



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 18, 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 APRIL 4, 2018 REGULAR MEETING.**

6. **BUSINESS ITEMS**

- A. BOARD OF ARCHITECTURAL REVIEW No. BAR-18-04: ALEX AND LINDSAY CABANILLA, APPLICANT AND PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL TO ALLOW FOR A TWO STORY ADDITION ONTO AN EXISTING ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1345 GREEN COURT IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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

- B. SEASIDE RESORT DEVELOPMENT: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AN TO THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ADDENDUM TO THE SEASIDE RESORT ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.**

PURPOSE & RECOMMENDATION:

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

7. **REPORTS FROM BOARD MEMBERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
May 2, 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.

April 4, 2018 Regular Meeting

The meeting was called to order at 5:42 p.m.

Present: Keller, Ventimiglia, Khalsa, Mitchell

Absent: Mori

Review of Agenda

No changes were requested.

Oral Communication

There were no comments from the public.

5. Approval of Minutes

5A. Minutes approved, motion made by Board member Khalsa and seconded by Board member Ventimiglia.

6. Business Items

6A. Staff report presented by Associate Planner, Robert Larsen. Mr. Larsen stated that the item was a continuation from the February 21, 2018 meeting. Mr. Larsen provided overview of the 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. Presentation included Location Map, Street View Showing Flagging, Rear Yard, Original Floor Plan, Original Elevations, Applicant's Statement, Revised Floor Plan, Revised Elevations, Color Board; staff recommended approval.

The project was continued from February 21, 2018 in order to allow the applicant to consider making revisions to the exterior façade and footprint of the second story to address the following concerns:

1. Amount of roof area being added,
2. Second story building offsets,
3. The lack of cohesive entry feature,
4. Provide a cohesive design to blend with the neighborhood.

There were concerns expressed by the neighbors about views towards Monterey Bay, inappropriate building mass and extension of the roof over the open deck. In response to the concerns, the applicant submitted a written statement and revised floor plan/elevations. Staff provided Board with the findings and conditions for approval and explained that staff could assist the Board with findings for denial if the Board elected to deny the project. Board had no questions for staff. Chair asked applicant to step forward. Arnold Nobida, property owner represented the application and informed the Board that he made the following changes that were requested by the Board

1. Lowered the height of the roof by reducing plate heights;
2. Added offset for the deck roof's offset, and
3. Changes to the front entry.

Chair Keller opened item for public comment; Felix Bachofner, Seaside resident, spoke on the item. Mr. Bachofner provided different photographs to illustrate what type of offsets a second story should be from the first floor below to demonstrate the appropriate massing for a second story addition. Mr. Bachofner mentioned that he was pleased with the efforts made by the property owner to modify the second story addition; however, he felt the modifications did not go far enough. He reminded the Board that as was expressed at the previous meeting by the residents who were concerned with the view and also mentioned that this project has an impact on approximately 1,200 stakeholders at ISM and how they were not provided with photo simulation showing the impact on those stakeholders. He stated that they recognize that you don't have the right to a perfect view but their concern is that this project does not meet the standards that the city has established for houses that are going through this sort of remodel; Mr. Bachofner went over and spoke on the photographs he provided to staff. He referenced that Page 33-34 of the staff report the design would violate the mass and scale guidelines that are set up by the city in the single family residence design guidelines. He continued through the pictures he provided. Mr. Bachofner referenced the design guidelines. He mentioned that there are significant findings for a denial but hoped the Board won't deny it and instead continue item again and ask applicant to make further improvements. Chair Keller closed public comment.

There was discussion by the Board. Board member Ventimiglia had question for staff in regards to front and rear setback questions. Mr. Larsen explained that there was room to the front and rear of the dwelling to expand the dwelling. There was further discussion by the Board. City Attorney Freeman reminded the Board that they are here to review the design not to design from the dais and it's up to the property owner to design the project and if they had concerns just express what the concerns are. If they have concerns that can't be addressed, he explained that the project can be denied and property owner can appeal this decision to the City Council or, with owner's permission, the item can be continued and request plans to be resubmitted no later than mid-May. Chair Keller asked the applicant to step forward. Chair Keller asked applicant if he would like the Board to give him a couple of additional suggestions on the changes and continue item or if applicant would like Board to deny his application so that he could appeal the decision to the Planning Commission. The property owner stated that he would prefer appealing to the Planning Commission since he feels he has already made enough modifications per the previous suggested changes. Board continued discussion amongst themselves. Chair Keller does not believe design is out of scale with the guidelines and does not believe it should be denied. There was further discussion amongst them. Chair Keller once again asked applicant to step forward and asked applicant if approved with minor suggestions if he is ok with making the small modifications rather than having the Board deny the project. The property owner agreed to make minor modifications as suggested by the Board. Motion to approve project with the following modifications:

1. Modify front entry to provide greater roof overhang and entry door feature;
2. Add belly band on the north side elevation; and
3. Incorporate a minor setback on the elevation with the three windows.

The modifications shall be brought before staff for approval seconded by Board member Mitchell. Appeal may be submitted in writing within seven calendar days accompanied by the required fees to the Planning Commission.

6B. Staff report presented by Associate Planner, Robert Larsen as a continuation from the March 21, 2018 meeting. 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, Street Aerial View, Site Plan, Existing Floor Plan, Proposed Floor Plan, Proposed Elevations, Colors, Site Photographs, Photo from 1540 Kenneth Street, Photo from 1530 Kenneth Street, Letter from 1540 Kenneth Street, Letter from 1530 Kenneth Street. City staff recommended approval based on findings and conditions. Mr. Larsen pointed out that the General Plan includes a policy statement in the Urban Design Element identifying the need to consider the protection of public and private views. The City Attorney explained that this consideration asks the Board to balance the impact of view blockage in relation to the size and location of the proposed addition. There were no questions for staff.

Chair Keller asked applicant to step forward to make any additional comments. Aaron Tollefson, applicant, spoke regarding the netting as some portions were requested to be blacked out from the previous meeting. He explained to the Board that there was no need for blackout the framing or netting since netting was installed correctly. There were no additional comments from the applicant. Board had no further questions for applicant. Chair Keller open public comment.

Marsheila DeVan, owner of 1540 Kenneth Street, asked Board if anyone had a chance to come by their street. The Board members responded that they did. She stated that she was disappointed because there was an understanding from the previous meeting that Board would go inside property owners home and see the view impacts from there. She mentioned that she drove by there today and from a car you cannot get the gravity of what they are going to lose with this project. She mentioned that she understands that there is no guarantee of a view. She questioned what the role of the Board is if they are not looking at what they want Seaside to look in the future and she referenced the cities handbook. She pointed out the issue of the mass of the project and the fact that this is not the first time this property has expanded. Her concern is losing their view to someone who has a substantial view and spoke on the fairness to share views of the Monterey Bay. She asked the Board not to allow project to move forward as it stands. Julie Vogado, also spoke on her dissatisfaction with the Board not doing their due diligence in contacting residents and schedule a visit to their home to view project from their homes. Spoke on the flagging not being blacked out as was requested at the previous meeting and mentioned that photos were submitted by residents, She asked the

Board to schedule a time and visit the different properties to view project from there. Residents from 1560 spoke to the Board looking at project from the street and not from inside the neighbors' homes. Taking away views will affect the values of homes. Resident spoke on behalf of Marsheila DeVan, she was surprised that the view from their home was going to be taken away. Doing that will only benefit the applicant and felt that this was an unfair practice by the City. She stated that Martha Myszak, has been here since 1949, has seen a lot of changes, stressed that it is not fair for one homeowner to increase his/her value by taking away the value of property owners behind him. Marsheila DeVan read letter on behalf of Dana Goforth, copy was provided to Board. Letter expresses concern with lack of privacy and it would block the sun. Resident requested an explanation of why Board did not reach out to them for a scheduled house visit to view project from their properties. Chair Keller closed public comment.

City Attorney Freeman spoke on his understanding that the Board drove by and took a look at the properties, but mentioned that he prefers that Board go as a group so that everyone has the same information and sees the same views. He suggested that meeting be continued so that Board can go as a group to the different houses and see project from their views. Board would go as a group and that would be scheduled as a meeting and be published as a regular meeting and public can also join the Board during the visits. This is done to have full information just in case there is an appeal and everyone has seen same thing at the same time and everyone has the same information. Board member Ventimiglia pointed out that she went the next day after the meeting to the home of the resident who said that they were going to be available to have the Board go into their home and see the project from there. She stated that she walked the street and rang the doorbell and no one answered the door. Board member Mitchell also said he walked the street to see the project from three different areas, but did not knock on any doors; apologizes for not visiting any of their homes. City Attorney Freeman again spoke on noticing an official meeting for the Board to go to the homes as a group so that everyone can see the same thing at the same time and so that everyone understands the project and know what everyone is talking about.

Board member Mitchell asked to recuse himself from this item due to a conflict of interest he felt he would have once he understood that he was familiar with some of the families who had made public comment from the 1500 block of Kenneth Street. City Attorney Freeman spoke on when a person recuses themselves from a particular project for potential conflict of interest that means they cannot participate at all, can't speak to the staff can't do anything they then have to get up and leave the room because they can give a thumbs up or thumbs down or a wink or a nod in body language. Once Mr. Mitchell left the room, a Motion was made by Board member Khalsa to approve project as presented and seconded by Ventimiglia. Chair Keller announced that an appeal of this decision may be submitted in writing within seven calendar days accompanied by the required fees to the Planning Commission.

Chair Keller asked Board member Mitchell to come back in to continue with next item.

6C. Staff report presented by Associate Planner, Robert Larsen Mr. Larsen went over presentation for the project requesting approval of a new exterior branding upgrade at 1175 Fremont Boulevard (KFC), located in the community commercial (CC) Zoning District. Presentation included Location Map, Aerial View, 2009 Approval – Hilby Avenue, 2009 Approval, Current KFC Application, Revised Plans, Site Photos; staff recommended denial of corporate image and approval of applicant's application. Board had questions for staff that were answered by Mr. Larsen. Applicant was asked to step forward, Mike Baker, answered questions that were asked by the Board. There was discussion by the Board. Board asked further questions to the applicant. Board continued to discuss amongst themselves. Chair Keller open public comment, seeing none, public comment was closed. Board discussed amongst themselves. Motion made by Chair Keller to approve the submitted application as stated with the red and white fascia band, the red tower, the red awnings on everything but the Long Johns Silver tower keeping the Long John Silver tower as is seconded by Board member Ventimiglia. Appeal may be submitted in writing within 7 calendar days accompanied by the required fees to the Planning Commission.

7. Reports from Board Members

None. Chair Keller asked staff if they have any information regards to street signs. Senior Planer, Rick Medina mentioned that he does not, but he did notice the new signs.

8. Reports from Staff

None

The meeting was adjourned at 7:08 p.m.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: April 18, 2018

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW No. BAR-18-04: ALEX AND LINDSAY CABANILLA, APPLICANT AND PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL TO ALLOW FOR A TWO STORY ADDITION ONTO AN EXISTING ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1345 GREEN COURT IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

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

RECOMMENDATION

Staff recommends approval of Board of Architectural Review Application No. BAR-18-04, subject to the findings, evidence, and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" - Project Plans.

BACKGROUND

BACKGROUND

The subject property is situated on the north side of Green Court. The property is approximately 6,460 square feet in area and is currently developed with a 1,412 square foot one-story, single-family residence with an attached two car garage. Surrounding land uses are one story single-family dwellings to the east, two-story single family dwellings to the west and south and a vacant parcel to the north. Location map is provided as Attachment 2. Site photos are provided as Attachment 3.

PROJECT DESCRIPTION

The project site is developed with a 1,412 square-foot two-story, single-family residence with a 520 square-foot attached two car garage. The proposed addition would occur on the east side on the east garage as a stairway to the proposed second floor. The second floor of the residence is composed of a living room and office. A gable roof is proposed to match the existing gable roof over the first floor of the existing dwelling. Project Plans, are provided as Attachment 1 - Exhibit A.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 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 632 square foot sunroom which is 44 percent of the existing structure.

STAFF ANALYSIS

Residential Development Regulations

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 4, 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 29%. The height of the proposed addition is 21'-6". 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 will be placed over the garage on the back half of the dwelling which will help balance the mass of the second story over the dwelling to off-set a box like appearance.

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 gable 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 architectural style of the addition continues on all three elevations of the proposed addition. The use of a gable roof, stucco exterior, and vinyl frame windows will continue the street facing elevations on all elevations.

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: This Design Review Permit will allow the addition of a 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 Low Density Single-Family Residential (RLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 8 dwelling units per acre.

3. 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 neighbor

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-8 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-8 zoning district. Access would be provided from Green Court 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.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 -Exhibit A Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
-

Conditions of Approval
File No. BAR-18-04
April 18, 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 “Cabanilla Residence” stamped as received on April 1, 2018, and as approved on April 18, 2018. Project plans are provided as Attachment 1 – Exhibit A.

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-18-04

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

C A B A N I L L A R E S I D E N C E

1345 GREEN COURT SEASIDE, CALIFORNIA 93955

CABANILLA RESIDENCE

1345 GREEN COURT SEASIDE, CALIFORNIA 93955

REVISIONS

BY

PROJECT DATA

APN: XXX

OWNER NAME: CABANILLA, ALEX & LINDSEY

PROJECT ADDRESS: 1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

SITE COVERAGE

LOT AREA: 6,460 S.F.

EXISTING:

BUILDING FOOTPRINT: 1,996 S.F.

IMPERVIOUS AREA: 2,552 S.F.

PERVIOUS AREA: 1,912 S.F.

SITE COVERAGE: 42%

PROPOSED:

BUILDING FOOTPRINT: 2,205 S.F.

IMPERVIOUS AREA: 2,343 S.F.

PERVIOUS AREA: 1,912 S.F.

SITE COVERAGE: 42%

FLOOR AREA RATIO

EXISTING FLOOR AREA: 1,412 S.F.

GARAGE: 656 (216 S.F. TO BE INCLUDED IN GROSS BUILDING AREA)

FIRST FLOOR ADDITION FLOOR AREA: 80 S.F.

SECOND FLOOR ADDITION FLOOR AREA: 735 S.F. (DOES NOT INCLUDE 81 S.F. UNCOVERED BALCONY)

FLOOR AREA RATIO: 2,443 S.F. GROSS BUILDING AREA / 6,460 LOT AREA = 38%

NON CONFORMING STRUCTURE

EXISTING FLOOR AREA: 1964 S.F. (INCLUDES ALL GARAGE AREA)

PROPOSED FIRST FLOOR AREA TO ENCROACH SETBACK: 65 S.F.

PROPOSED SECOND FLOOR AREA TO ENCROACH SETBACK: 240 S.F.

ADDITION TO ENCROACH SETBACK: 16% OF THE TOTAL FLOOR AREA OF THE EXISTING STRUCTURE

SHEET I.D.

NAME / DESCRIPTION

REVISION

A0.1

COVER SHEET, PROJECT DATA

A0.2

BUILDING NOTES

A0.3

GREEN BUILDING REQUIREMENTS

A0.4

GREEN BUILDING REQUIREMENTS

A1.0

EXISTING & PROPOSED SITE PLANS

A2.0

EXISTING & DEMOLITION PLAN

A2.1

FIRST & SECOND FLOOR PROPOSED PLANS

A3.0

EXISTING ELEVATIONS

A3.1

EXISTING MATERIALS

A3.2

PROPOSED SOUTH & EAST ELEVATIONS

A3.3

PROPOSED NORTH & WEST ELEVATIONS

A5.1

WINDOW & DOOR SCHEDULE

E0.1

ELECTRICAL PLAN

SCOPE OF WORK

ADD A (2) STORY , 1029 SQ FT ADDITION TO SINGLE STORY (E) RESIDENCE ABOVE GARAGE. ADDITION TO INCLUDE EXTENSION OF EXISTING GARAGE, NEW STAIRCASE, UPSTAIRS BEDROOM & BATHROOM UNIT WITH EXTERIOR FINISHES, ROOFING, DOORS AND WINDOWS TO MATCH EXISTING.

GENERAL CONDITION NOTES

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.

2. 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 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. CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT AND ALL RECOMMENDATIONS MADE THEREIN.

3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE DESIGNER IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.

4. 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 MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

5. 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 THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

6. 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.

7. 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.

8. 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.

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF SEASIDE BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY THE DESIGNER SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS.

1.) NONE

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA ENERGY CODE

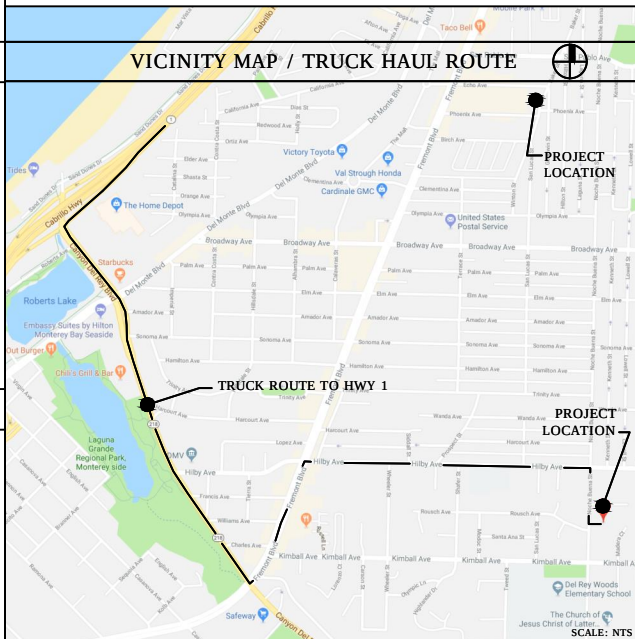
2016 CALIFORNIA ELECTRICAL CODE

2016 CALIFORNIA FIRE CODE

2016 CALIFORNIA GREEN BUILDING CODE

2016 CALIFORNIA RESIDENTIAL CODE

VICINITY MAP / TRUCK HAUL ROUTE



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ADDITION FOR:

ALEX & LINDSEY CABANILLA

1345 GREEN COURT

SEASIDE, CALIFORNIA 93955

MARCH 23, 2018

COVER SHEET & NOTES

A0.1

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	PLUMBING NOTES	GRADING & DRAINAGE NOTES	GENERAL BUILDING NOTES	REVISIONS	BY				
	1. FIRE SPRINKLER PERMIT IS DEFERRED. SPRINKLER/PLUMBING CONTRACTOR SHALL PROVIDE ARCHITECT AND BUILDING DEPT. WITH PLANS AND CALCULATIONS FOR APPROVAL PRIOR TO CONSTRUCTION. SEE "DEFERRED SUBMITTALS" SHEET A0.0. 2. FINAL GAS LINE-DIAGRAM SHALL BE PROVIDED TO THE BUILDING DEPT. BY PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. 3. PLUMBING CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS OF PLUMBING SYSTEMS, SIZES AND DETAILS NECESSARY TO OBTAIN AN MECHANICAL/PLUMBING PRIOR TO CONSTRUCTION. SEE "DEFERRED SUBMITTALS" ON SHEET A0.0. 4. IN-FLOOR HYDRONIC HEATING SYSTEM (IF APPLICABLE) TO BE DESIGN BUILD BY MECHANICAL CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY DOCUMENTATION AND PERMITS PRIOR TO CONSTRUCTION. 5. ALL TOILETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS PER FLUSH. 6. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE. LAVATORY AND SINK FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE. 7. KITCHEN SINK, UTILITY SINK, AND BAR SINK FAUCETS SHALL SHALL NOT EXCEED A MAXIMUM OF 1.8 GALLONS OF WATER PER MINUTE AT 60 PSI. FAUCETS MAY TEMPORARILY INCREASE FLOW TO 2.2 GALLONS PER MINUTE @ 60 PSI AND DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI 8. HOT WATER RE-CIRCULATION SYSTEMS SHALL BE INSTALLED. 9. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC-MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM WATER SETTING OF 120 DEGREES F. (49 DEGREES C) 10. ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND WATER HEATER SERVING THE FAUCET SHALL BE EQUIPPED WITH A HOT WATER RE-CIRCULATING SYSTEM. 11. INSTALL AN AIR GAP ON SINK RIM SIDE OF DISHWASHER. 12. ALL EXTERIOR HOSE BIBS SHALL HAVE AN APPROVED, NON-REMOVABLE BACK FLOW PREVENTION DEVICE. 13. SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. 14. WATER HEATER SHALL HAVE A PRESSURE RELIEF VALVE WITH A DRAIN TO THE OUTSIDE. 15. INSULATE ALL HOT WATER LINES TO MEET MIN. R-4 VALUE. EXTERIOR BLANKET AT WATER HEATER REQUIRED.	1. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15)THE FOLLOWING MEASURES MUST BE TAKEN: 2. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION 3. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON, OR ADJACENT TO, THE ROADWAY OR ON THE DOWNHILL PROPERTIES. 4. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. 5. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)	ELECTRICAL NOTES 1. FOR ELECTRICAL SERVICES & ADDITIONAL NOTES, SEE ELECTRICAL DRAWINGS. 2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL PANEL CALCULATIONS AND GROUNDING INFORMATION AND DETAILS TO THE BUILDING DEPT. FOR ELECTRICAL PERMIT PRIOR TO CONSTRUCTION. SEE "DEFERRED SUBMITTALS" ON SHEET A0.0. 3. EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" 4. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN, WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THEY SHALL NOT SERVE THE RANGE HOOD, DISPOSAL, DISHWASHER, OR MICROWAVE - ONLY THE COUNTERTOP/WALL OUTLETS. 5. GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECCEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. 6. 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 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 AND ALARM IN ALL SLEEPING AREAS. 7. UFER GROUNDING, (CONCRETE-ENCASED-ELECTRODE) IS REQUIRED PER CEC AND THE BONDING OF ABOVE GROUND WATER AND METAL GAS PIPING TO THE SERVICE GROUND PER CEC.	1. THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED DURING GRADING OPERATIONS TO REVIEW DETAILED GRADING AND EXPOSED SUB GRADE CONDITIONS AND TO PROVIDE SPECIFIC RECOMMENDATIONS FOR SUB-DRAINS. SEE ALSO "SPECIAL INSPECTION AND OBSERVATIONS" NOTES 2. THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED TO OBSERVE RETAINING WALL FOOTINGS AND CUT SLOPES PRIOR TO THE PLACEMENT OF BACKFILL, AND TO MAKE SPECIFIC RECOMMENDATIONS FOR RETAINING EXPOSED SUB GRADE CONDITIONS AND TO PROVIDE SPECIFIC RECOMMENDATIONS FOR SUB-DRAIN. SEE ALSO "SPECIAL INSPECTION AND OBSERVATIONS" NOTES 3. IF DIFFERENT SOILS FROM THOSE INDICATED IN THE SOILS REPORT ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED TO PROVIDE EVALUATION AND SUPPLEMENTAL RECOMMENDATIONS AS NECESSARY. STRUCTURAL ENGINEER SHALL BE NOTIFIED OF SUCH SUPPLEMENTAL RECOMMENDATIONS AND PROVIDE REVIEW OF FOUNDATION DESIGN TO MEET SUCH RECOMMENDATIONS. 4. SEE WINDOW SCHEDULE FOR TEMPERED / SAFETY GLAZING LOCATIONS. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY CODE SHALL BE TEMPERED INCLUDING: 4.a. ALL SHOWER AND BATHTUB ENCLOSURES SHALL BE TEMPERED /SAFETY GLASS INCLUDING:ALL GLASS IN DOORS, ALL GLAZING (INCLUDING GLASS MIRRORS) IN ANY AREAS SUBJECT TO HUMAN IMPACT, FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES 4.b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE 4.c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 4.c.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR 4.c.2. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR 4.c.3. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING 4.c.4. GLAZING IN GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE 4.c.5. GLAZING IN WALLS, ENCLOSURES OR FENCES AROUND OR ADJACENT TO HOT TUBS, BATHTUBS, SHOWERS, POOL SAUNAS, STEAM ROOMS AND THE LIKE 4.d. GLAZING ADJACENT TO STAIRWAYS 4.e. LANDINGS AND RAMPS WITHIN 36 INCHES, HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE 4.f. GLAZING LOWER THAN 36", ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY 4.g. GLAZING WITHIN A 60" RADIUS FROM THE TREAD NOSING OF THE BOTTOM STEP 5. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. 6. PROVIDE MIN 2X6 WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, SIGNAGE OR OTHER ITEMS ATTACHED TO BUILDING WALLS. 7. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. 8. MATERIAL USED AS A BASE FOR TILE AT THE SHOWERS SHALL BE CEMENTITIOUS BACKER BOARD, CEILING FRAMING AT SHOWERS SHALL NOT BE SPACED MORE THAN 16" O.C. 9. STONE VENEER SHALL NOT EXCEED 5 INCHES IN THICKNESS @ WOOD FRAMING. VENEER GREATER THAN 5 INCHES IN THICKNESS SHALL BE SUPPORTED BY CMU. 10. STONE VENEER WALL TIES (IN SEISMIC ZONE 4)SHALL HAVE A LOOP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A HORIZONTAL JOINT REINFORCEMENT WIRE. 11. ALL ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MIN. 1/2" GYPSUM BOARD. 12. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION. 13. NAILING SHALL BE IN COMPLIANCE WITH CBC. SSD FOR SPECIFIC STRUCTURAL NAILING 14. SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE ALL INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE. 15. CONTRACTOR SHALL PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN TO COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. THE PURPOSE OF THIS PLAN IS TO IDENTIFY AND OUTLINE THE METHODS TO BE USED AS THE MINIMUM REQUIREMENTS FOR A CONSTRUCTION WASTE MANAGEMENT PLAN WHEN THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE 16. EMERGENCY EGRESS REQUIREMENTS FOR SLEEPING ROOMS SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS: 16.a. THERE SHALL NOT LESS THAN (1) OPERABLE EMERGENCY ESCAPE PROVIDED AND 16.b. SHALL BE MAXIMUM 44" OF ABOVE THE FINISH FLOOR HEIGHT TO THE OPENING AND 16.c. A MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT AND 16.d. A MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH AND 16.e. A MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA	LINDSAY LERABLE DESIGN 712 BRUCE AVENUE SALINAS, CALIFORNIA 93901 C 831.233.2028 E LLERABLE@HOTMAIL.COM	ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955	FEBRUARY 7, 2018	PROJECT NOTES	A0.2 02 OF 13

5. ALL CHANGES IN FLOOR MATERIAL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

6. PROVIDE MIN 2X6 WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, SIGNAGE OR OTHER ITEMS ATTACHED TO BUILDING WALLS.

7. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

8. MATERIAL USED AS A BASE FOR TILE AT THE SHOWERS SHALL BE CEMENTITIOUS BACKER BOARD, CEILING FRAMING AT SHOWERS SHALL NOT BE SPACED MORE THAN 16" O.C.

9. STONE VENEER SHALL NOT EXCEED 5 INCHES IN THICKNESS @ WOOD FRAMING. VENEER GREATER THAN 5 INCHES IN THICKNESS SHALL BE SUPPORTED BY CMU.

10. STONE VENEER WALL TIES (IN SEISMIC ZONE 4)SHALL HAVE A LOOP OR HOOK ON THE EXTENDED LEG THAT WILL ENGAGE OR ENCLOSE A HORIZONTAL JOINT REINFORCEMENT WIRE.

11. ALL ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MIN. 1/2" GYPSUM BOARD.

12. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

13. NAILING SHALL BE IN COMPLIANCE WITH CBC. SSD FOR SPECIFIC STRUCTURAL NAILING

14. SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE ALL INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE.

15. CONTRACTOR SHALL PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN TO COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. THE PURPOSE OF THIS PLAN IS TO IDENTIFY AND OUTLINE THE METHODS TO BE USED AS THE MINIMUM REQUIREMENTS FOR A CONSTRUCTION WASTE MANAGEMENT PLAN WHEN THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE

16. EMERGENCY EGRESS REQUIREMENTS FOR SLEEPING ROOMS SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:

16.a. THERE SHALL NOT LESS THAN (1) OPERABLE EMERGENCY ESCAPE PROVIDED AND

16.b. SHALL BE MAXIMUM 44" OF ABOVE THE FINISH FLOOR HEIGHT TO THE OPENING AND

16.c. A MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT AND

16.d. A MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH AND

16.e. A MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA

GREEN BUILDING REQUIRMENTS

INSPECTOR SIGNOFF

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

INSPECTOR SIGNOFF

TABLE 4.504.5 - FORMALDEHYDE LIMITS:	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1533. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.

2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).

3. NSF/ANSI 140 at the Gold level.

4. Scientific Certifications Systems Indoor Advantage[®] Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.

2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ASHRAE Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.

2. Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.

2. Other equivalent methods approved by the enforcing agency.

3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be encased when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.

2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are edeacceptable.

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.

2. Public utility training programs.

3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

4. Programs sponsored by manufacturing organizations.

5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.

3. Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPECTOR SIGNOFF

REVISIONS

BY

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ADDITION FOR:

ALEX & LINDSEY CABANILLA

13413 GREENCOURT

SEASIDE, CALIFORNIA 92555

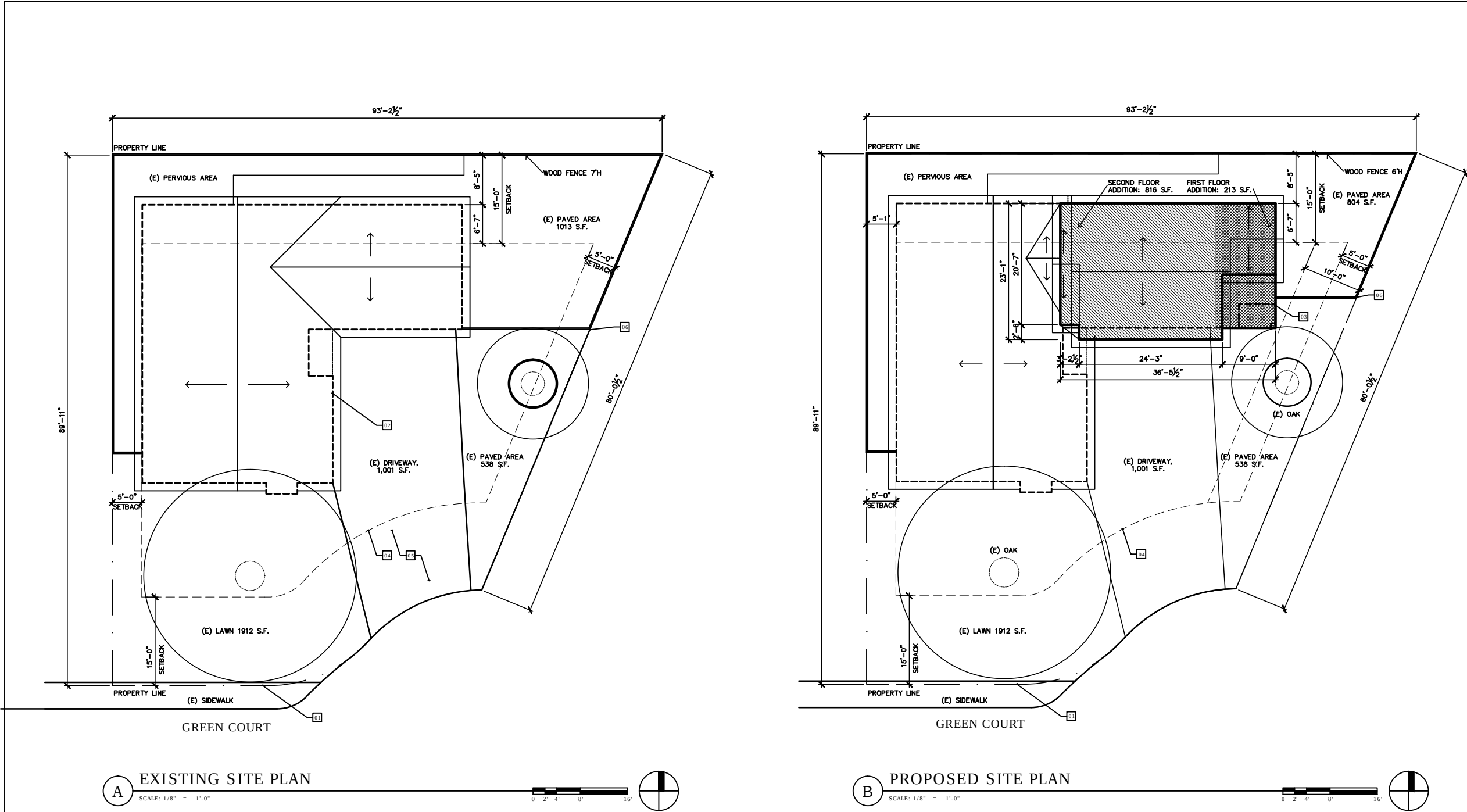
FEBRUARY 7, 2018

CAL GREEN NOTES

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03 OF 13

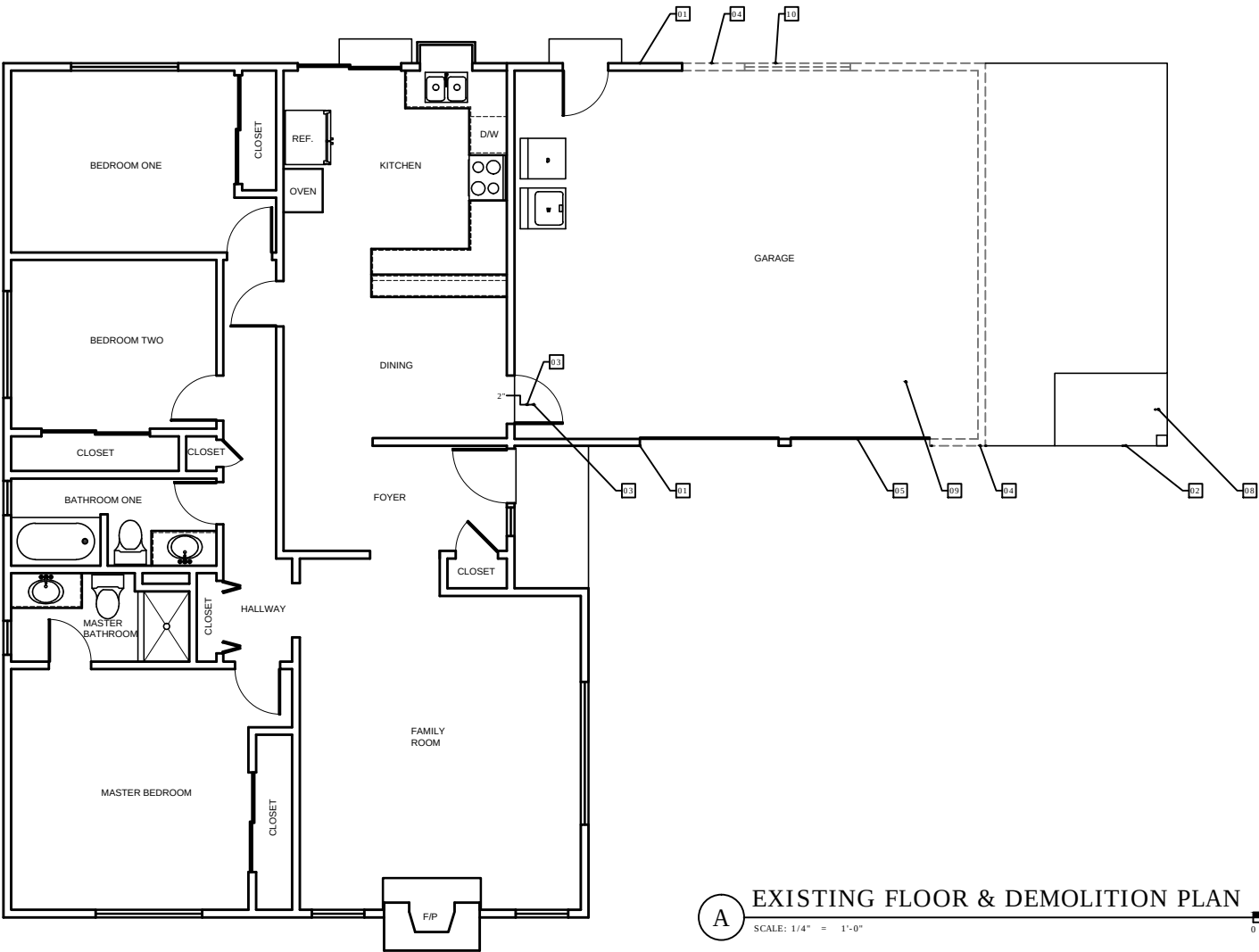
Packet Page 17



SHEET NOTES					
01	PROPERTY LINE	07	ELECTRICAL METER LOCATION	13	
02	EXISTING BUILDING OUTLINE	08	ELECTRICAL MASTHEAD	14	
03	PROPOSED BUILDING OUTLINE	09	MAIN ELECTRICAL METER	15	
04	SETBACKS ACCORDING TO THE CITY OF SEASIDE	10	GAS METER	16	
05	EXISTING DRIVEWAY	11		17	
06	EXISTING FENCE	12		18	

GENERAL NOTES	
A	RECONSTRUCT ANY CURB, GUTTER OR SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION
B	DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT
C	INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY, PER CITY STANDARD PLAN NO. 59A (IF APPLICABLE)
D	PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM STORM INLET(S) DURING CONSTRUCTION PER CITY STANDARD PLAN NO. 59A (IF APPLICABLE)

REVISIONS	BY
LINDSAY LERABLE DESIGN 712 BRUCE AVENUE SALINAS, CALIFORNIA 93901 C 831.233.2028 E LLERABLE@HOTMAIL.COM	
ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955	
MARCH 23, 2018	
EXISTING & PROPOSED SITE PLANS	
A1.0	
05 OF 13	



A EXISTING FLOOR & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

SHEET NOTES		REVISIONS	BY
01	LINE OF EXISTING		
02	LINE OF PROPOSED		
03	DENOTES STEP DOWN, SEE CALL OUT FOR SPECIFIC DIMENSIONS		
04	DASHED LINE INDICATES DEMOLITION		
05	EXISTING GARAGE DOORS TO REMAIN, PROTECT DURING CONSTRUCTION		
06	EXISTING ELECTRICAL MAIN, 200 AMP MAX		
07	SUB PANEL LOCATION		
08	EXISTING EXTERIOR PAVING TO BE REMOVED		
09	EXISTING ROOF TO BE REMOVED ABOVE, SEE ELEVATIONS FOR EXTENT		
10	EXISTING WINDOW TO BE REMOVED		
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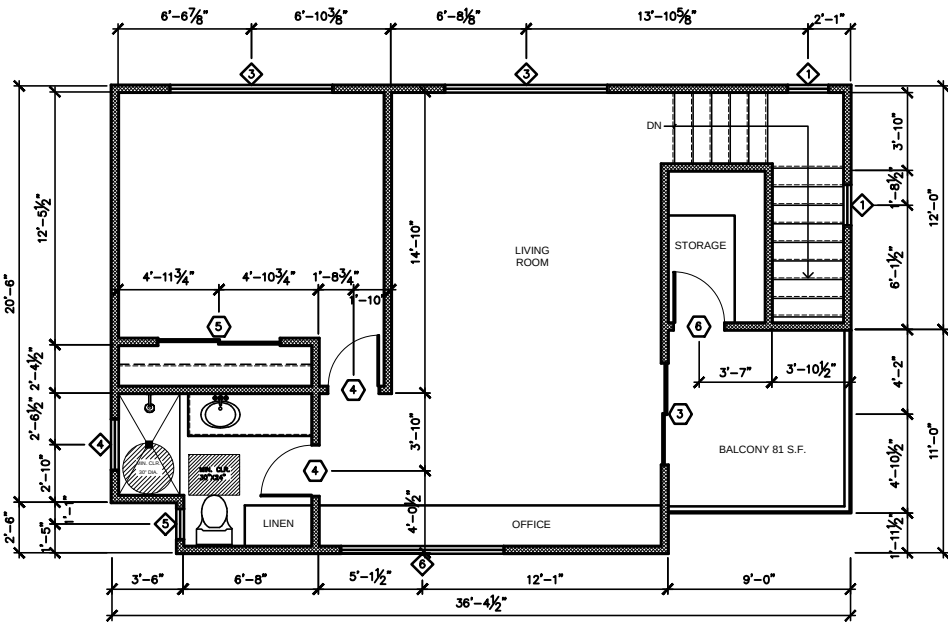
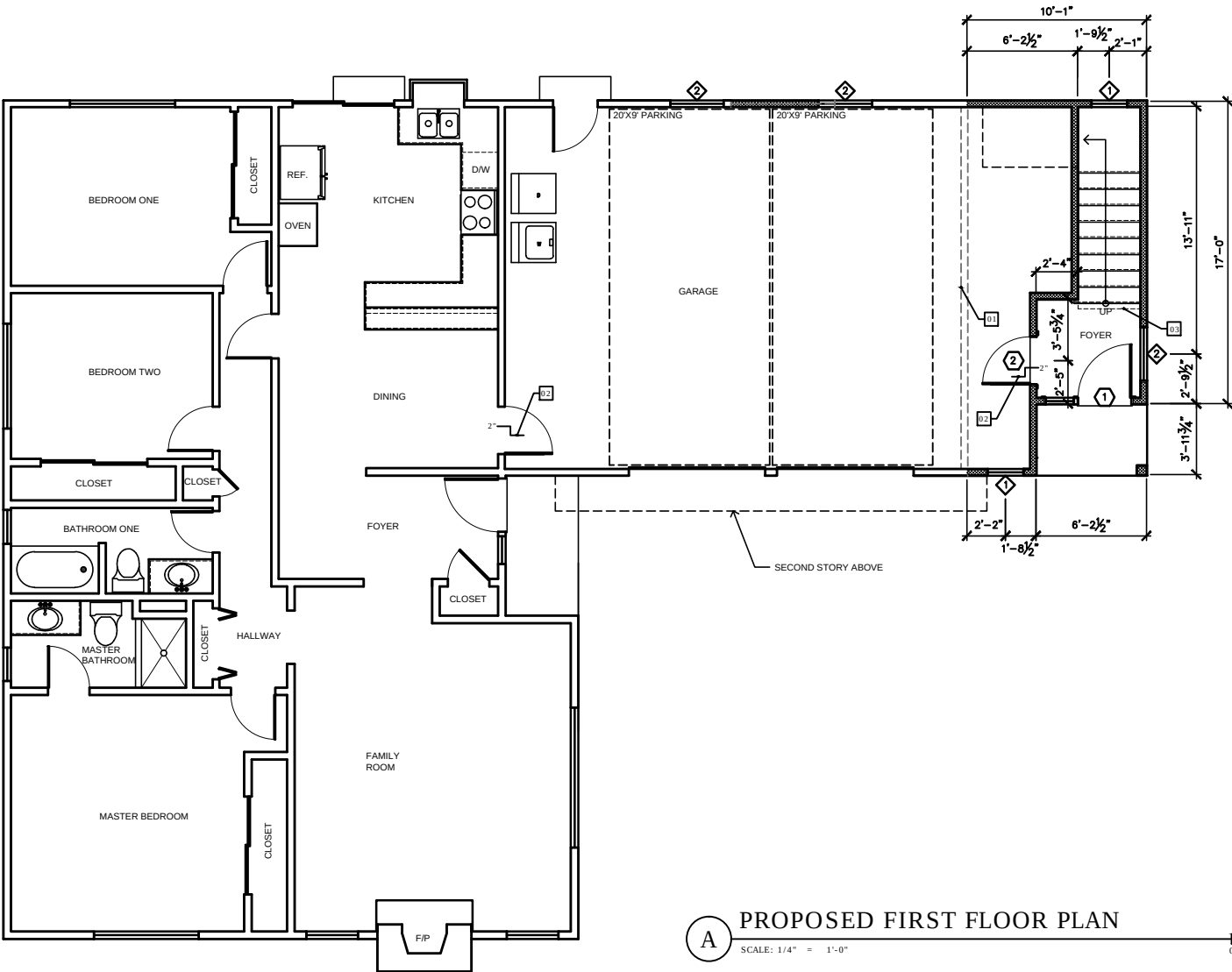
LINDSAY LERABLE DESIGN
712 BRUCE AVENUE
C 831.233.2028 E LLERABLE@HOTMAIL.COM

ADDITION FOR:
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

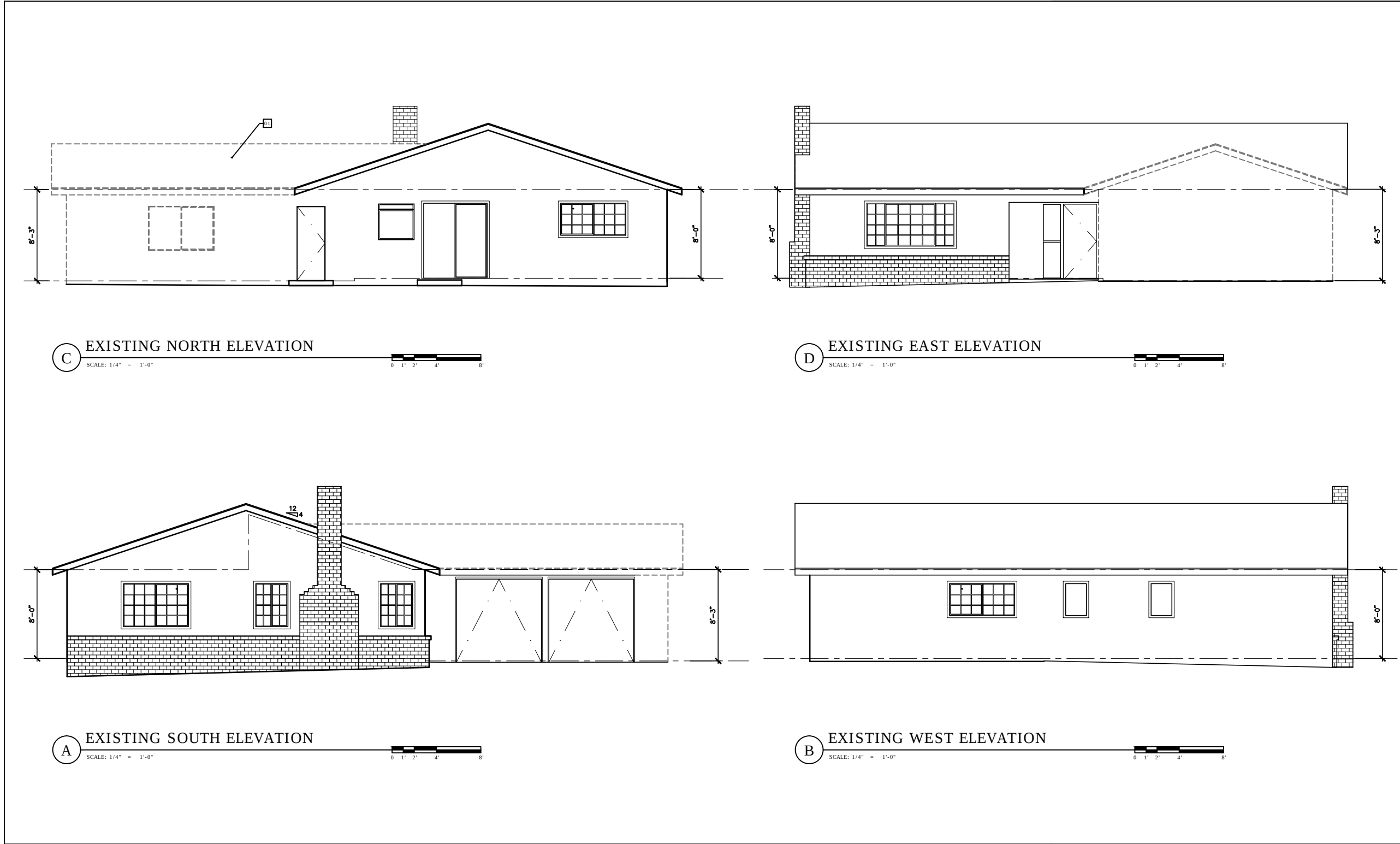
FEBRUARY 7, 2018

EXISTING FLOOR & DEMOLITION PLAN

A2.0
06 OF 13



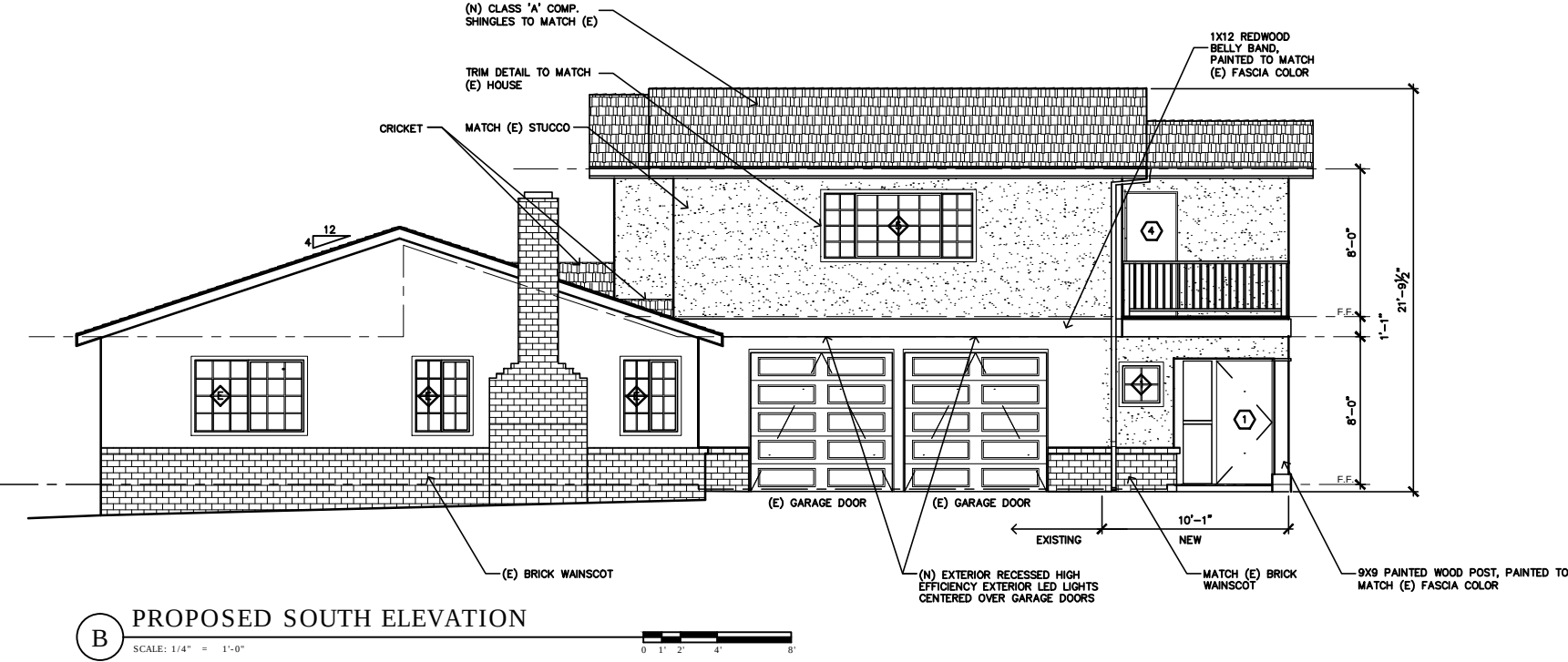
SHEET NOTES		REVISIONS	BY
01	LINE OF EXISTING		
02	DENOTES STEP DOWN, SEE CALL OUT FOR SPECIFIC DIMENSIONS		
03	LINE OF FLOOR ABOVE		
04	NEW WINDOW, TYP. SEE DOOR & WINDOW SCHEDULE		
05	NEW DOOR, TYP. SEE DOOR & WINDOW SCHEDULE		
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LINDSAY LERABLE DESIGN 712 BRUCE AVENUE C 831.233.2028 E LLERABLE@HOTMAIL.COM		ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955	
		MARCH 23, 2018	
		FIRST & SECOND PROPOSED FLOOR PLANS	
		A2.1	
		07 OF 13	



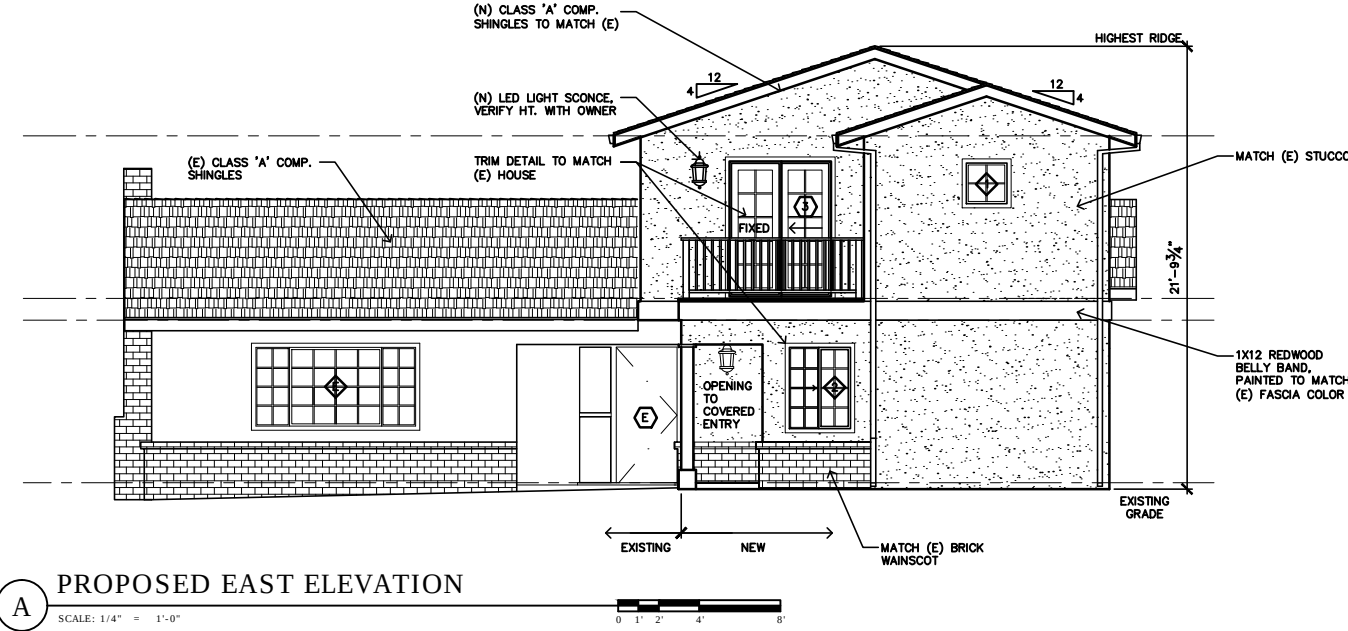
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LINDSAY LERABLE DESIGN 712 BRUCE AVENUE SALINAS, CALIFORNIA 93901 C 831.233.2028 E LLERABLE@HOTMAIL.COM	
ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955	
FEBRUARY 7, 2018	
EXISTING ELEVATIONS	
A3.0 08 OF 13	

SHEET NOTES			GENERAL NOTES	
01 DEMOLISH (E) ROOF	07	13	A	
02 DEMOLISH (E) WINDOW	08	14	B	
03 REMOVE & RELOCATE (E) VENTS	09	15	C	
04 (E) GARAGE DOORS TO REMAIN DURING CONSTRUCTION, PROTECT AS REQD	10	16	D	
05	11	17		
06	12	18		

				REVISIONS	BY



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



A PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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712 BRUCE AVENUE SALINAS, CALIFORNIA 93901
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ADDITION FOR:
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

MARCH 23, 2018

PROPOSED ELEVATIONS

A3.2

10 OF 13

SHEET NOTES

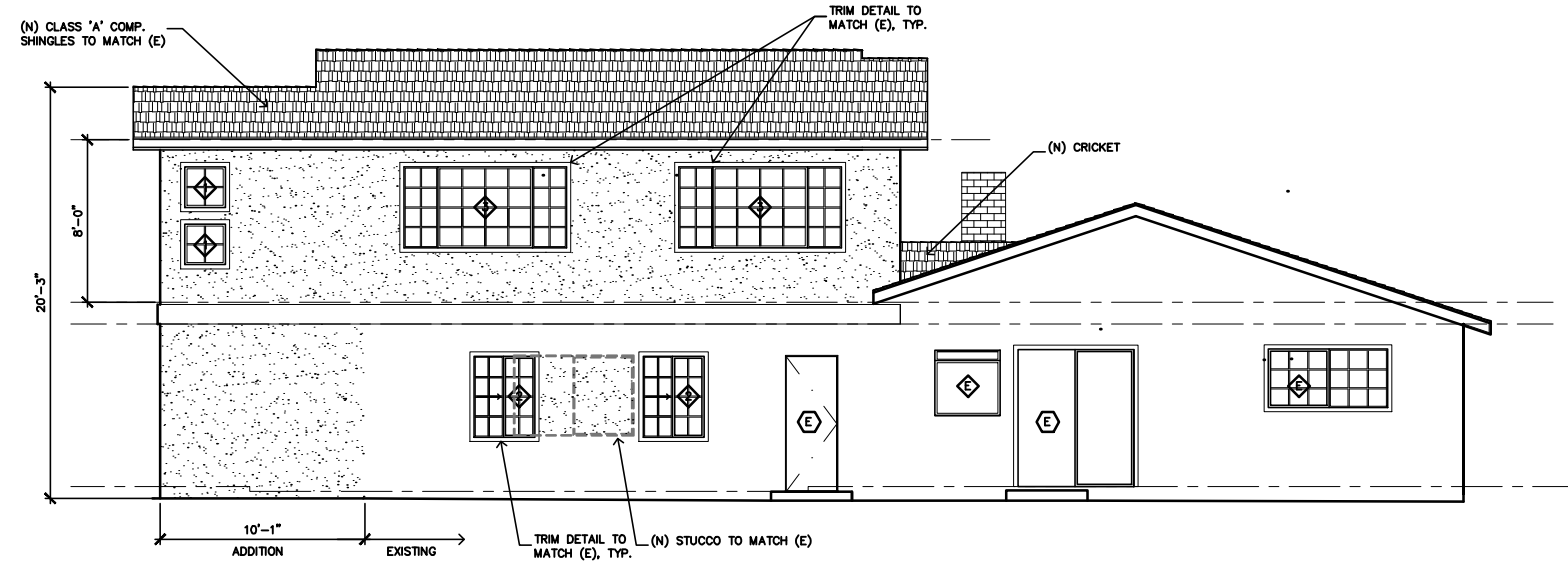
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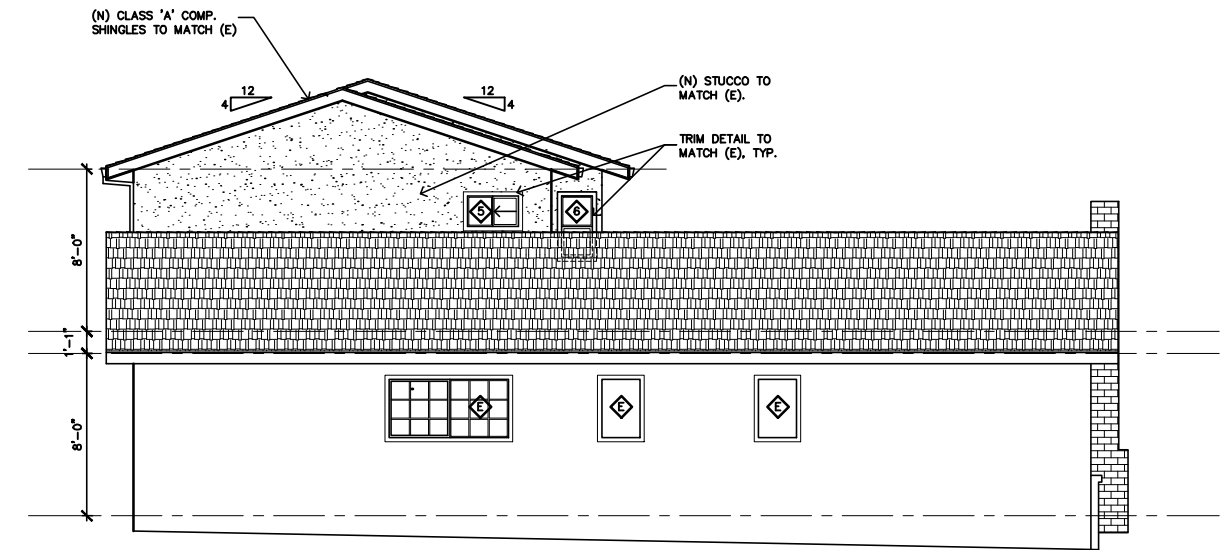
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- 14
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- 18

GENERAL NOTES

- A
- B
- C
- D



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



A PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

LINDSAY LERABLE DESIGN
712 BRUCE AVENUE SALINAS, CALIFORNIA 93901
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ADDITION FOR:
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

MARCH 23, 2018

PROPOSED ELEVATIONS

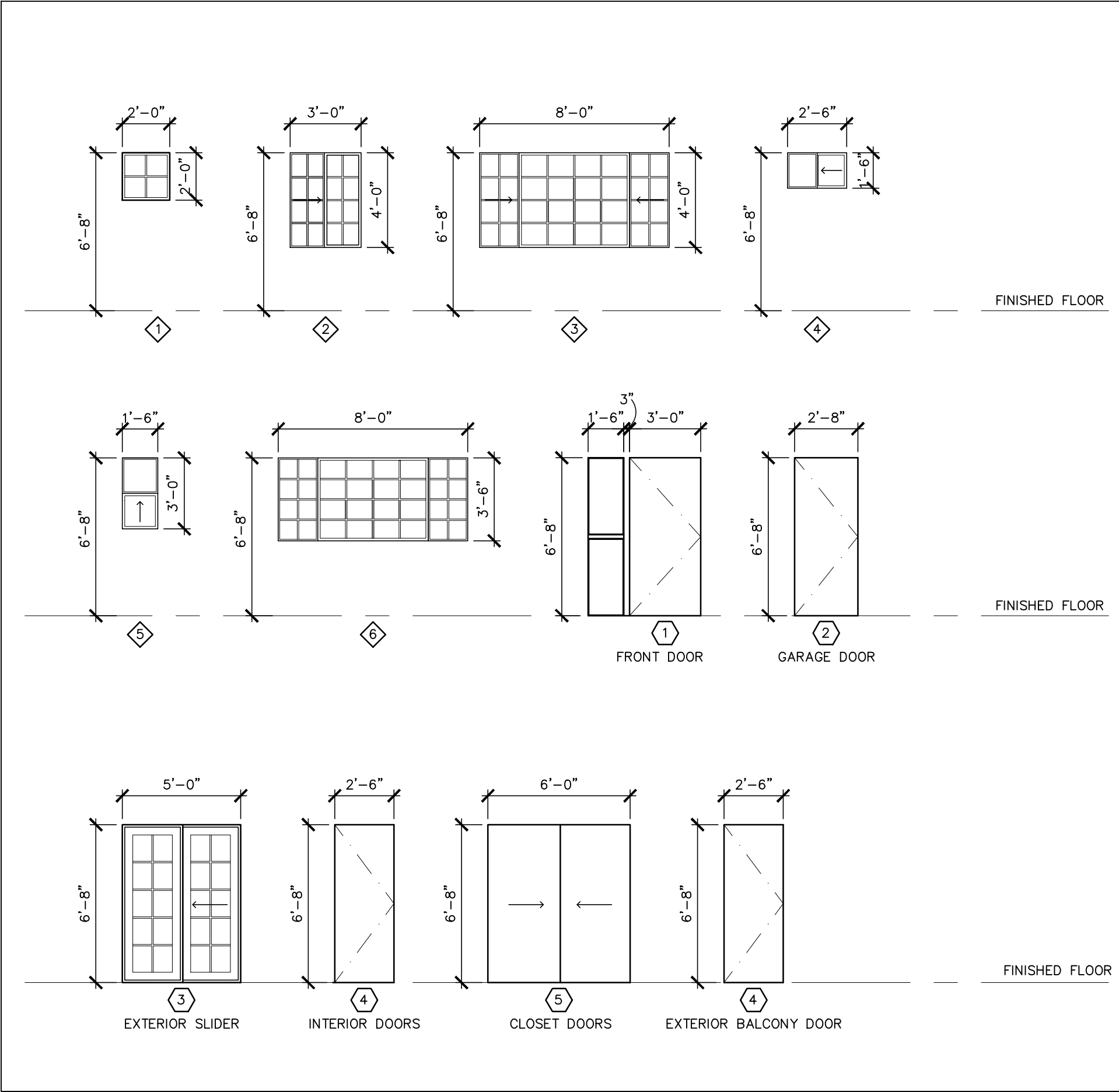
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11 OF 13

SHEET NOTES

GENERAL NOTES

01 XXXXXXXXXXXXXXXX	07	13
02	08	14
03	09	15
04	10	16
05	11	17
06	12	18

A
B
C
D



SHEET NOTES		REVISIONS	BY
01	NEW VINYL WINDOWS TO MATCH EXISTING MILGARD STYLE, TYP.		
02	NEW DOORS TO MATCH EXISTING STYLE, TYP.		
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LINDSAY LERABLE DESIGN

712 BRUCE AVENUE
C 831.233.2028
SALINAS, CALIFORNIA 93901
E LLERABLE@HOTMAIL.COM

ADDITION FOR:

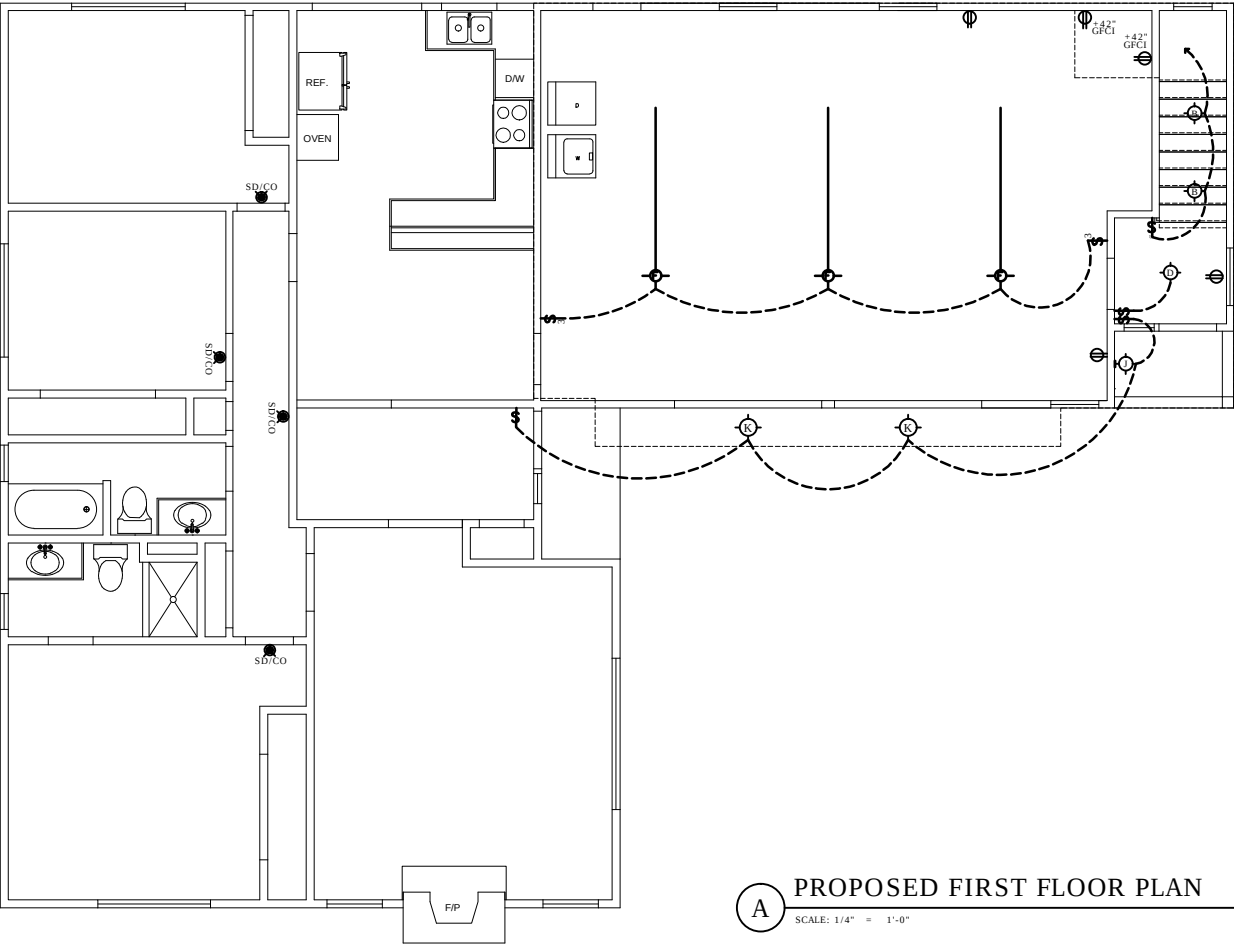
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

FEBRUARY 7, 2018

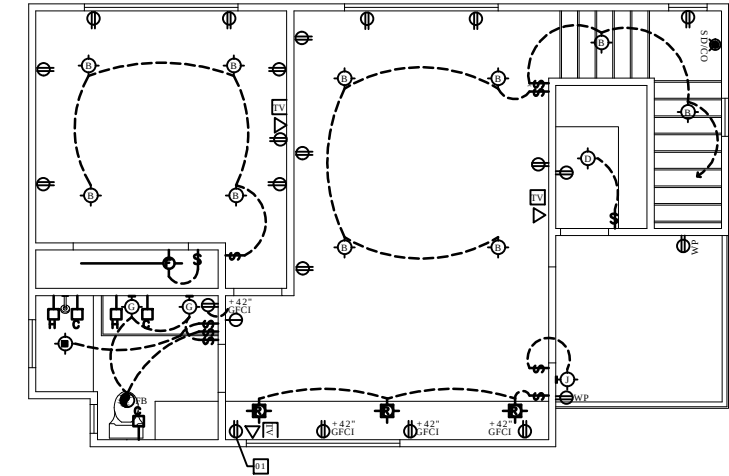
DOOR & WINDOW
SCHEDULE

A5.1

12 OF 13



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



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

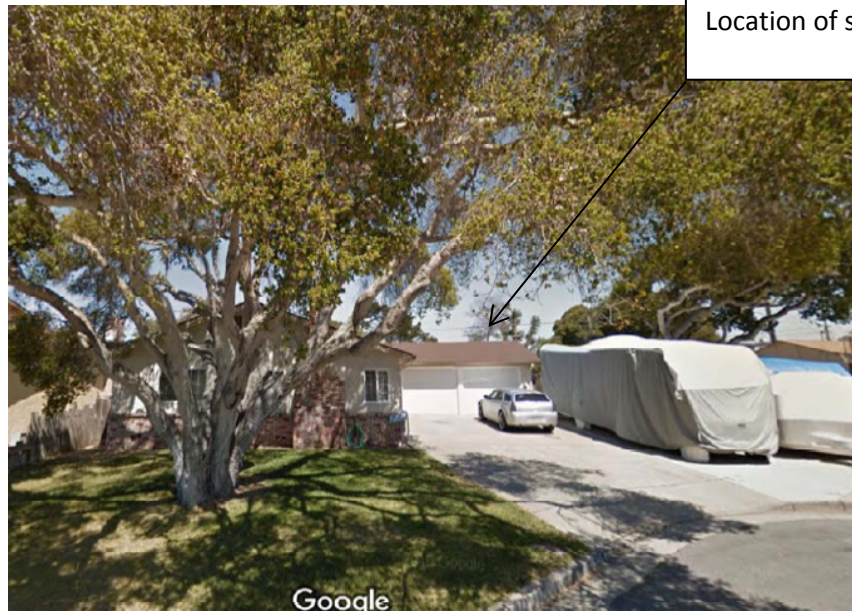
ELECTRICAL SYMBOLS		REVISIONS	BY
01 OUTLET LOCATED BELOW DESK, DRILL THROUGH COUNTERTOP FOR COMPUTER ACCESS TO OUTLET, COORDINATE LOCATION WITH DESIGNER			
	02		
	03		
	04		
	05		
	06		
	07		
FIXTURE LEGEND		L I N D S A Y L E R A B L E D E S I G N 712 BRUCE AVENUE SALINAS, CALIFORNIA 93901 C 831.233.2028 E LLERABLE@HOTMAIL.COM	
ⓑ RECESSED HIGH EFFICACY LIGHT ⓓ SURFACE MOUNT HIGH EFFICACY LIGHT ⓓ EXTERIOR HIGH EFFICACY LED LIGHT TO CONFORM WITH CITY EXTERIOR LIGHTING STANDARDS ⓓ EXTERIOR RECESSED HIGH EFFICACY LED LIGHT TO CONFORM WITH CITY EXTERIOR LIGHTING STANDARDS ⓓ SURFACE MOUNT FLUORESCENT LIGHT ⓓ/CO SMOKE & CARBON MONOXIDE DETECTOR ⓓ LOW PROFILE BATHROOM FAN, ENERGY STAR COMPLIANT ⁺⁴² GFCI ⓓ DUPLEX OUTLET , GROUND FAULT CIRCUIT INTERRUPTER WHERE LISTED WP ⓓ EXTERIOR OUTLET IN WEATHERPROOF ENCLOSURE △ DATA / TELEPHONE SERVICE, CAT5 CABLING FOR FLEXIBLE SERVICE ⓓ COAXIAL CABLE SERVICE RECEPTACLE VERIFY PLACEMENT W/ INTERIOR DWGS			
GENERAL NOTES		ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955	
A INSTALL LIGHTS & SWITCHES & COORDINATE LOCATIONS WITH OWNER PRIOR TO WIRING	MARCH 23, 2018		
B VERIFY ALL APPLIANCE / EQUIPMENT SPECIFICATIONS FOR RECOMMENDED MOUNTING HEIGHTS			
C SWITCHES SHOWN IN SAME LOCATION ARE TO GANGED TOGETHER	FIRST & SECOND PROPOSED FLOOR PLANS		
D ALL OUTLETS TO BE 18" A.F.F., TYP., UNLESS OTHERWISE NOTED			
E INSTALL (N) SMOKE / CARBON MONOXIDE DETECTORS IN EVERY BEDROOM & EVERY HALL LEADING TO A BEDROOM			
		E1.0	
		13 OF 13	

Location Map

Project Site: 1345 Green Court



Site Photos



Location of second story addition

View of dwelling from Green Court



Location of second story addition

View of dwelling from Green Court



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: April 18, 2018

SUBJECT: SEASIDE RESORT DEVELOPMENT: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AN TO THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ADDENDUM TO THE SEASIDE RESORT ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.

PURPOSE

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

RECOMMENDATION

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

BACKGROUND

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

each lock-off portion is rented separately), and 125 single family residential lots.

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

On April 19, 2017, the Board of Architectural conducted its review of the architectural plans for the Phase 1 Hotel component of the Seaside Resort acted to approve the architectural plans provided as Attachment 4. The applicant is now proposing to revise the project site plan and building facades by reducing the number of buildings from four to three and making minor modifications to the building facades and fenestration to accommodate the amended site plan.

With the amended site plan, the hotel structures would be shifted further to the south to minimize the need for retaining walls and cut and fill on the slope facing the golf course to the north. The consolidation of the buildings would also involve incorporating the administrative services/reception check-in area and recreation room into Building #2 as opposed to having these services being placed within a one-story stand-alone structure as previously proposed.

SITE LOCATION AND DESCRIPTION

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

ENVIRONMENTAL REVIEW

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

STAFF ANALYSIS AND FINDINGS

City staff finds that the proposed modifications to the site layout and building facades will remain consistent with the contemporary prairie style design that has been approved for the hotel Phase 1. Furthermore, the revised design will not adversely affect the surrounding existing and planned uses of the hotel site. The trash enclosures will consist of an enclosed structure located in front of each building. The enclosures will contain trash compartments to accommodate solid waste and recyclable materials in accordance with the City zoning standards (Section 17.30.110.C - Table 3-2).

City staff finds that the revised site plan and building elevations will be consistent with the Seaside Resort Development Concept and the Seaside Resort FEIR per the findings and evidence listed below:

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

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

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

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

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

Evidence: Seaside Municipal Code Section 17.24.010 regulates the V-FO district and allows hotels as a principal use, and conditionally allows timeshare uses and residential uses. Seaside Municipal Code Section 17.52.260 governs timeshare developments within the City, and specifically allows real estate and personal property variants of timeshares. The

proposed Hotel Phase 1 improvements are consistent with the land uses allowed in the V-FO zoning district, as described above.

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

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

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

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

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

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

Evidence: The proposed Hotel Phase 1 improvements revise the uses allowed on the timeshare parcels, and allow variation in the number of units, but do not substantially affect

the physical arrangement for the development of Timeshare Parcel B which have not already been considered in the Seaside Resort FEIR.

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

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

Evidence: The proposed Hotel Phase 1 improvements will revise the uses permitted for the timeshare parcels to include hotel rooms, interval units, fractional units, residential units (which may or may not be subject to a formal condominium regime) or lots, other legal forms of ownership permitted by applicable law, or any combination thereof, and allow variation in the number of units, in order to promote the City goal of developing synergistic uses within the Blackhorse and Bayonet golf courses. The modifications approve do not affect the physical designs of the Seaside Resort and would not be detrimental to public health, safety, welfare, convenience, or be materially injurious to persons, property, or improvements, as described above.

CONCLUSION

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

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - SRD Conditions of Approval
 2. Attachment 1- Exhibit A
 3. Attachment 2 - Location Map
 4. Attachmentt 3 - Site Photos
 5. Attachment 4 - Plans Approved May 3, 2017
-

Conditions of Approval
File No. BAR-17-04
April 18, 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 "Hotel Phase 1 Seaside Resort Development." stamped as received on "April 11, 2018" and approved on April 18, 2018. The project plans are attached as Exhibit "A".

Building:

2. The applicant shall comply with the 2016 California Building Code.

Fire Department:

3. Applicant shall comply with the 2016 Fire Department Code.

Public Works

4. The applicant shall comply with all required conditions related to installation of utilities, work within the public right-of-way and stormwater retention.

Seaside Resort Final Environmental Impact Report

5. Prior to the issuance of a Building Permit and during construction, the applicant must adhere to all conditions and mitigation measures as applicable to the project per the FEIR for the Seaside Resort Development.

Standard:

4. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
5. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
6. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
7. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers

and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

8. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
9. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Marina Coast Water District.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-04

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

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

Applicant's Signature

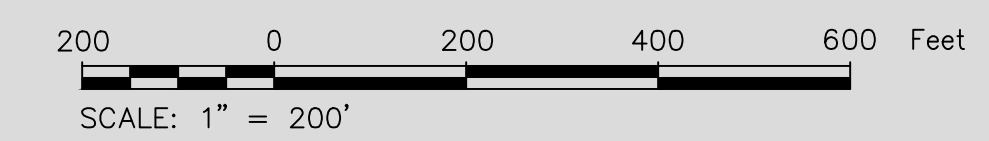
Date

Property Owner's Signature

Date



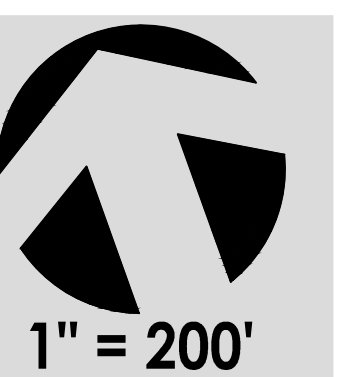
OVERALL SITE PLAN
SEASIDE RESORT
 SEASIDE, CALIFORNIA



Whitson Engineers
 6 Harris Court | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT | www.whitsonengineers.com
 Project No.: 1057.02



MAR 28, 2018
Sheet 1 of 1







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



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

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



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



building #2 elevations
1/8": 1'-0"



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



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

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



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

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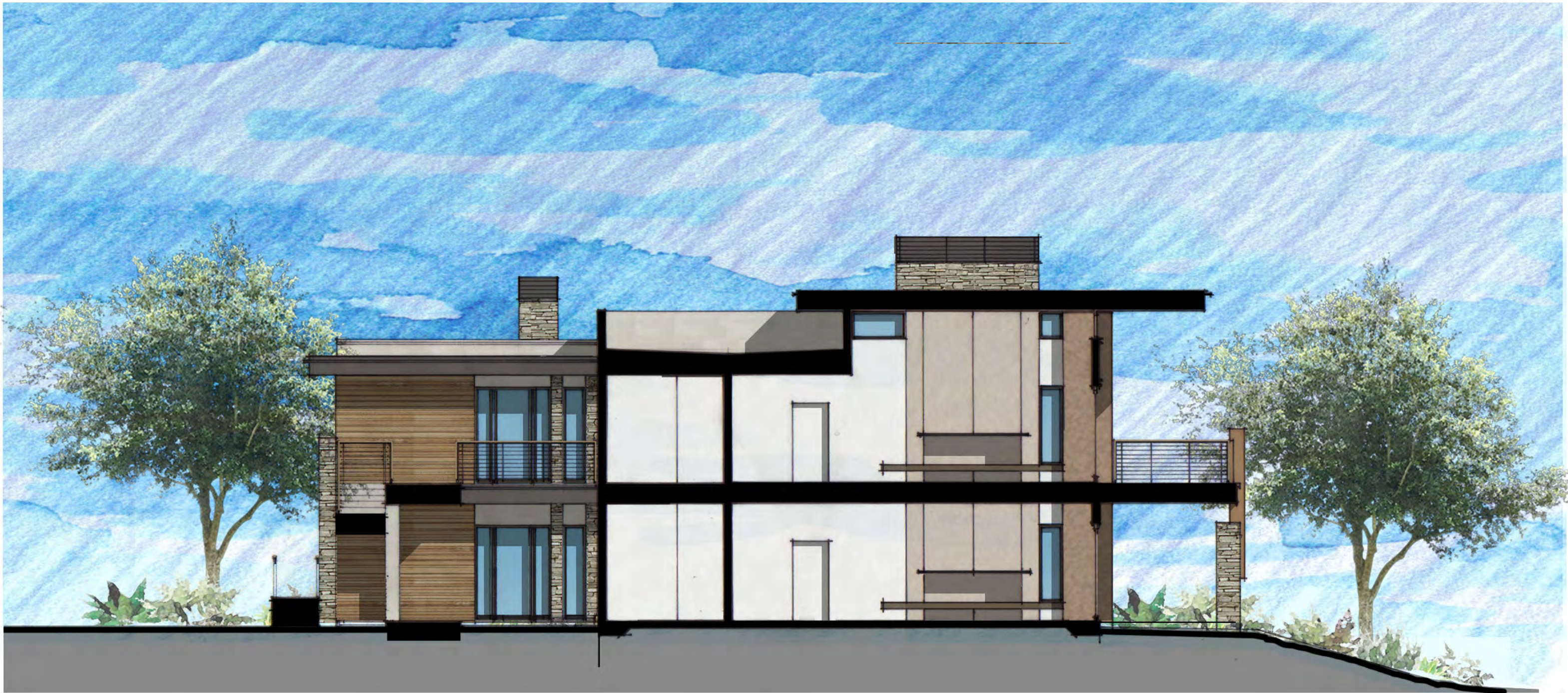
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555 S. Flower St. 7th Floor | Los Angeles, CA 90071 | (310) 910 9598



building #1 & 3 elevations
1/8": 1'-0"



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



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

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



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

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building #2 elevations
1/8": 1'-0"



concept side elevation

1/8": 1'-0"



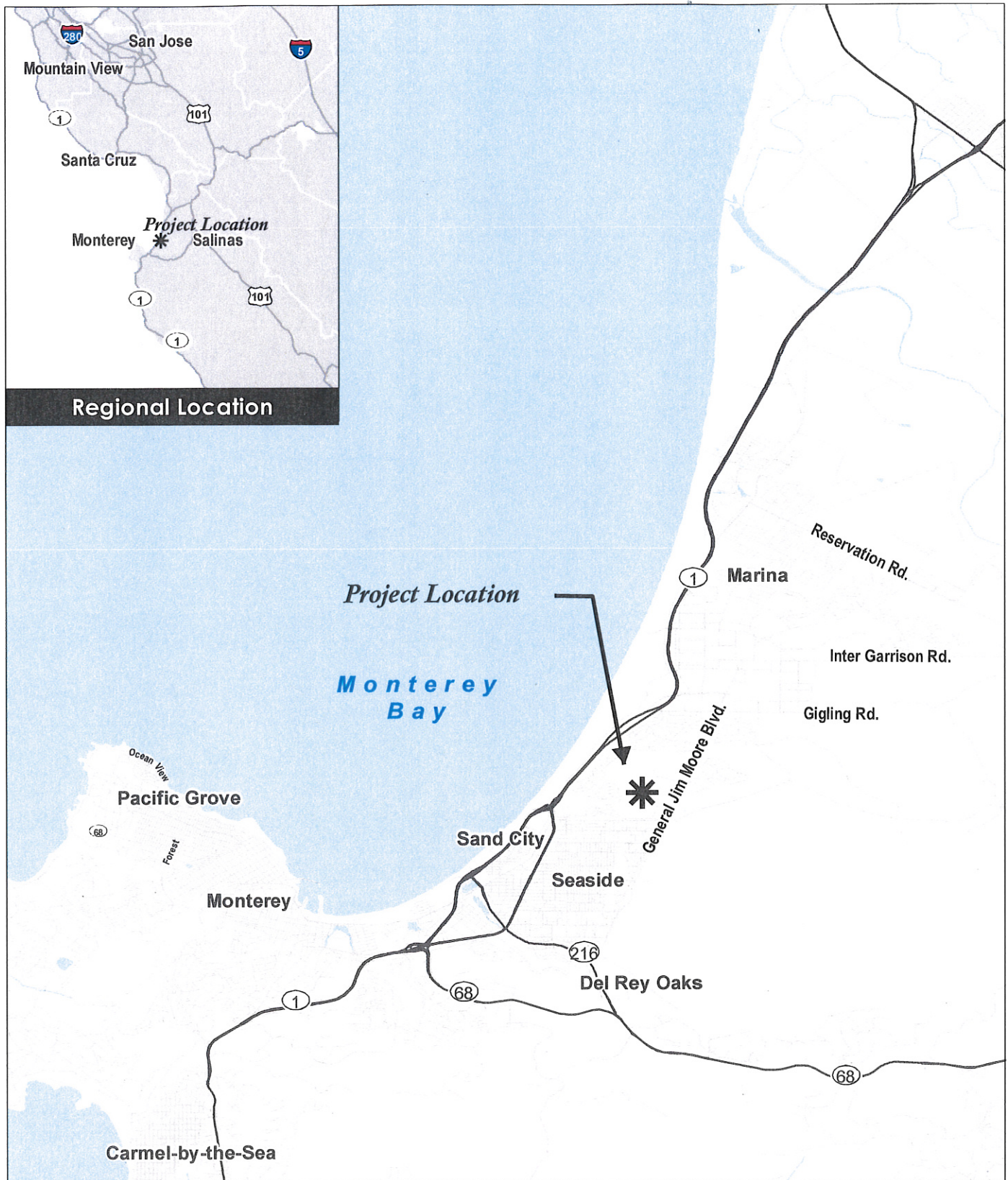
concept section

1/8": 1'-0"

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0 2 miles

Source: ESRI 2009



View from east side looking west



View from south side looking northeast



View from the golf course on the north side looking south



View from the southwest corner looking to the northeast

PROJECT DESCRIPTION

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

PROJECT INFORMATION

Project Address
#2 McClure Way, Seaside, CA 93955

Project APN 051-31-5-33

PROJECT TEAM

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

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

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

PROJECT DATA

PROPOSED FLOOR AREAS

Typical Building		
20 Keys		
Interior Space (A/C)		
Main Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Lower Walkout Level Plan	= 447 s.f. x 2	= 894 s.f.
Upper Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Upper Level Detached Suite	= 438 s.f. x 2	= 876 s.f.
Total Interior Area (A/C)	= 6,655 s.f.	= 13,310 s.f.
Garages & Mech	= 1,115 s.f. x 2	= 2,230 s.f.
Total Interior Area Typical Building	= 7,770 s.f.	= 15,540 s.f.

Secondary Buildings

Guest Check In & Reception	= 500 s.f.
Gymnasium	= 940 s.f.
Laundry	= 250 s.f.
Total Interior Secondary Buildings	= 1,690 s.f.

TOTAL INTERIOR AREA PARCEL B3

Building #1	= 15,540 s.f.
Building #2	= 15,540 s.f.
Secondary Buildings	= 1,690 s.f.
TOTAL	= 32,770 s.f.

SITE DATA

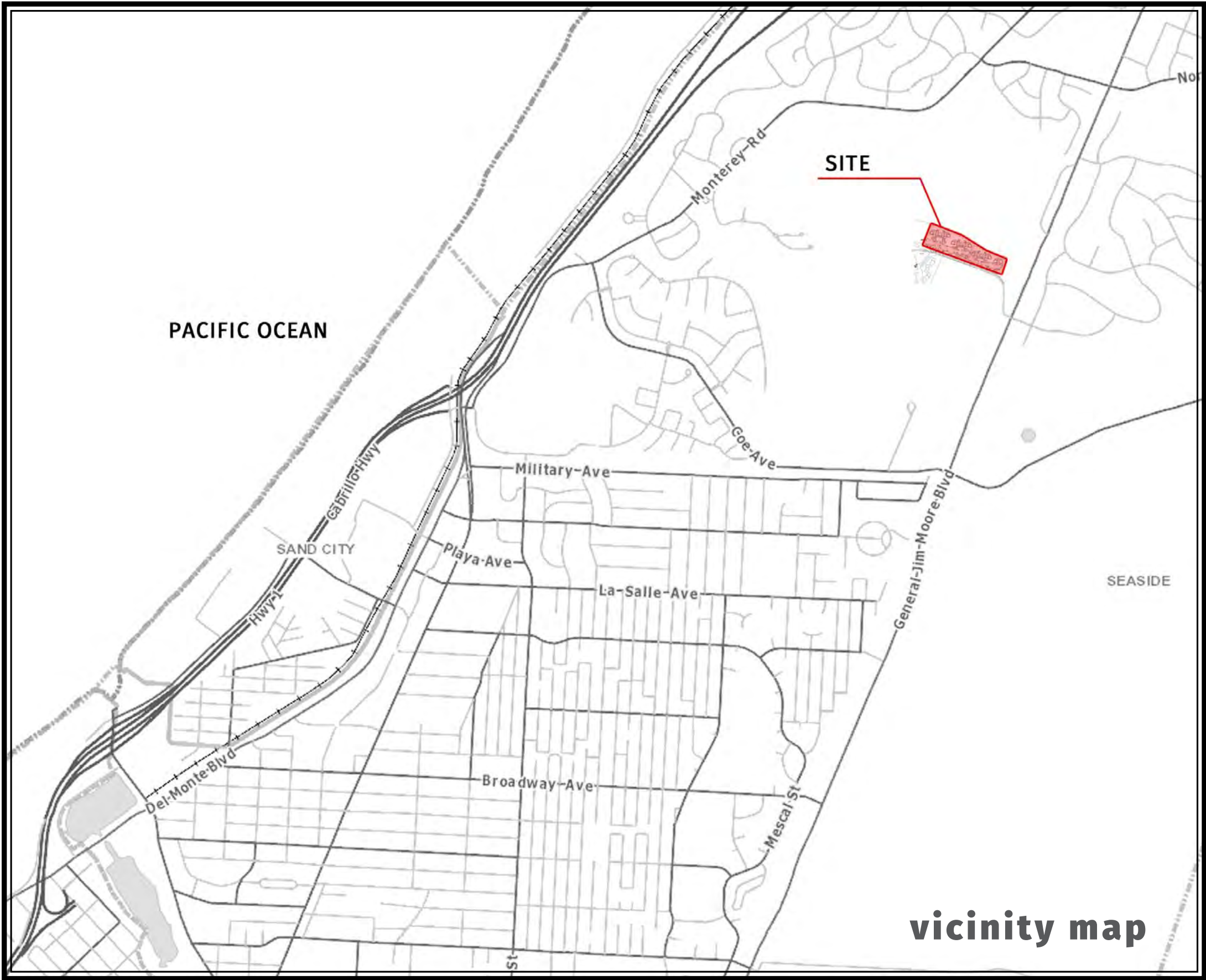
Current Site Area Parcel B3	= 100,632 s.f.
Proposed Site Area Parcel B3	= 103,023 s.f.

Site Coverage Parcel B3

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

PARKING

Existing parking	= 0
Proposed parking	= 73 spaces
Enclosed private garage	= 16 spaces
Uncovered parking	= 51 spaces
ADA parking (uncovered)	= 6 spaces



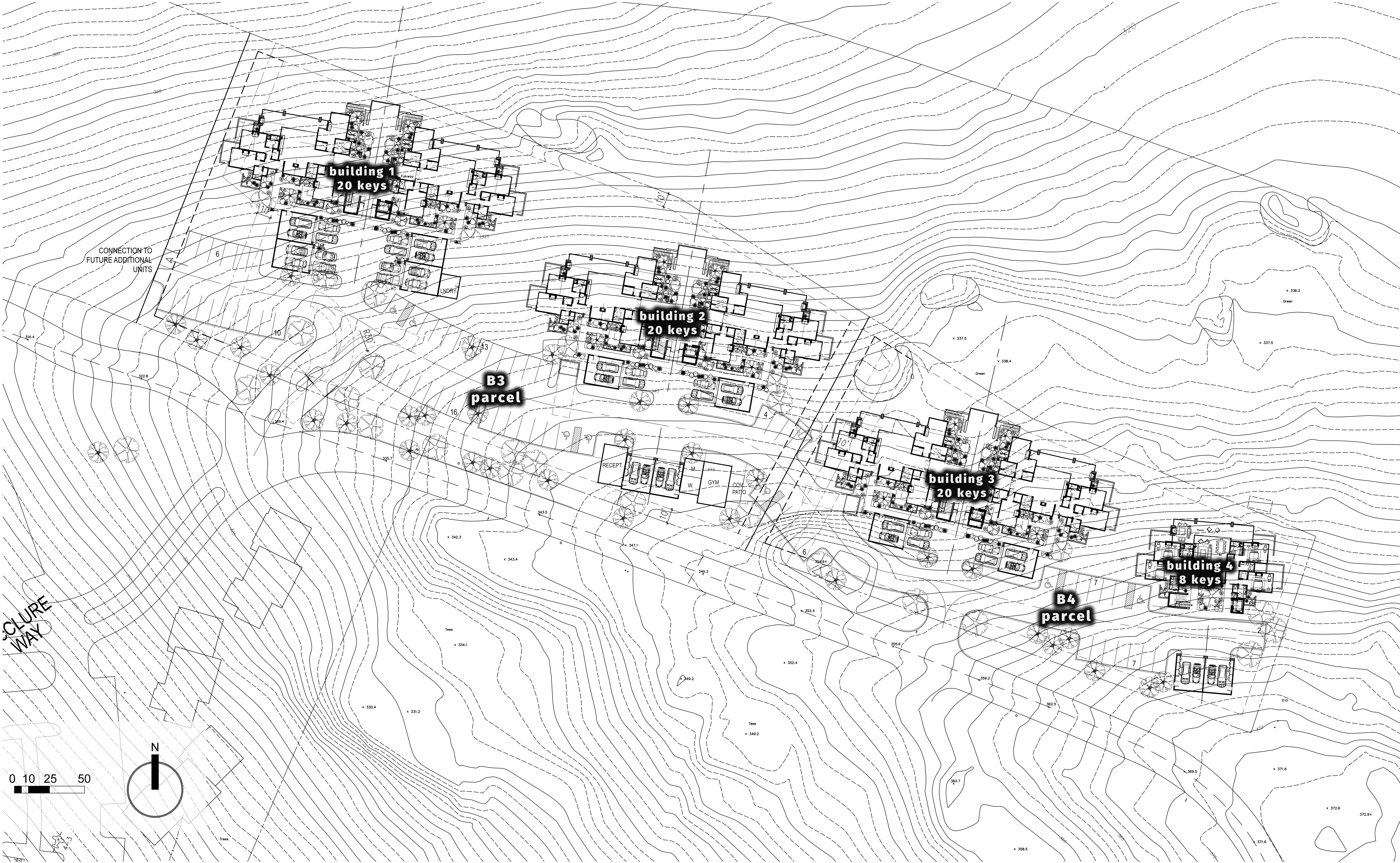




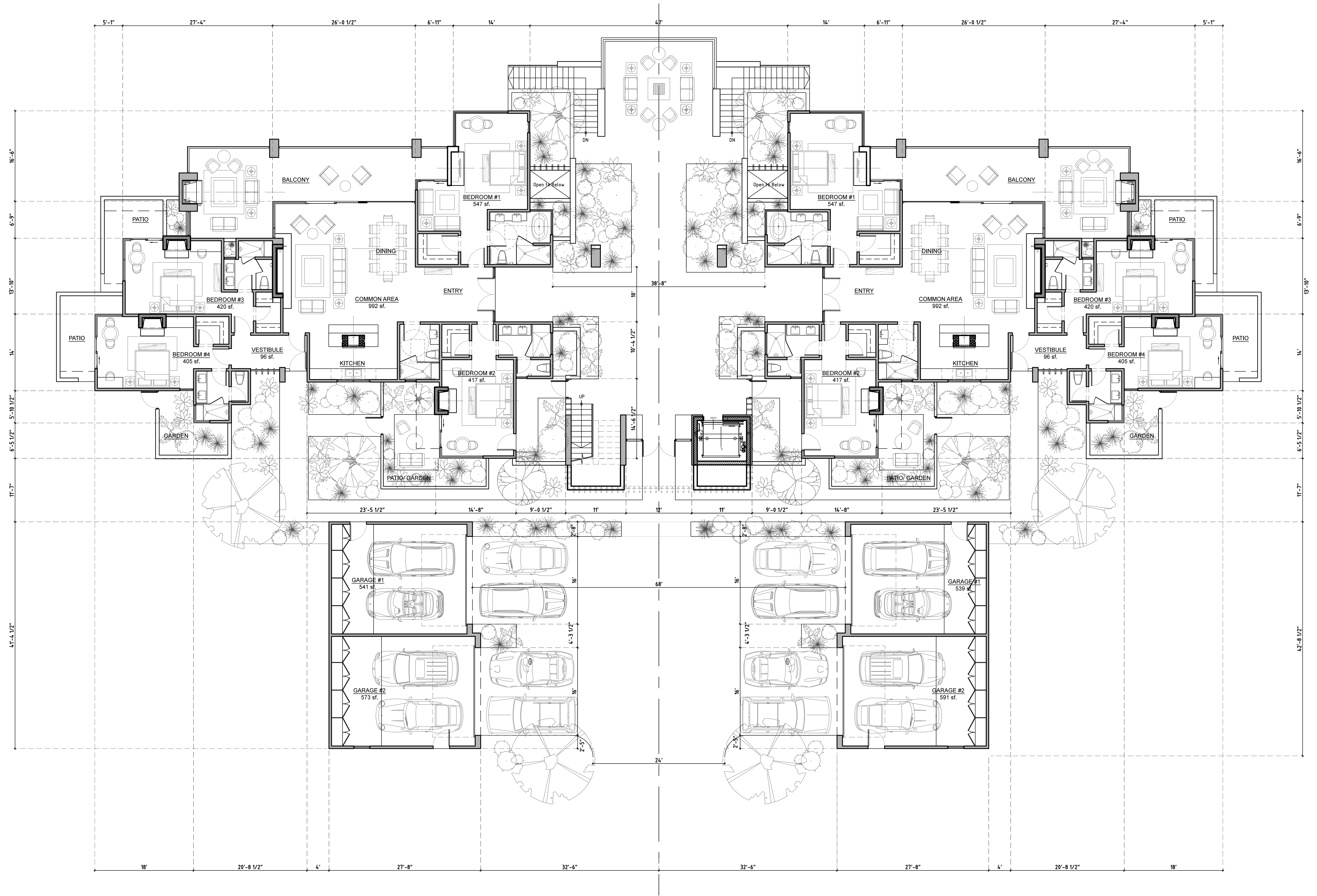


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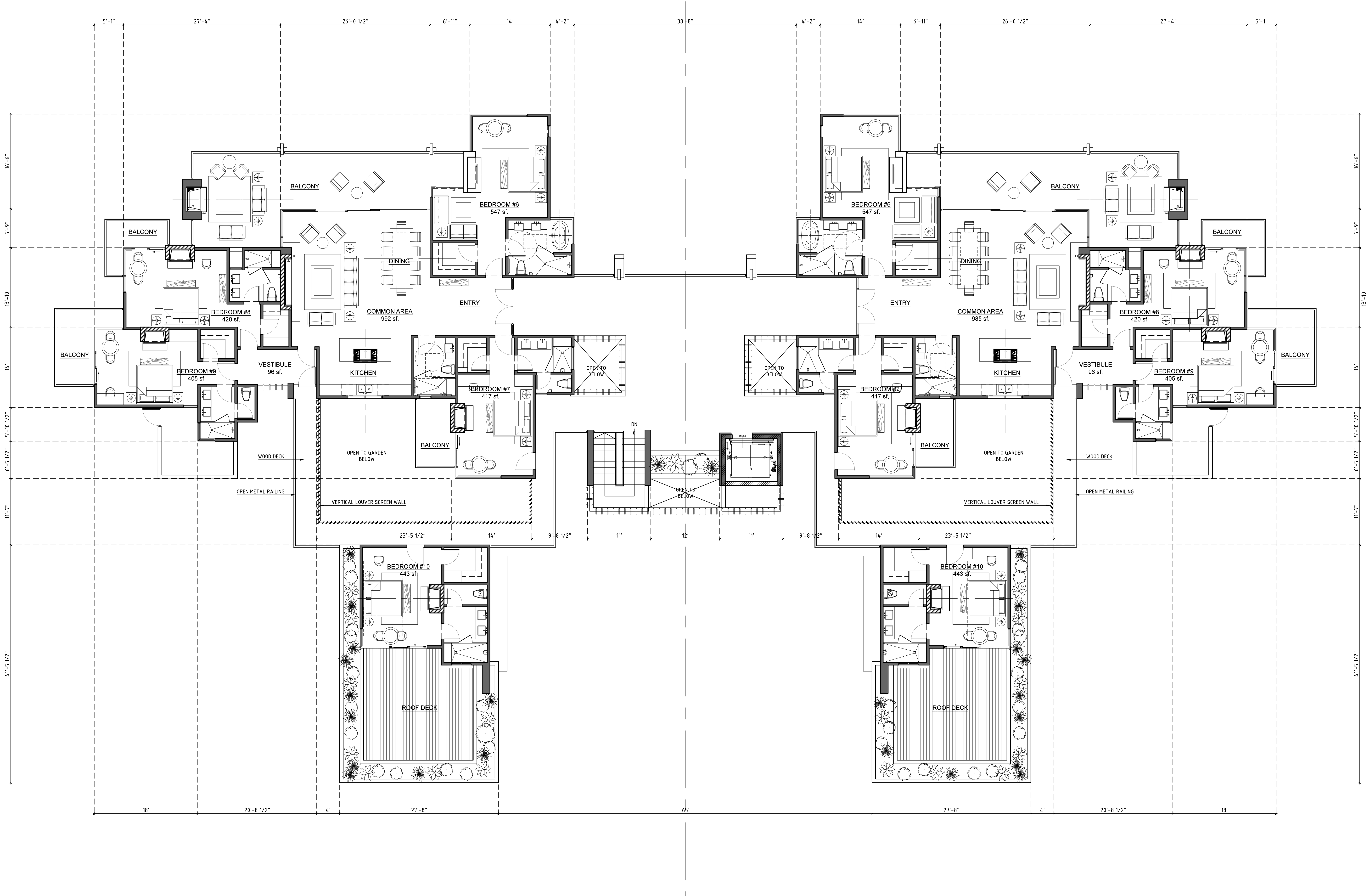






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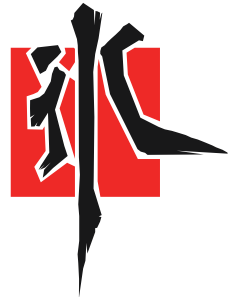
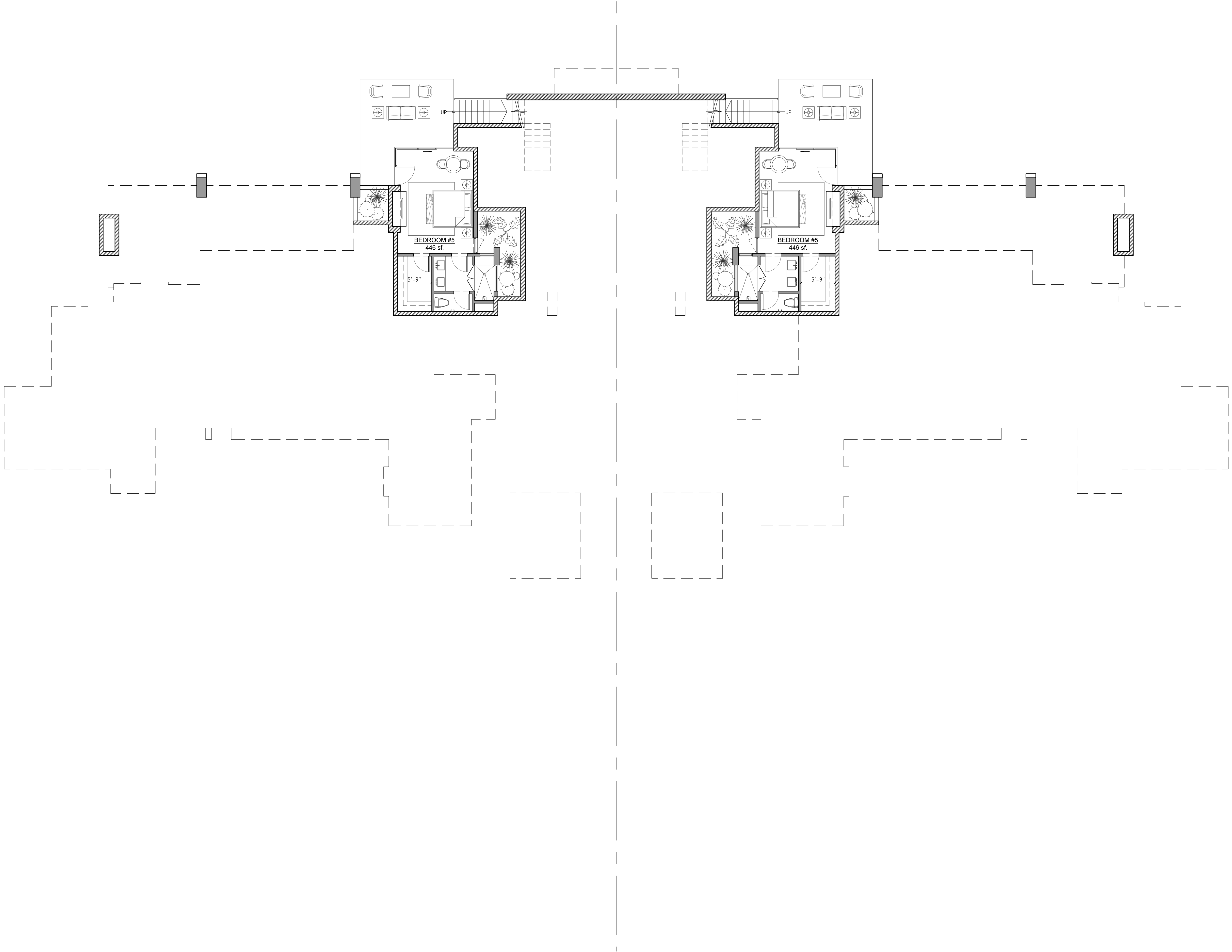






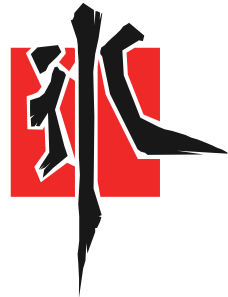
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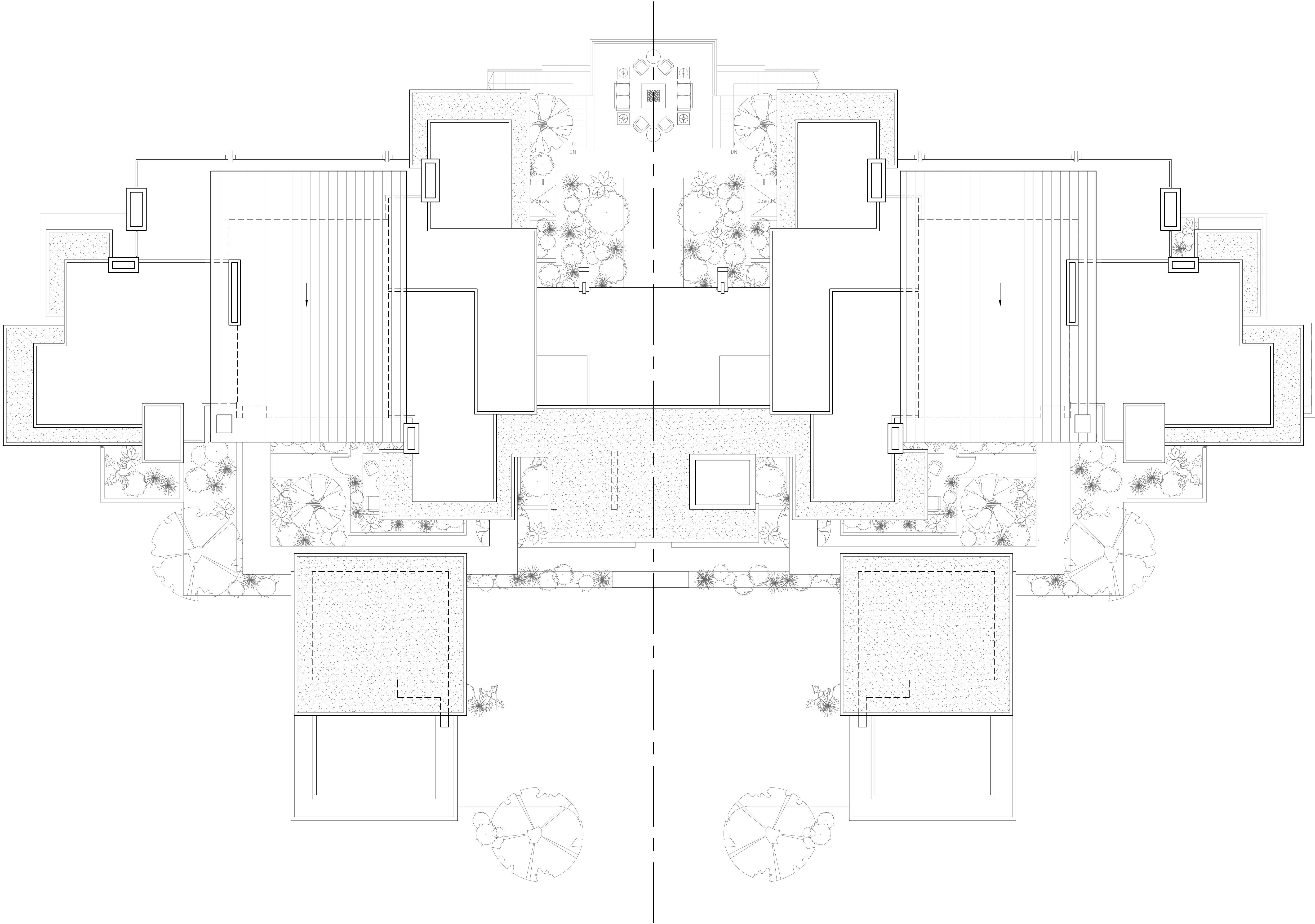






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concept back elevation
 1/8": 1'-0"



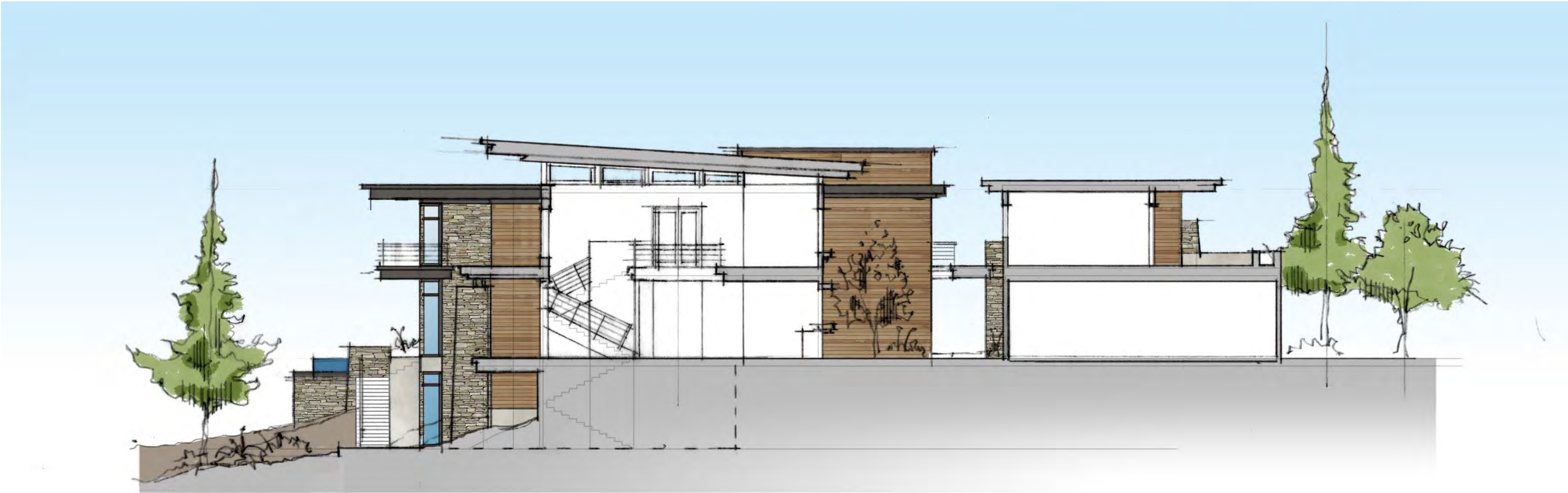
concept front elevation
 1/8": 1'-0"

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



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

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



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



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



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

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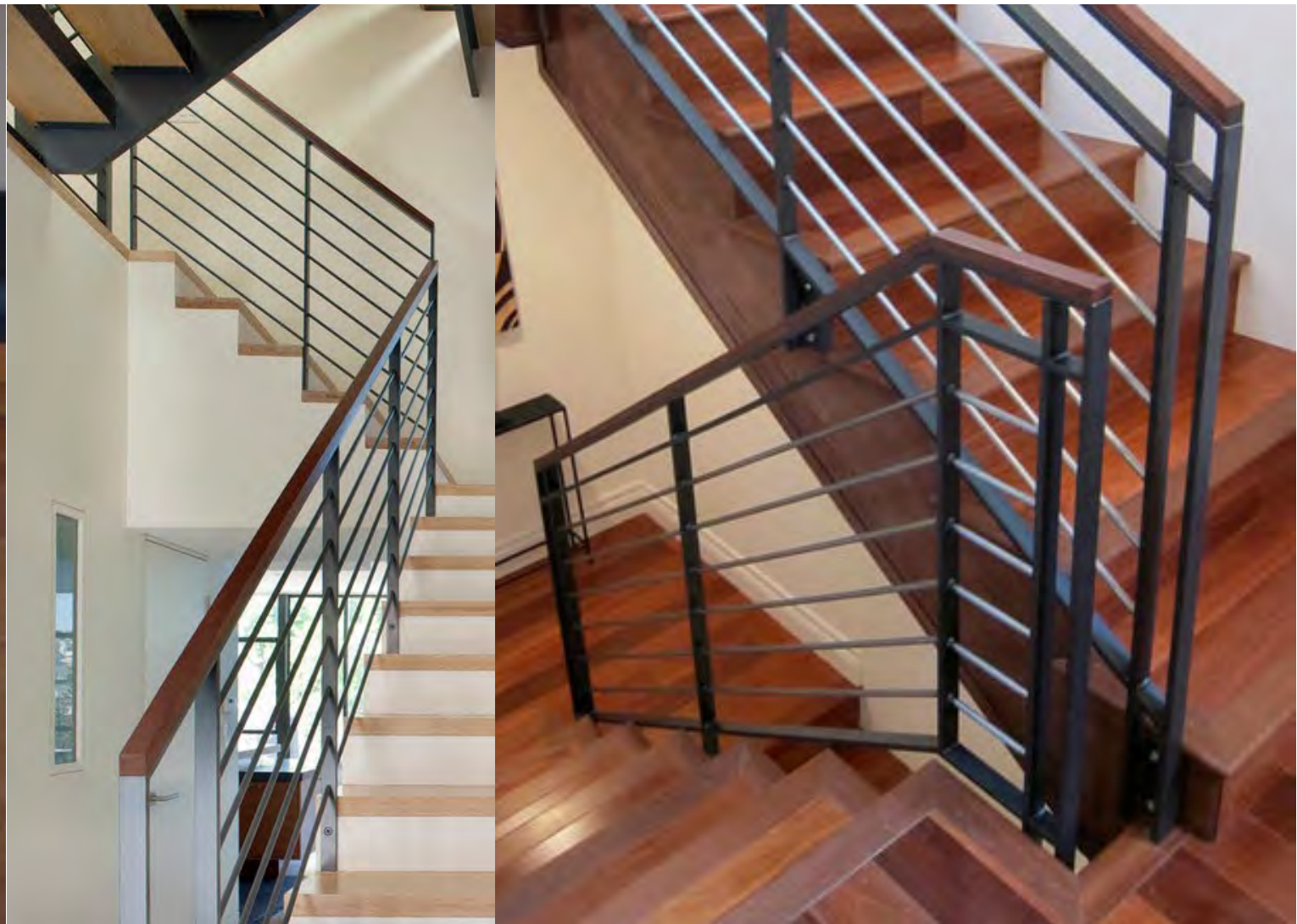
Stone Walls
Natural Look Stone Veneer
Ledge Stack



Exterior Stucco
Smooth stucco / warm grey tone



Railing
Metal railing with wood handrail



Roofs
Standing Seam Metal Roof
Dark Brown



Doors and Windows
IWC Aluminum Wondows
Dark brown or Black

WINDFALL LED
OUTDOOR

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



BLACK



SILVER



Exterior Building Lighting
Indirect Light Sconces
Dark Brown

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





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





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





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





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

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



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

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

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