EXISTING WHERE LAY-IN LIGHT WAS REMOVED	C17 RELOCATED DIFFUSERS, ADJUST SUPPLY LINE TO FEED NEW DIFFUSER	C27 EXISTING EXTERIOR CANOPY			
	C18 INSTALL NEW PEPSI SIGN				

GENERAL NOTES - LIGHTING / ELECTRICAL			
A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER	K. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT		
B. EMERGENCY AND STANDARD LIGHTING MARKED WITH "NL" SUBSCRIPT SHALL OPERATE CONTINUOUSLY; PROVIDE UNSWITCHED HOT TO STANDARD AND EMERGENCY BALLASTS	L. ALL WIRING TO BE PER NEC INSTALLATION REQUIREMENTS SIZED FOR 40% MAX FILL PER NEC		
C. EMERGENCY LIGHTING NOT MARKED WITH "NL" SUBSCRIPT; PROVIDE UNSWITCHED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO STANDARD BALLAST	N. RELOCATED DEVICES TO BE ROUTED IN FLEXIBLE METAL CONDUIT.		
D. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE	O. G.C./E.C. IS RESPONSIBLE FOR FIELD VERIFYING THE EXISTING ELECTRICAL CAPACITY AND CONFIRMING THAT THE NUMBER OF SPARES AT THE PANELS IS ADEQUATE FOR THE ADDITION/RELOCATION OF THE SERVICES SHOWN. G.C. TO NOTIFY KFC PM IF EITHER SERVICE OR NUMBER OF SPARES IS FOUND TO NOT MEET THE NECESSARY REQUIREMENTS		
E. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE CIRCUITS IN ELECTRICAL PANELS AND REUSE EXISTING CIRCUITS AS AVAILABLE	P. E.C. SHALL PROVIDE J-BOX FOR NEW EXTERIOR LIGHT FIXTURE. FINAL CONNECTION TO BUILDING POWER BY E.C.		
F. CONNECT LIGHTING CIRCUITS TO EXISTING LIGHTING CONTROL PANEL. COORDINATE CONTROL SEQUENCE AND TIME OF DAY SCHEDULING WITH FRANCHISEE	Q. E.C. SHALL COORDINATE EXACT ROUTING OF ALL NEW AND RELOCATED CIRCUITS. FIELD VERIFY EXISTING CONDITIONS. ALL WORK AND WIRING PER NEC INSTALLATION REQUIREMENTS. ALL WORK TO BE CONCEALED. SURFACE MOUNT RACEWAYS ARE NOT PERMITTED		
G. EXISTING 2x4 AND 2X2 LIGHTING TO BE RE-LAMPED (WITH LED)	R. EXTERIOR DOOR CLOSERS SHALL BE ADJUSTED TO HAVE A MAXIMUM 5 LBS OPENING FORCE		
H. REFER TO A2.0 FOR ADDITIONAL EXTERIOR LIGHTS NOT SHOWN ON PLAN			
I. ALL NEW LIGHTING TO BE COORDINATED WITH EXISTING MECHANICAL GRILLES			
J. EXISTING ELECTRICAL PANEL LOCATIONS & NEW CIRCUITS SHALL BE VERIFIED BY E.C. E.C. SHALL COORDINATE & VERIFY FINAL ELECTRICAL WITH LIGHTING / SIGNAGE SUPPLIERS			

LIGHTING SCHEDULE					
NO.	QTY.	LOCATION	MFG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
F-2	6	SALES FLOOR	MINIKA 2260-84	GLASS PENDANT WITH BRUSHED NICKEL FINISH MEDIUM BASE SOCKET	3 WATTS / 120 VOLTS
T-2	2	MENU BOARD LIGHT	CONTECH: CTL181V3CDP	VERTICAL INTEGRATED LED WALL WASHER TRACK LIGHT 3000K HI CRI	35 WATTS/ 120 VOLTS
T-3	14	SALES FLOOR	JUNO: R600L3HCNBL	VERTICAL INTEGRATED LED TRACK LIGHT BLACK FINISH 95 CRI BLACK FINISH	10 WATTS / 120 VOLTS
TS-2	4	SALES FLOOR	CONTECH: LT2B	SINGLE CIRCUIT LINE VOLTAGE TRACK 2' BLACK	
TS-4	5	SALES FLOOR	CONTECH: LT4B	SINGLE CIRCUIT LINE VOLTAGE TRACK 4' BLACK	
TR-4	2	SALES FLOOR	CONTECH: LT4P	SINGLE CIRCUIT LINE VOLTAGE TRACK WHITE FINISH	
L-1	15	SALES FLOOR RECESSED TROFFER	MOBERN: MPFEL24LED50DMWH35	2X4 LED EDGETILT FLAT PANEL 3500K	4 WATTS / 120 VOLTS
L-2	9	SALES FLOOR RECESSED TROFFER	MOBERN: MPFEL22LED35DMWH35	2X2 LED EDGETILT FLAT PANEL 3500K	35 WATTS / 120 VOLTS
L-3	3	RESTROOM RECESSED TROFFER	MOBERN: MPFEL14LED37DMWH35 MOBERN: SMK14-MPFEL	1YX4 LED EDGETILT FLAT PANEL 3500K WITH FLANGE KIT	37 WATTS / 120 VOLTS
E-1	SEE A2.0	TOP OF WALL	AMERLUX: WAF1/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-36IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	SEE A2.0	ABOVE BANNER PANEL	AMERLUX: P1/LHWS/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-48IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-2	SEE A2.0	WALL SCENCE	KICHLER: 9246BK (LIGHT) KICHLER: 9536BK (TOP COVER)/TCP-43717 TOP LED13P3D303KNFL (LAMP)	(2) LAMP EXTERIOR RATED UP/DOWN WALL SCENIC BLACK FINISH WITH TOP LENS COVER 14 WATT LONG NECK PAR30 LED LAMP 3000K 83 CRI NARROW FLOOD 25 DEGREE	28 WATTS / 120 VOLTS
M-3	SEE A2.0	WALL SCENCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BLACK FINISH	20 WATTS / 120 VOLTS

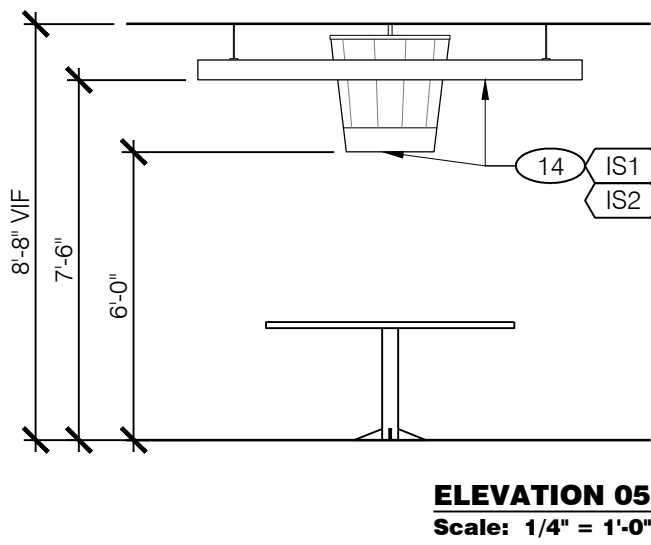
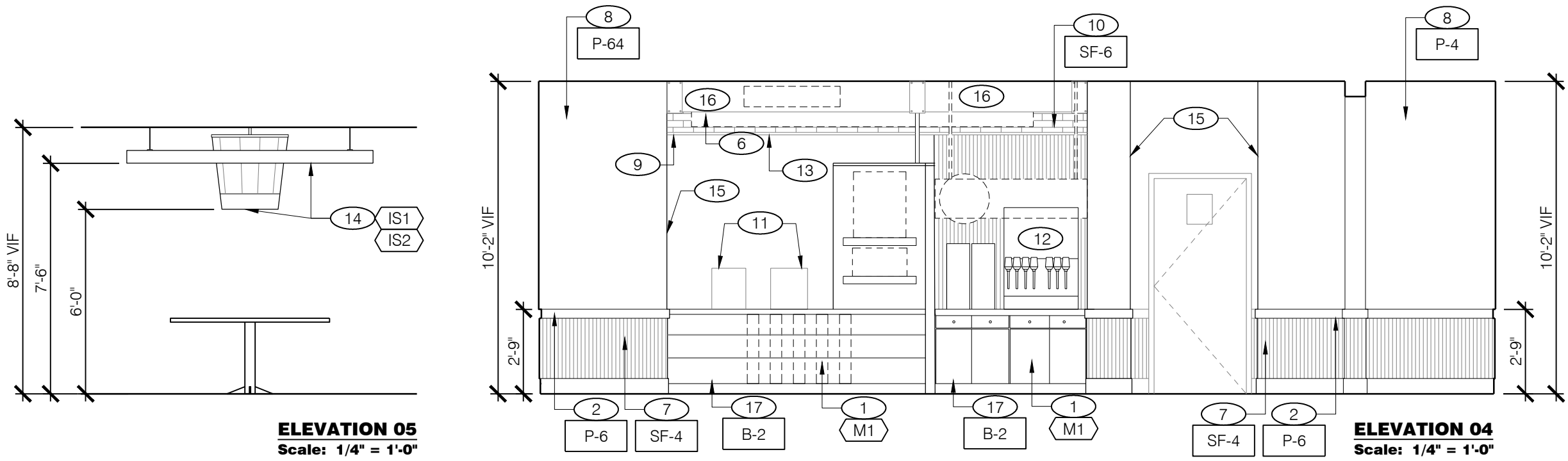
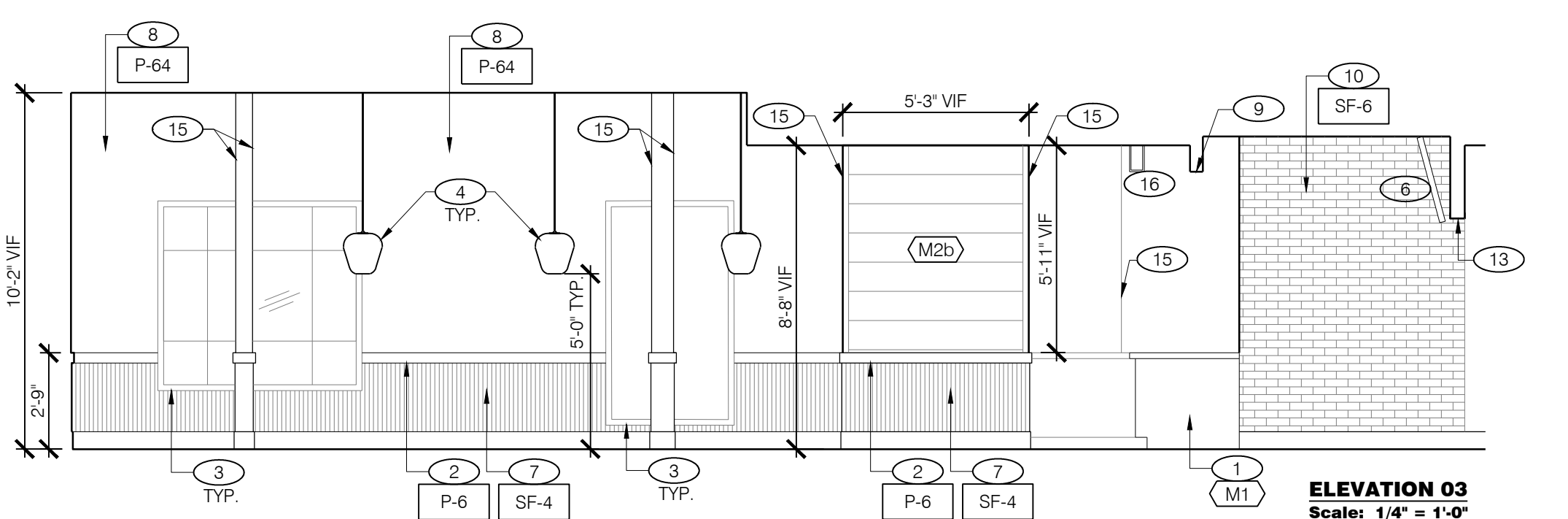
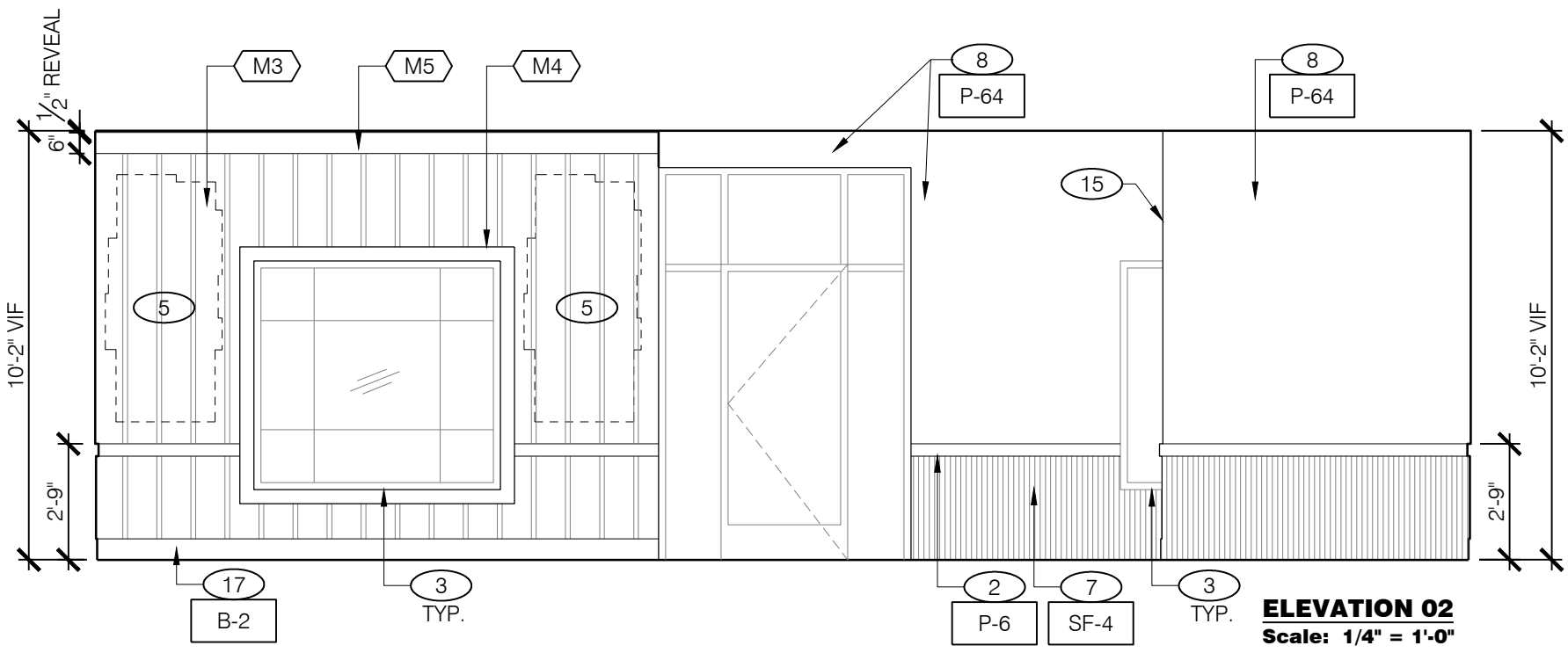
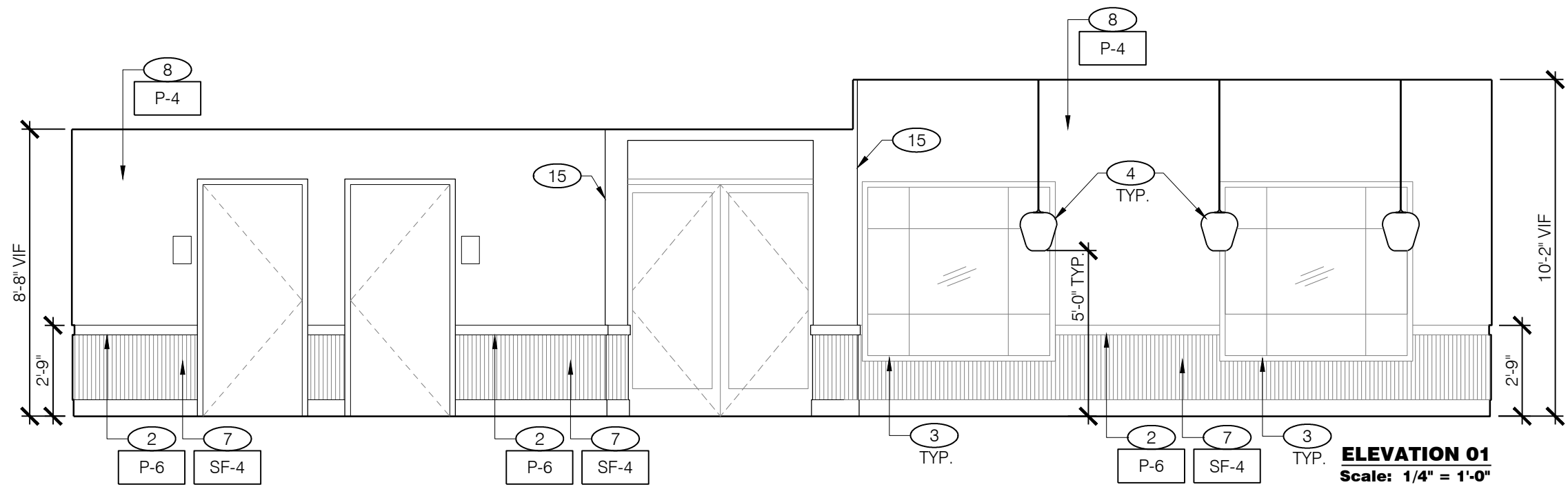
FINISH SCHEDULE									
MARK	DESCRIPTION / LOCATION	MFG / CONTACT	MODEL #/COLOR	REMARKS	MARK	DESCRIPTION / LOCATION	MFG / CONTACT	MODEL #/COLOR	REMARKS
B-2	SERVICE COUNTER DIVIDER WALLS, RED WALL	JOHNSONITE SCOTT STERTMEYER P: (800) 399-3918 ext. 579 C: (713) 254-9791 scott.stertmeyer@johnsonite.com	MILLWORK WALLBASE MANDALAY P: (330) 343-6621 # TOELESS 20 CHARCOAL 375" W x 6' H		SF-4	WANSCOT	MARLITE DAN EGBERS P: (330) 343-6621 C: (330) 260-7633 degbers@marlite.com	PRE-FINISHED - PG WEDDING VEIL PLANK S2 16'x6"x2.5" RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	DINING ROOM
P4	INTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)655-5147 C: (952)640-1608 kurt.mcclelland@benjaminmoore.com	PRECATALYZED EPOXY LA PALOMA GRAY 1551 EGGSHELL (V342) - INTERIOR WALLS SEMI GLOSS (V341) - DOOR AND FRAMES	PRIME ALL NEW SUBSTRATES	SF-6	WALL PANELS	MARLITE DAN EGBERS P: (330) 343-6621 C: (330) 260-7633 degbers@marlite.com	FRP PANELS LA PALOMA SYMETRIX 10' x 4' x .087" TILE RUNNING BOND PATTERN	MENU BOARD BULKHEAD AND WALLS @ COUNTER
P6	INTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)655-5147 C: (952)640-1608 kurt.mcclelland@benjaminmoore.com	PRECATALYZED EPOXY WEDDING VEIL 2125-70 EGGSHELL (V342) - INTERIOR WALLS - SEMI GLOSS (V341) - DOORS AND FRAMES	PRIME ALL NEW SUBSTRATES	SF-8	WALL PANELS	MARLITE DAN EGBERS P: (330) 343-6621 C: (330) 260-7633 degbers@marlite.com	FRP PANELS WHITE MATTE SYMETRIX 10' x 4' x .090" SUBMIT TILE RUNNING BOND PATTERN	RESTROOMS
P64	INTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)655-5147 C: (952)640-1608 kurt.mcclelland@benjaminmoore.com	AURA WATERBORNE INTERIOR PAINT PROVINCIE BLUE 2135-40 SATIN 100% ACRYLIC HYBRID RESIN	PRIME ALL NEW SUBSTRATES	SS-2	WINDOW SILL KNEE WALL	DU PONT CORIAN BOB ROSE OHIO VALLEY SUPPLY COMPANY P: (513) 681-8300 C: (513) 982-2928 bob.rose@ovisco.com	TERRA COLLECTION WHITE JASINE 1/2" THICK	
PL-4	KNEE WALL	LAB DESIGNS LAMINATE SEAN MCCELVEE SURFACE MATERIALS P: (440) 248-0000 C: (614) 327-2936 seam@surfacedmaterials.com	WOOD LAMINATE COLLECTION - BRUSHED COCOA W0090	HORIZ. APP					

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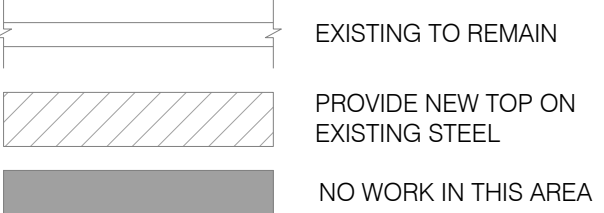
INTERIOR ELEVATION KEY NOTES

- | | | |
|--|---|--|
| 1 NEW SERVICE COUNTER (OVER EXISTING KNEE WALL) | 7 PAINT EXISTING WAINSCOT | 14 NEW SUSPENDED BUCKET GRAPHIC ELEMENT |
| 2 NEW CHAIR RAIL PRE-PRIMED BY VENDOR, INSTALL WITH REVEAL TO CEILING | 8 SKIM COAT EXISTING WALLS (TO LEVEL 3), PRIME AND PAINT ABOVE CHAIR RAIL | 15 NEW SURFACE MOUNTED CORNER GUARDS |
| 3 VENDOR PROVIDED WINDOW SILL, JAMB AND HEADER RETURNS ON RED WALL TO BE PAINT P-6 | 9 EXISTING SOFFIT (FACE AND UNDERSIDE) TO BE PAINTED P-4 | 16 NEW ORDER COUNTER FAUX BEAMS OVERHEAD |
| 4 NEW PENDANT LIGHT FIXTURES @ 5'-0" A.F.F. - SEE CEILING PLAN | 10 NEW FRP PANEL OVER EXISTING TILE | 17 NEW 6" WALL BASE |
| 5 VENDOR PROVIDED FRAMED ARTWORK, USE PROVIDED TEMPLATE TO INSTALL | 11 EXISTING POS EQUIPMENT | |
| 6 EXISTING MENUBOARD | 12 EXISTING PEPSI DISPENSER / ICE MACHINE | |
| | 13 STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD | |

NOTE: REFER TO FINISH SCHEDULE ON SHEET A-1.0



LEGEND



NOTE:
VERIFY ALL STEEL
POST DIMENSIONS
IN FIELD

FIXTURES & GRAPHICS PLACEMENT PLAN

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

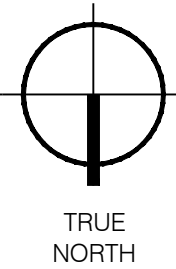


IMAGE COMPONENT SCHEDULE (CONT'D)

GRAPHICS		
TAG	QTY.	ITEM DESCRIPTION
G1	1	*KITCHEN* SIGN
G2	1	CHALK BOARD - PRINTED
G3	1	REAL MEALS GUARANTEE
G4	1	SECRET PROCESS ART
G5	1	PEPSI FILLING STATION SIGN
G6	1	FOCAL WALL ART
G7a	1	POSTER ARTWORK - "SOUTHERN INSPIRED"
G8	1	"THANKS" MESSAGE
G9a	2	STORE HOURS - ENTRY DOOR
G9b	1	STORE HOURS - DT WINDOW
G10a	1	RESTROOM SIGNS - LADIES
G10b	1	RESTROOM SIGNS - GENTS
G11	1	COLONEL'S OFFICE SIGN
G12	2	RESTROOM MIRROR MESSAGE
G15a-f	1 EA	BOH ART
LONG JOHN SILVERS GRAPHICS		
LJG1	1	"EAT FISH" SIGN
LJG2	1	3 FISH BOARDS

** COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS

IMAGE COMPONENT SCHEDULE

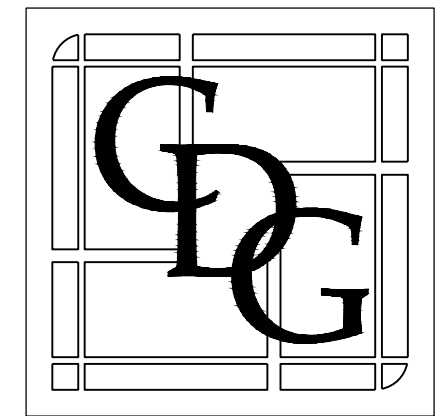
INTERIOR SPECIALTIES			
TAG	QTY.	ITEM DESCRIPTION	
IS-1	1	BUCKET	
IS-2	1	RING CEILING ELEMENT	
DECOR			
D1	2	SANDERS BOOTH - SINGLE	
D2	2	SANDERS BOOTH DOUBLE	
D3	3	TRASH UNIT - SINGLE	
D5a	4	TABLE TOP - 21" X 24"	
D5b	7	TABLE TOP - 24" X 42"	
D5c	2	TABLE TOP - 24" X 42" HC W/ SYMBOL	
D6	1	FOCAL TABLE 60" ROUND WITH CUSTOM BASE	
CHAIRS			
C1	20	CAFE DINING CHAIRS	
C2	6	CAFE DINING CHAIRS - KFC RED SEAT	
LONG JOHN SILVERS DECOR			
TAG	QTY	ITEM DESCRIPTION	
LJD1	2	LJS BOOTH - SINGLE	
LJD2	2	LJS BOOTH - DOUBLE	
MILLWORK			
TAG	QTY.	LN. FT.	ITEM DESCRIPTION
M1	N/A	15'-4"	ORDER COUNTER/DRINK COUNTER COMPONENTS
-	1	15'-4"	FRONT COUNTER BEAMS - NEED BOTH QTY AND LN.
-	1	N/A	FRONT COUNTER PEPSI DIVIDER WALL AND BACK PANEL
SS-2	N/A	12'-7"	CORIAN WINDOW SILL TOPS FOR HALF HEIGHT WALL
SS-2	5	N/A	CORIAN WINDOW SILL TOPS FOR WINDOWS
M1LJ	1	N/A	ORDER COUNTER - LJS SMALL FISH SIGN/LOGO
M2b	-	5'-3"	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3	N/A	13'-3"	FOCAL WALL PANELS - BACK RED WALL INCLUDING WINDOW AND TOP TRIM
M4	1	N/A	WINDOW TRIM
M5	-	13'-3"	TOP TRIM

FIXTURES & GRAPHICS KEY NOTES:

- EXISTING P.O.S. EQUIPMENT - INCLUDES EXISTING OR NEW UNDER COUNTER CASH DRAWER BRACKET
- RE-INSTALL EXISTING ICE MACHINE & BEVERAGE DISPENSER - SEE SHEET D1.0
- EXISTING SAFE
- REPLACE EXTERIOR/INTERIOR BRANDED, PLASTIC DOOR PANEL WITH PRE-FINISHED PANEL TO MATCH DOOR FRAME
- EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT
- CUSTOM MILLWORK PROVIDED BY VENDOR
- REINSTALL EXISTING "KFC FOUNDATION" ARTWORK
- PAINT EXISTING TABLETOP POSTS - MATTE BLACK



KFC



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TEMPLATE VERSION
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COMMISSION NO. C301003
SHEET TITLE

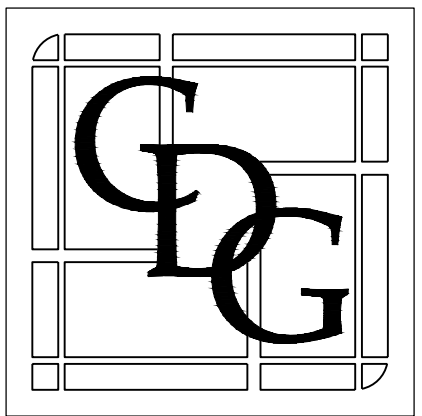
FIXTURE / GRAPHIC
PLACEMENT PLAN &
INTERIOR
ELEVATIONS

SHEET NO.

A-1.1

GENERAL CONTRACTOR TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED, PROVIDE ADDITIONAL BLOCKING PER VENDOR'S RECOMMENDATION.

KFC SIGNAGE AND STENCILING BY OTHERS - UNDER SEPARATE PERMIT



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"KL-K38 Y04
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TEMPLATE VERSION
RELEASE 2.0 JAN. 2016

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COMMISSION NO. C301003

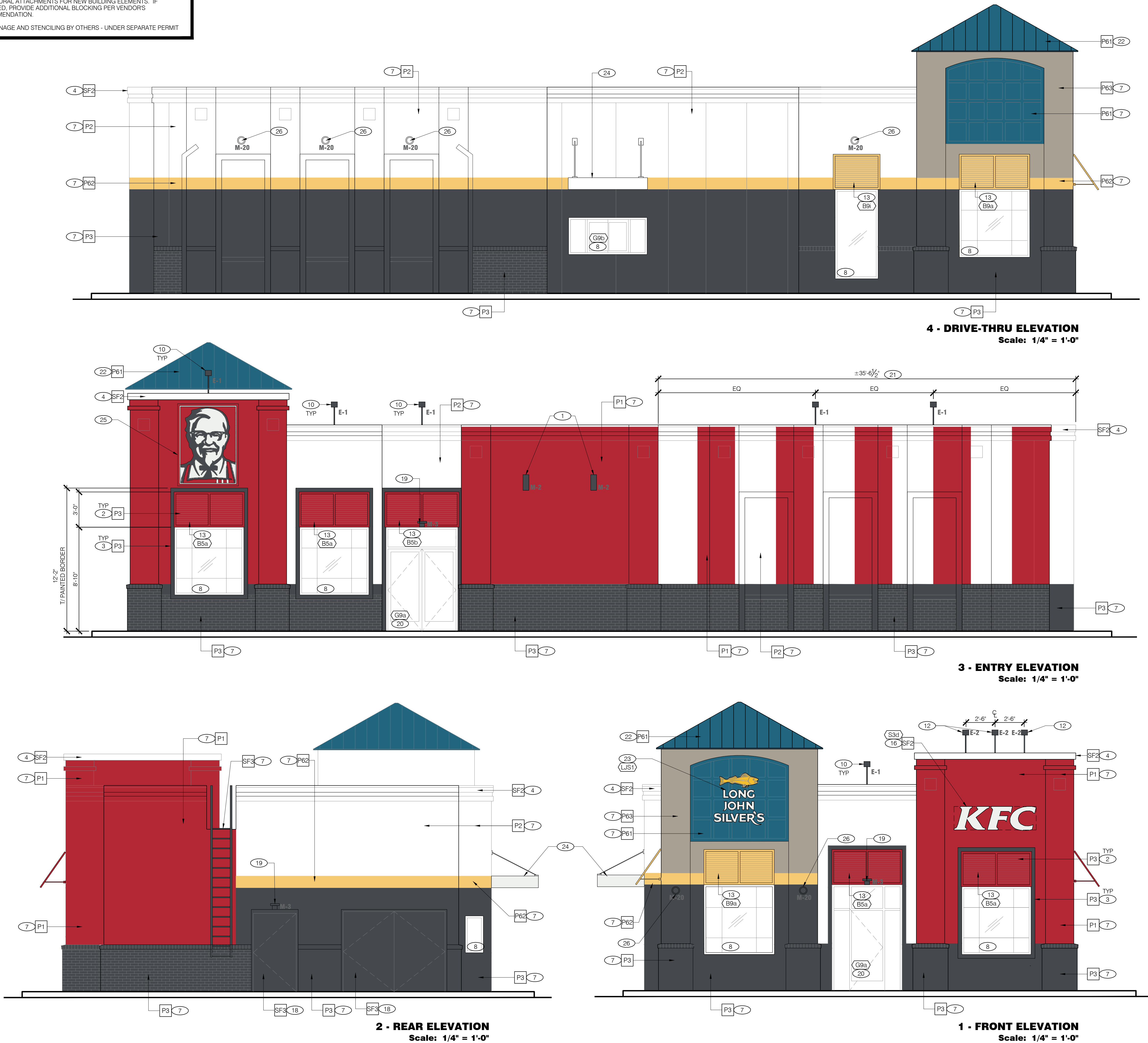
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A-2.0

Packet Page 94



XX			FINISH SCHEDULE		**SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE**
MARK	LOCATION		MFG / CONTACT	MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	EXTRA EXTERIOR PAINT AQUIC DEER 2086-10 LOW LUSTER (634)	MASONRY SUSPECTER PRIMER.
P2	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	REGAL SELECT EXTERIOR PAINT WEDGWOOD VUE 2125-70 LOW LUSTER (N401)	N608 GLAZED TILE ACRYLIC FIBERGLASS SUBSTRATE PRIMER.
P3	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	EXTERIOR PAINT BLACK HORIZON 2125-70 LOW LUSTER (634)	IMPER. SLT. STX - SW-110
P61	EXTERIOR PAINT	SHERWIN WILLIAMS **	CHUCKJENNINGSON P:1440845-4335 charles.jenkinson@sherin.com	SW #6509 "GERARDIAN BAY"	Long John Silvers
P62	EXTERIOR PAINT	SHERWIN WILLIAMS **	CHUCK JENNINGSON P:1440845-4335 charles.jenkinson@sherin.com	SW #6682 "JUNE DAY"	Long John Silvers
P63	EXTERIOR PAINT	SHERWIN WILLIAMS **	CHUCK JENNINGSON P:1440845-4335 charles.jenkinson@sherin.com	SW #7405 "INTELLECTUAL GRAY"	Long John Silvers
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 1125-70 WEDGWOOD VUE (V328) GLOSS CATALYST	COROTECH PRIMER (V132)
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 BLACK HORIZON 2125-70 GLOSS CATALYST	COROTECH PRIMER (V132)
SF7	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCELLAND P: (800)635-5147 C: (925)640-1608 kurt.mccelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2086-10 EXTRA EXTERIOR GLOSS CATALYST	COROTECH PRIMER (V132)

- (1) NEW M2 EXTERIOR LIGHT SCONES (INSTALLED ABOVE EXISTING CEILING @ EXISTING LOCATIONS)
- (2) PAINT WALL SURFACE BEHIND NEW AWNINGS
- (3) PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
- (4) EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
- (5) EXISTING RAILING TO BE PAINTED SF-3
- (6) STENCIL PAINTED GRAPHIC ELEMENT
- (7) NEW EXTERIOR PAINT TREATMENT
- (8) EXISTING WINDOWS
- (9) EXISTING BOLLARD TO BE PAINTED SF-2
- (10) NEW EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
- (11) REINSTALL ADDRESS NUMBERS AFTER PAINTING
- (12) NEW SIGNAGE ACCENT LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
- (13) NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
- (14) NEW DRIVE THRU CANOPY
- (15) NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHICS
- (16) NEW KFC INDIVIDUAL LETTER FACES AND CABINET CANS
- (17) NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING
- (18) PAINT EXISTING EXTERIOR DOOR AND FRAME
- (19) NEW EXTERIOR WALL LIGHT, M-3
- (20) EXISTING STOREFRONT
- (21) PAINTED STRIPES TO BE EVENLY SPACED BETWEEN 2'-10" AND 3'-4" WIDE
- (22) EXISTING TOWER ROOF WITH STANDING SEAM MEAL ROOF TO BE PAINTED
- (23) NEW LJS SIGNAGE
- (24) EXISTING CANOPY TO BE PAINTED SF-2
- (25) EXISTING KFC CABINET MUG TO BE REPAIRED
- (26) NEW EXTERIOR LIGHT SCONCE M20

SIGNAGE			
TAG	QTY.	ITEM DESCRIPTION	ELEC
S3d	1	KFC CHANNEL LETTERS - 24" WHITE	X
G9a	2	STORE HOURS - ENTRY	N/A
G9b	1	STORE HOURS - DT WINDOW	N/A
AWNINGS			
B5a	4	SHUTTERED AWNINGS - 6'-0" WIDE	N/A
B5b	1	SHUTTERED AWNINGS - 6'-4" WIDE	N/A
B9a	2	SHUTTERED AWNINGS - 6'-0" WIDE - YELLOW	N/A
B9b	1	SHUTTERED AWNINGS - 4'-0" WIDE - YELLOW	N/A
B6a	1	RAIN SCREENS FOR SHUTTERED AWNINGS - 6'-0" WIDE	N/A
B6b	1	RAIN SCREENS FOR SHUTTERED AWNINGS - 6'-4" WIDE	N/A

TAG	QTY.	ITEM DESCRIPTION	ELEC
E-1	7	SINGLE ARRAY LED FLOOD LIGHT W/ 36" BRACKET	X
E-2	3	SINGLE ARRAY LED FLOOD LIGHT W/ 48" BRACKET	X
M-2	5	EXTERIOR RATED UP/DOWN WALL SCONCE - BLACK	X
M-3	3	EXTERIOR RATED LED WALL PACK - ABOVE DOORS	X
M20	6	EXTERIOR RATED WALL SCONCE	X

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PLOTTED: Wednesday, April 19, 2017 11:48:24 AM

REVISED PLANS

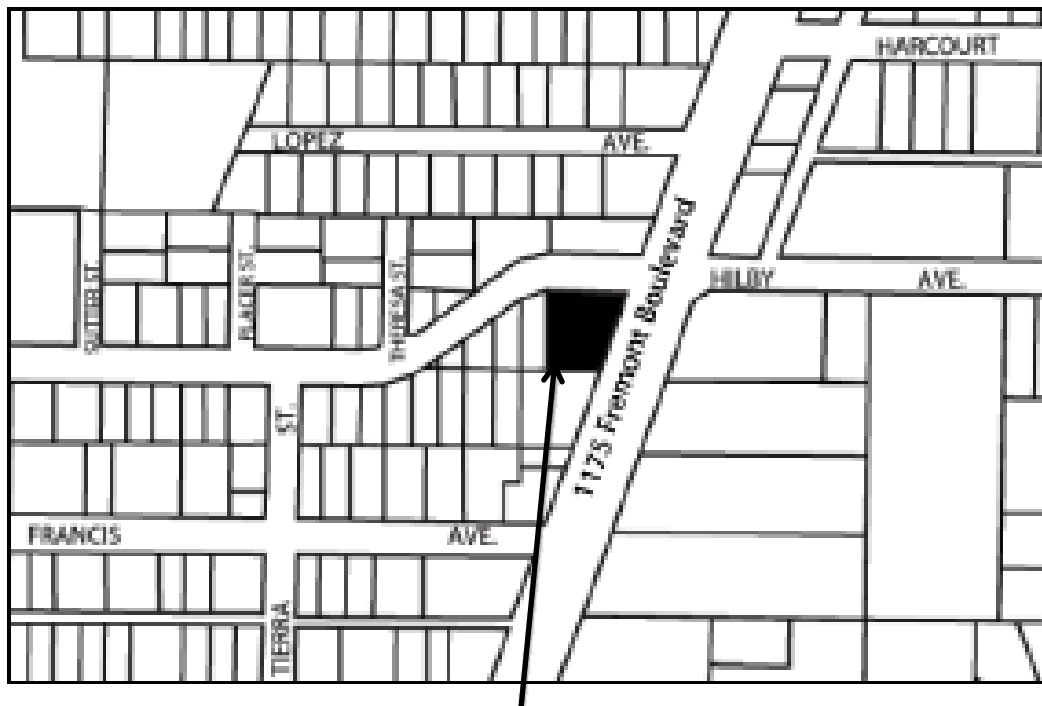


View from Fremont Boulevard showing red KFC tower



View from Hilby Avenue showing red KFC tower and red/white cornice

Location Map



1175 Fremont Boulevard
(Existing Kentucky Fried Chicken Restaurant)

1175 FREMONT – SITE PHOTOS



View from Hilby Avenue



View from Fremont Boulevard

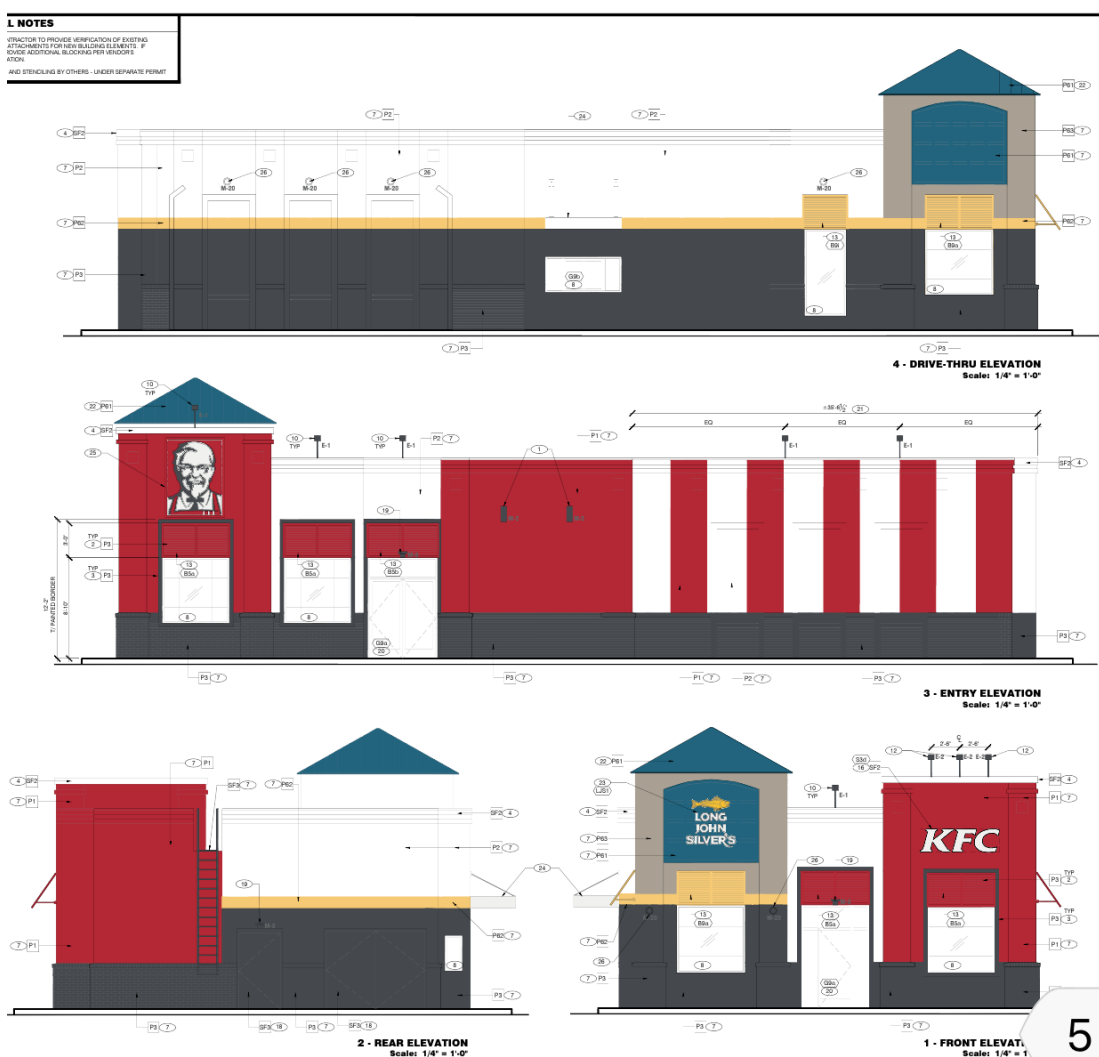
Revised proposal for remodel of KFC/Long John's Silvers

1175 Fremont Blvd, Seaside, CA 93955

Dear BAR,

We would like to modify our current application to incorporate the feedback from city staff. The following changes include.

- Leaving the bottom of the restaurant natural brick and not painting it grey.
- Not painting red and white stripes on the side of the building.
- Not utilizing multiple color schemes for the two different brands.
- Leaving the cupola on the KFC tower.



We'd like to propose that the building be updated with new paint and awnings matching the existing look and colors with two changes.

- 1) We propose to change the stripes on the top of the building to be painted red, white and red. The red stripes at the top of the building will be consistent with other buildings along Fremont Blvd and complementary to the current scheme.
- 2) We propose to change the KFC tower to be painted red like the rendering on the first page.



Red
White
Red



Other buildings on Fremont St. with a red roof stripe

Miller's Carpet One – directly across the street from KFC/LJS as seen in the pic below



Burger King – 0.2 miles away has a red stripe that is also highly illuminated at night



Carl's Jr. – 466 Feet away with red roof stripe and red awnings



Multiple tenant unit – 0.1 miles away with red awnings and a red stripe on the roof

