



AGENDA

CITY OF SEASIDE
ZONING
ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, April 23, 2018
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

5. **BUSINESS ITEMS**

- A. **MINOR USE PERMIT APPLICATION NO. MUP-18-07, ALEX AND LINDSAY CABANILLA, PROPERTY OWNER AND APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW A TWO-STORY ADDITION WITHIN A PORTION OF A NONCONFORMING REAR YARD SETBACK LOCATED AT 1345 GREEN COURT IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION:
PURPOSE

In accordance with Section 17.72.030.B.1.b.2, the applicant is seeking a Minor Use Permit to allow a two-story addition to encroach into a portion of the 15-foot rear yard setback no further than the existing nonconforming portion of the dwelling..

- B. MINOR USE PERMIT APPLICATION NO. MUP-18-05, HINDS BROTHERS CALIFORNIA LLC, PROPERTY OWNER, AND JASON BALESTRIERI, APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW OUTDOOR COOKING AS AN ANCILLARY USE TO AN EXISTING DELICATESSEN LOCATED AT 1534 FREMONT BOULEVARD #A IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

**PURPOSE & RECOMMENDATION:
PURPOSE**

In accordance with Section 17.52.190.D.3, the applicant is seeking a Minor Use Permit to allow a mobile outdoor grill/food preparation unit the Meatery delicatessen restaurant located at 1534 Fremont Boulevard #A.

- C. MINOR USE PERMIT APPLICATION NO. MUP-18-06: SEASIDE RETAIL PROPERTY LLC., PROPERTY OWNER, AND, ADAS RECYCLING, APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW FOR AN OUTDOOR SMALL COLLECTION RECYCLING VENDOR LICENSE IN THE PARKING LOT OF A GROCERY STORE LOCATED 1712 FREMONT BOULEVARD IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT (APN# 012-171-001). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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**PURPOSE & RECOMMENDATION:
PURPOSE**

In accordance with Section 17.52.210.C, the applicant is seeking a Minor Use Permit to allow a small collection recycling facility located in parking at 1712 Fremont Boulevard.

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
Special
Not Currently Scheduled

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

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

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

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

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

RESOLUTION NO. 18-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-18-07 TO ALLOW A TWO-STORY ADDITION TO ENCORACH INTO THE REQUIRED REAR YARD SETBACK IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT LOCATED AT 1345 GRREN COURT.

WHEREAS, Alex and Lindsay Cabanilla (Property Owner) have applied for a Minor Use Permit for the purpose of constructing a portion of a two-story, 815 square foot addition into the required 15-foot rear yard setback located at 1345 Green Court; and

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

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on April 23, 2018; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

The proposed project involves construction of a two-story, 815 square foot addition to an existing 1,412 square foot one-story single family dwelling.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-18-07:

- 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 Minor Use Permit will allow for the addition of a two story addition to the existing one-story single family dwelling. The design of the dwelling will be compatible with the surrounding single family neighborhood as determined by the Board of Architectural Review on April 18, 2018.

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 addition to an existing one-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 two 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 two-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.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-18-07 subject to the following terms and agreements:

Planning:

1. Except as modified by the conditions of approval, plans submitted for Architectural Review application must be in compliance with the aerial site plan stamped "Received City of Seaside March 26 2018, Community Development Department" provided as "Exhibit A" to these Conditions.

Building:

1. The project shall be constructed in compliance with the 2016 California Building Code.

Fire Department:

1. The project shall be constructed in compliance with the 2016 California Fire Code.

Public Works

1. Applicant must obtain encroachment permit for any work conducted within the public right-of-way.
2. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).
3. Should the applicant decide to use the City Standard "S-480" Dispersion Trench for compliance with the retention of storm water, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10' clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

Standard:

1. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
2. 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.

3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
5. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
6. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 23rd of April, 2018.

Rick Medina
Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-18-07
RESOLUTION NO. 18-XX

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

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

Applicant's Signature

Date

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

Date

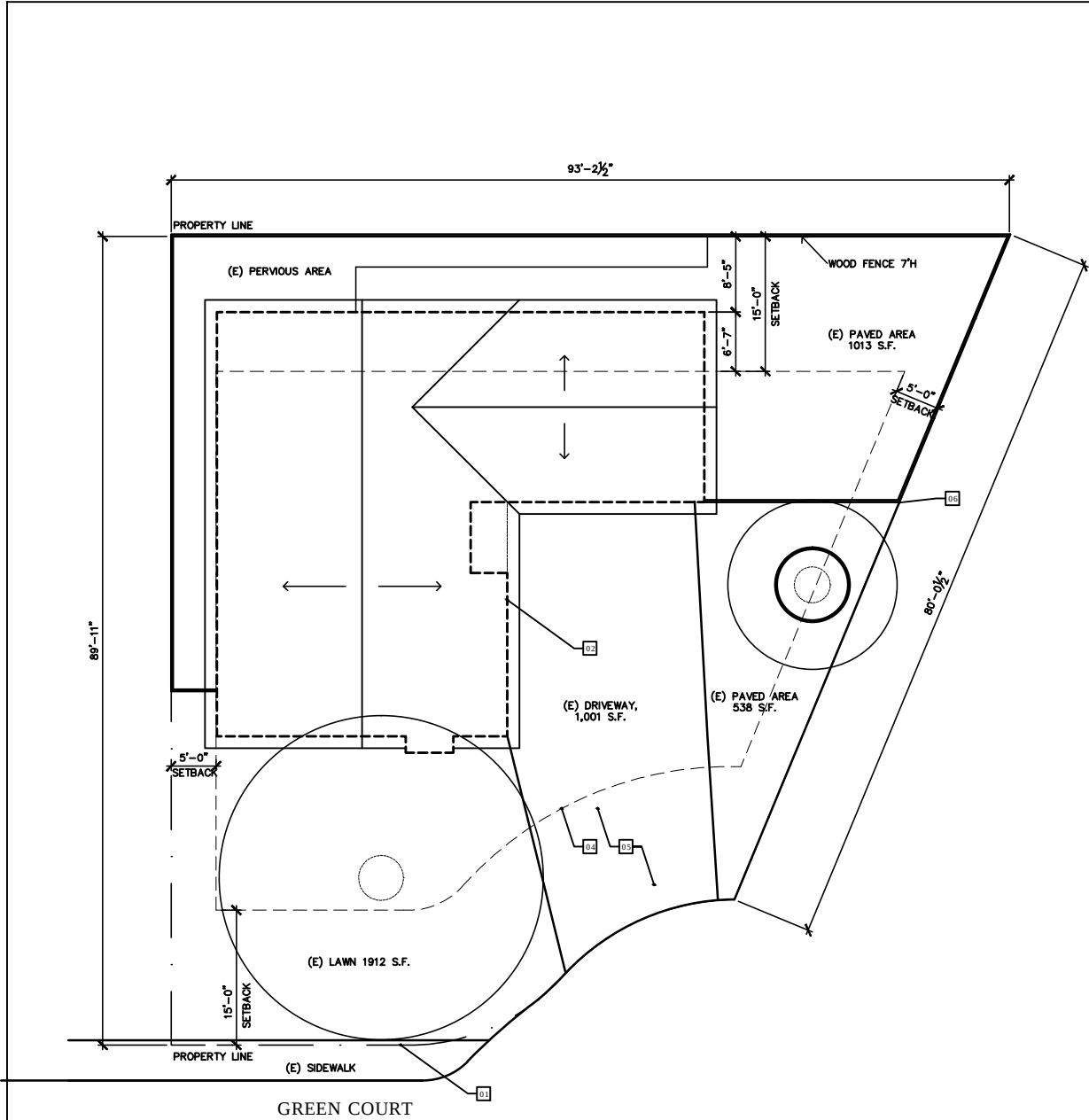
C A B A N I L L A R E S I D E N C E

1345 GREEN COURT SEASIDE, CALIFORNIA 93955

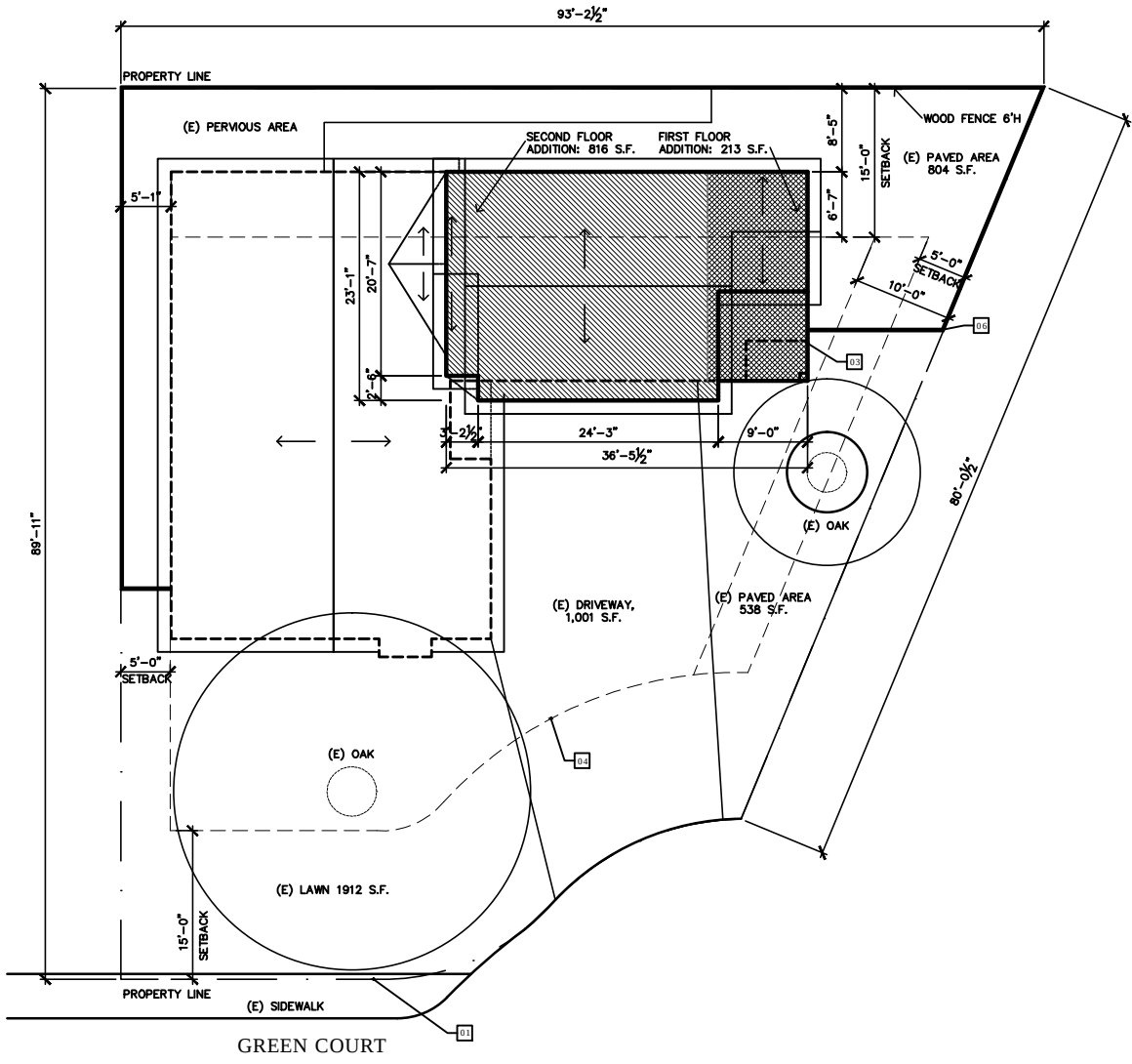
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	PLUMBING NOTES	GRADING & DRAINAGE NOTES	GENERAL BUILDING NOTES	REVISIONS	BY
	1. FIRE SPRINKLER PERMIT IS DEFERRED. SPRINKLER/PLUMBING CONTRACTOR SHALL PROVIDE ARCHITECT AND BUILDING DEPT. WITH PLANS AND CALCULATIONS FOR APPROVAL PRIOR TO CONSTRUCTION. 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 RECEPTACLE 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. MECHANICAL NOTES 1. MECHANICAL CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS OF MECHANICAL SYSTEM, SIZES AND DETAILS NECESSARY TO OBTAIN A MECHANICAL/PLUMBING PERMIT PRIOR TO CONSTRUCTION. 2. CLEARANCE TO COMBUSTIBLE MATERIAL AT ALL FIREPLACES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND COMPLY WITH CMC AND CBC REQUIREMENTS. 3. DRYER VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14', WITH (2) 90 DEGREE ELBOWS MAX. 4. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS. FIRE PROTECTION NOTES 1. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC: 1.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES 1.b. AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICALLY AND HORIZONTALLY 1.c. IN OPENINGS AROUND GAS VENTS, VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS 1.d. WITH NON COMBUSTIBLE MATERIAL HAVING AN ASTM E-136 RATING, AT OPENINGS BETWEEN ATTIC SPACE AND CHIMNEY CHASE FOR FACTORY BUILT CHIMNEY 1.e. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS 1.f. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN 2. DRAFTSTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC: 2.a. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY 2.b. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2) 2.c. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. 2.d. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: CEILING IS SUSPENDED UNDER THE FLOOR FRAMING, FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS. 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 ADDITION FOR: ALEX & LINDSEY CABANILLA 1345 GREEN COURT SEASIDE, CALIFORNIA 93955 FEBRUARY 7, 2018 PROJECT NOTES A0.2 02 OF 13			

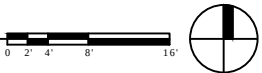
GREEN BUILDING REQUIRMENTS							REVISIONS	BY																																																																																																																													
INSPECTOR SIGNOFF	TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) <table><tr><th>SEALANTS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr></table> SEALANT PRIMERS <table><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>OTHER</td><td>750</td></tr></table> TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,3} GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS <table><tr><th>COATING CATEGORY</th><th>CURRENT VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr></table> SPECIALTY COATINGS <table><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS¹</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTI-COLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr></table> SHELLACS <table><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr></table> SPECIALTY PRIMERS, SEALERS & UNDERCOATERS <table><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table> 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.	SEALANTS	CURRENT VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	COATING CATEGORY	CURRENT VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	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	MULTI-COLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	CLEAR	730	OPAQUE	550	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	INSPECTOR SIGNOFF	TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION <table><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD²</td><td>0.13</td></tr></table> 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 ARB's 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 curling, 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.	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	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	LINDSAY LERABLE DESIGN 712 BRUCE AVENUE C 831.233.2028 E LLERABLE@HOTMAIL.COM	ADDITION FOR: ALEX & LINDSEY CABANILLA 13413 GREENWOOD SEASIDE, CA 92081-9555	FEBRUARY 7, 2018	CAL GREEN NOTES	A0.3 03 OF 13
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A EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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



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

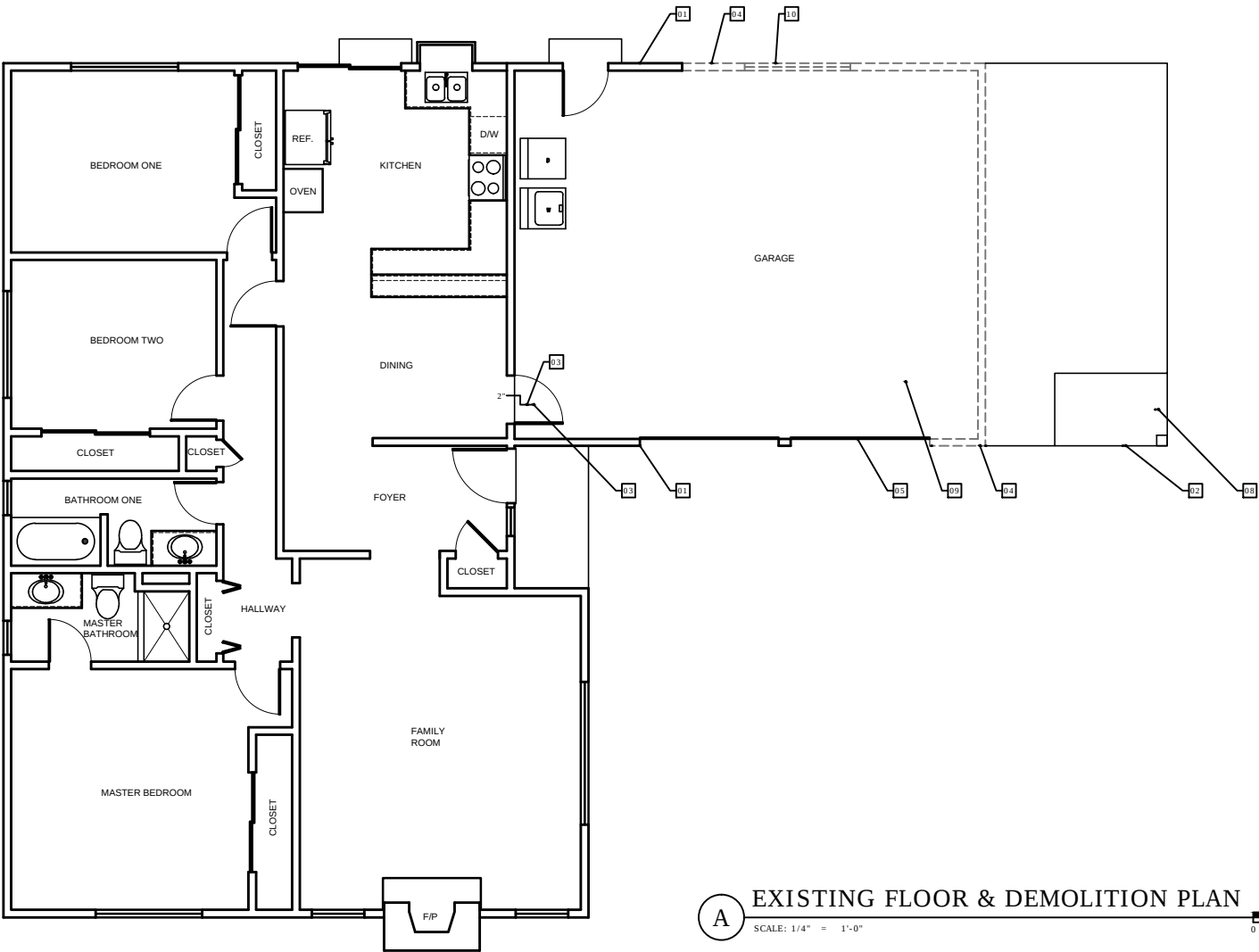
05 OF 13

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)



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

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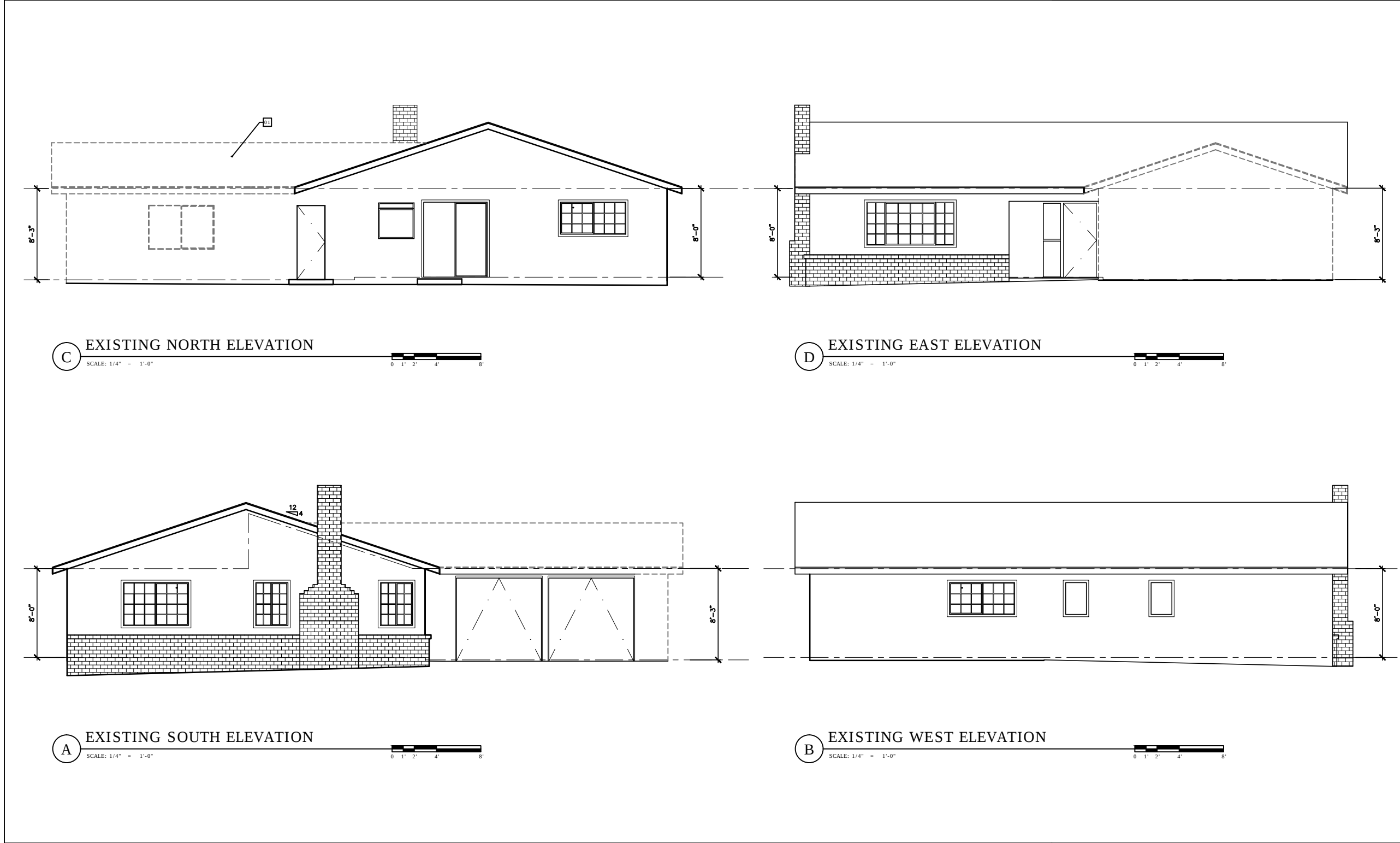
LINDSAY LERABLE DESIGN
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ADDITION FOR:
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

FEBRUARY 7, 2018

EXISTING FLOOR & DEMOLITION PLAN

A2.0
06 OF 13



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

FEBRUARY 7, 2018

EXISTING ELEVATIONS

A3.0

08 OF 13

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

GENERAL NOTES	
A	
B	
C	
D	



A EXISTING MATERIALS @ SOUTH EAST CORNER
SCALE: NTS



B EXISTING MATERIALS @ SOUTH FACADE
SCALE: NTS

REVISIONS	BY

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

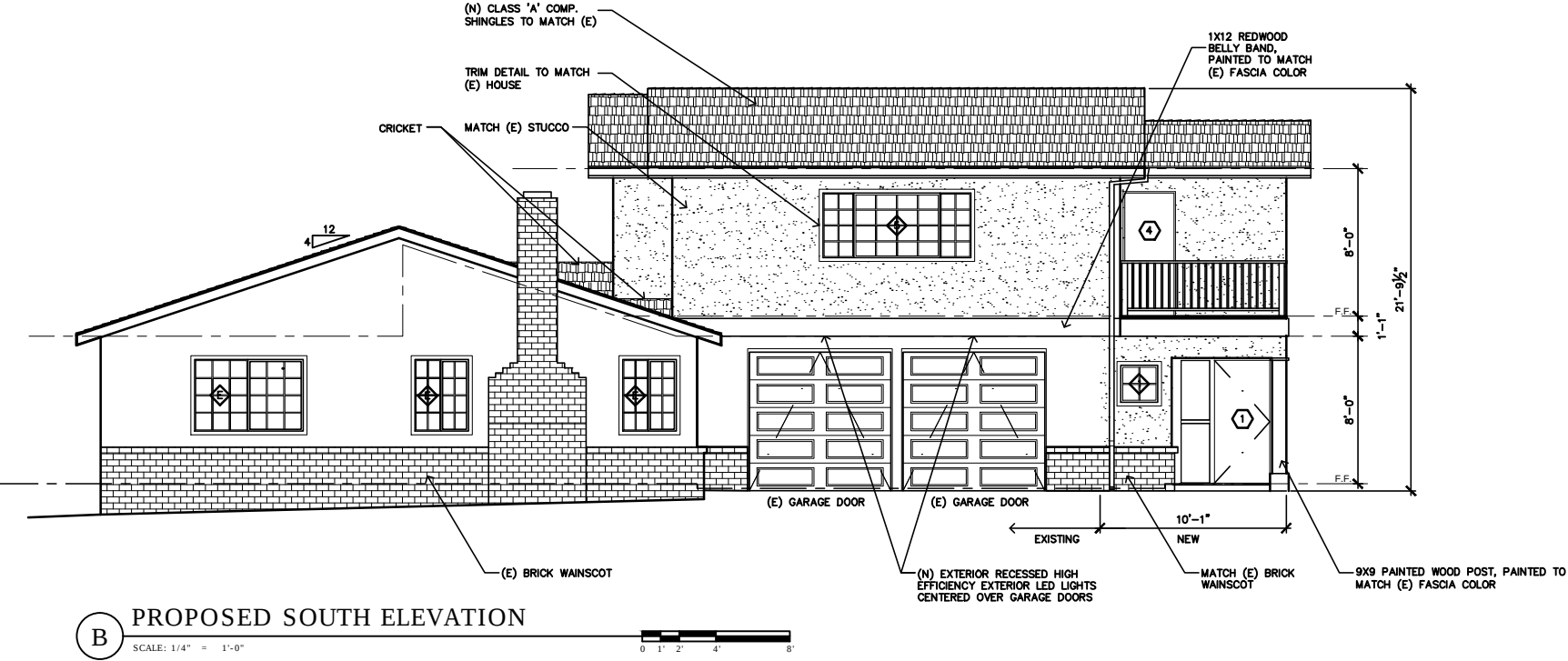
ADDITION FOR:
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

FEBRUARY 7, 2018

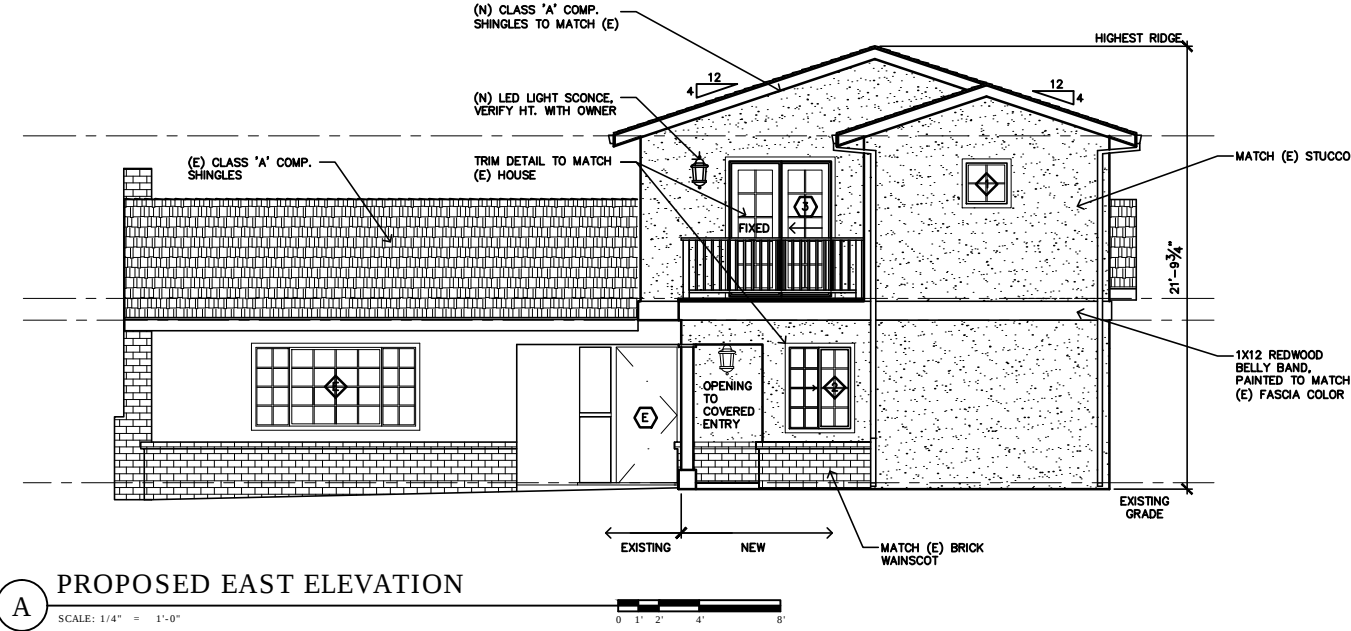
EXISTING MATERIALS

A3.1
09 OF 13

SHEET NOTES						GENERAL NOTES					
01	EXISTING STUCCO TEXTURE & COLOR, PROPOSED TO MATCH	07		13		A					
02	EXISTING VINYL WINDOW & MUNTIN DIVISION, PROPOSED TO MATCH	08		14		B					
03	EXISTING COMPOSITION SHINGLE ROOF, PROPOSED TO MATCH	09		15		C					
04	EXISTING RAKE & BARGE DETAILS, PROPOSED TO MATCH	10		16		D					
05	EXISTING GUTTER & DOWNSPOUTS, PROPOSED TO MATCH	11		17							
06	EXISTING GARAGE DOORS TO REMAIN	12		18							



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



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

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

PROPOSED ELEVATIONS

A3.2

10 OF 13

SHEET NOTES

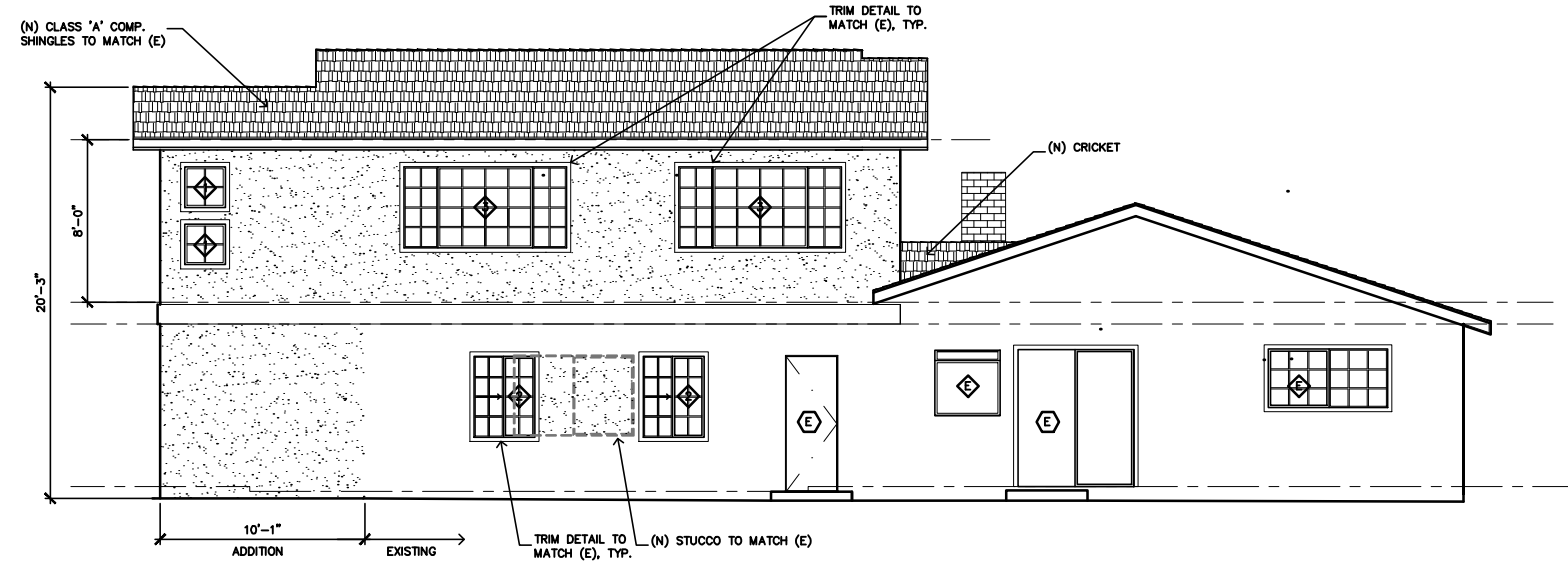
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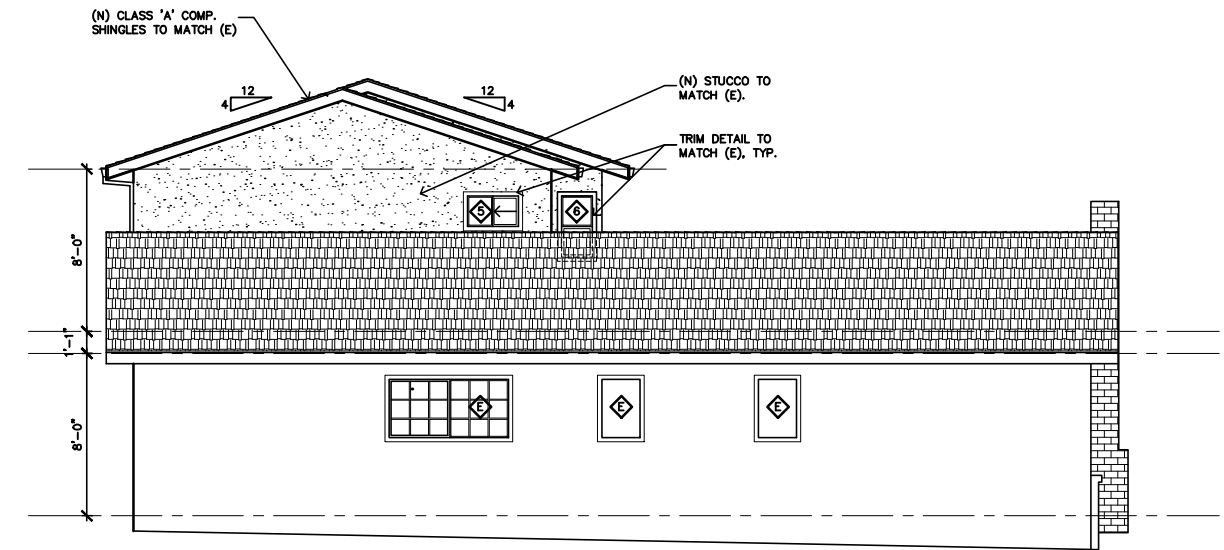
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- 14
- 15
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- 17
- 18

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
C 831.233.2028 E LLERABLE@HOTMAIL.COM

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

MARCH 23, 2018

PROPOSED ELEVATIONS

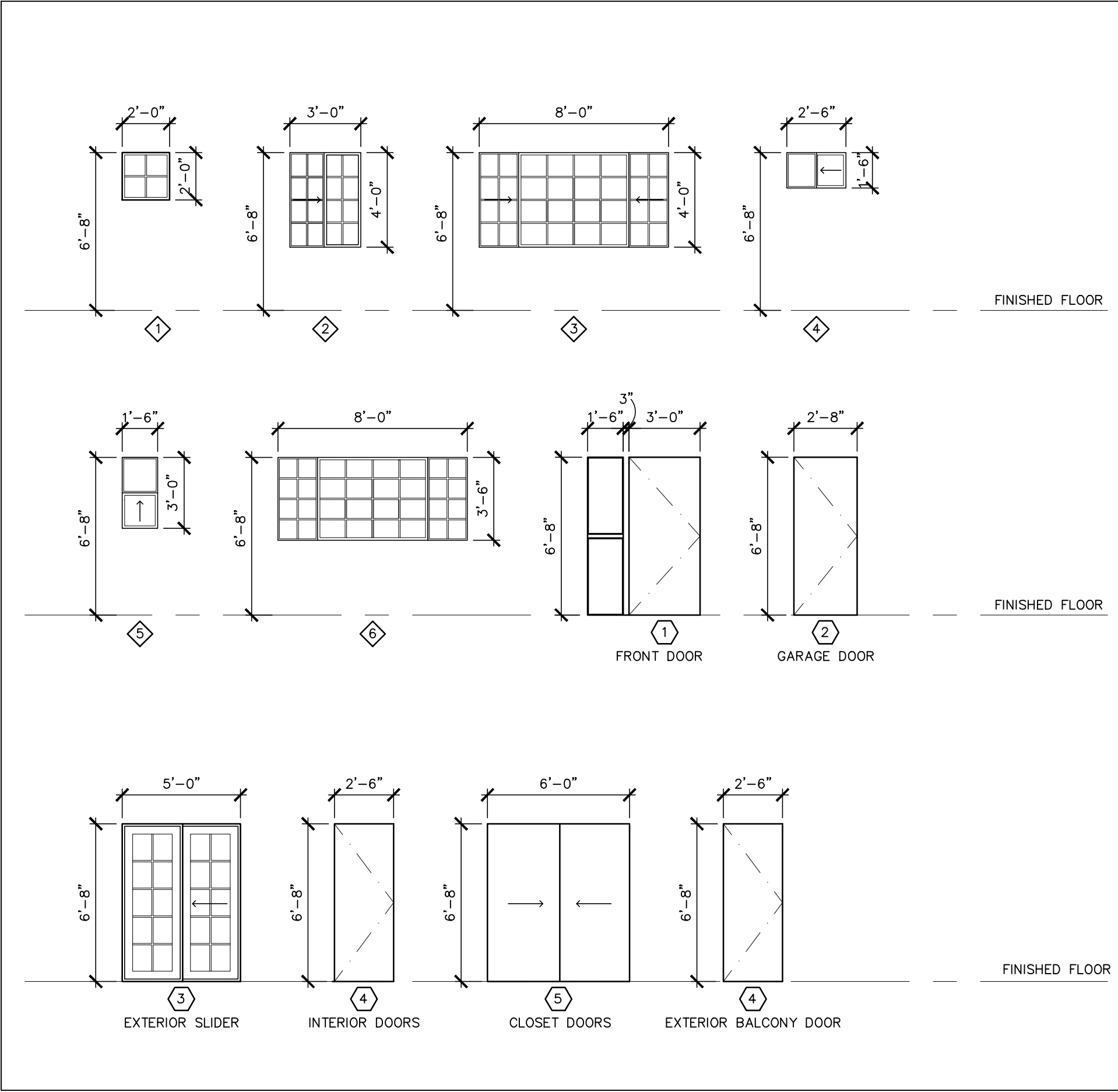
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11 OF 13

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.		
03			
04			
05			
06			
07			
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18			

LINDSAY LERABLE DESIGN

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

ADDITION FOR:

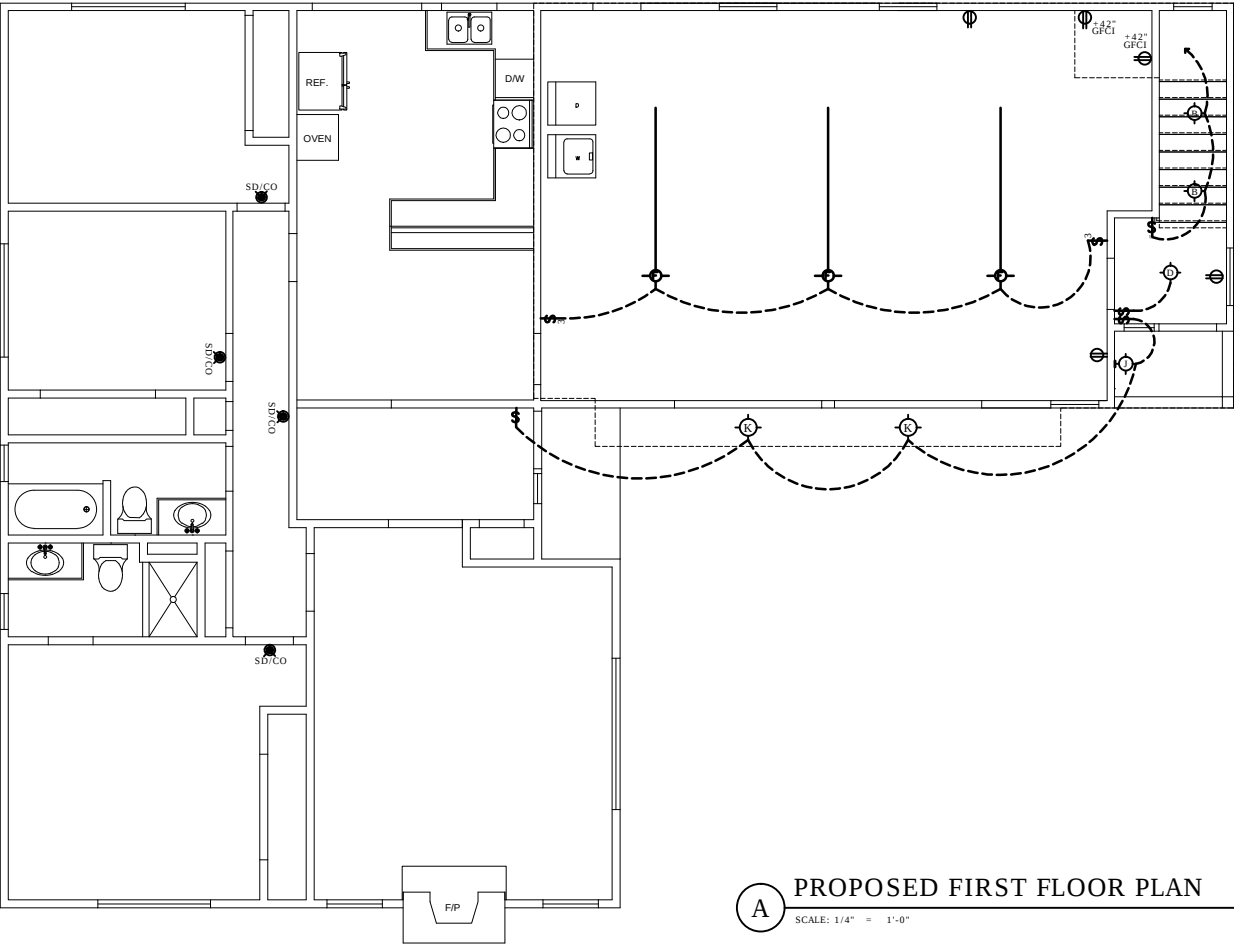
ALEX & LINDSEY CABANILLA
1345 GREEN COURT
SEASIDE, CALIFORNIA 93955

FEBRUARY 7, 2018

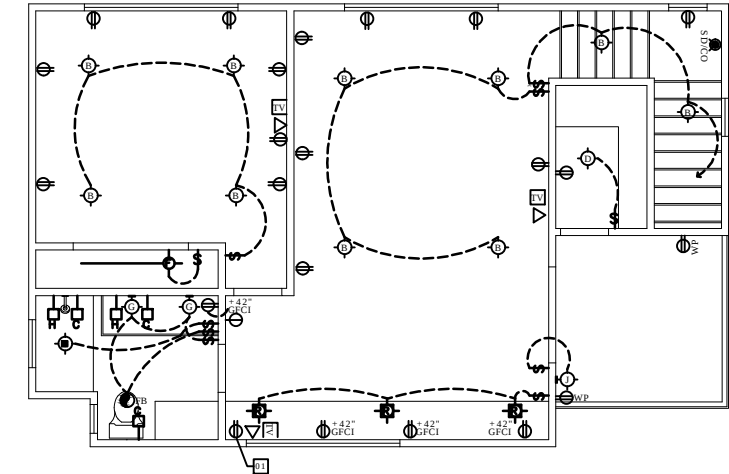
DOOR & WINDOW
SCHEDULE

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 ⓓ SMOKE & CARBON MONOXIDE DETECTOR ⓓ LOW PROFILE BATHROOM FAN, ENERGY STAR COMPLIANT ⓓ DUPLEX OUTLET , GROUND FAULT CIRCUIT INTERRUPTER WHERE LISTED ⓓ 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



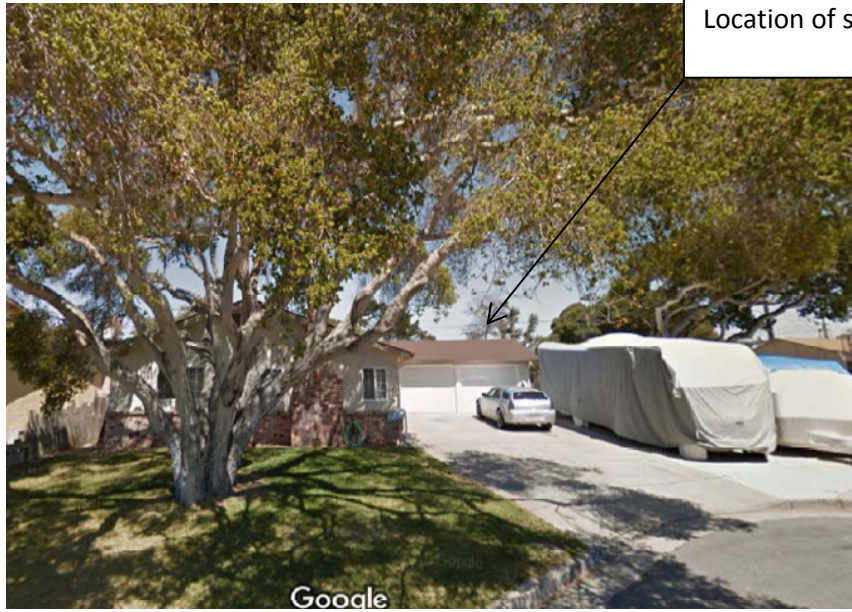
Attachment 3 – Aerial Photo

Project Site: 1345 Green Court

Area of 2-Story the addition



Site Photos



Location of second story addition

View of dwelling from Green Court



Location of second story addition

View of dwelling from Green Court

**ZONING ADMINISTRATOR
RESOLUTION NO. ZA-18-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-18-05 TO ALLOW A MOBILE OUTDOOR GRILLE/FOOD PREPARATION UNIT FOR THE MEATERY DELICATESSEN IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT LOCATED AT 1534 #A FREMONT BOULEVARD.

WHEREAS, Hinds Brothers California LLC, property owner, and Jason Balestrieri, applicant, have applied for a Minor Use Permit for the purpose of allowing the placement and operation of a mobile outdoor grill/food preparation unit on the site of the Meatery Delicatessen located at 1534 Fremont Boulevard #A; and

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

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on January 22, 2018; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

The proposed project involves the placement and operation of a mobile outdoor grill/food preparation unit near the front of the existing delicatessen as an ancillary use to the market's existing food service operation

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-18-05:

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

Evidence: The proposed project would permit the placement and operation of an outdoor grill/food preparation unit for the purpose of cooking food outside to be sold within an existing delicatessen. The existing delicatessen is a permitted use in the Community Commercial (CC) zoning district. The proposed project would be an ancillary use to the existing delicatessen.

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

Evidence: The General Plan land use designation for the proposed project site is Community Commercial (CC). The purpose of the CC land use designation is to promote pedestrian and transit oriented activity centers with a mix of residential, commercial, office, and civic uses. The proposed project would allow the delicatessen to expand the services and conveniences it provides to nearby businesses and residential areas in keeping with the intent of the CC designation for the property. There is no adopted specific plan for the project site.

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

Evidence: The proposed project would not alter the site's existing operating characteristics. All existing and planned future adjacent uses would continue to be commercial in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. The vacant lot contains adequate underutilized space where the proposed project could be accommodated, making the site suitable for the proposed use. No on-site parking will be altered.

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: Although the project would involve combustible materials and an open grill to prepare food, the proposed project would be separated from the nearest adjacent buildings by a 16-foot wide alley.. The project as approved and conditioned would ensure that the health, safety, and welfare of the public are protected.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-18-05 subject to the following terms and agreements:

Building:

1. The mobile grill/food preparation unit shall be located no closer than 10 feet from the sidewalk.
2. Grill/food preparation area to be used for "authorized staff" only and not open to the public.
3. Applicant must submit proof of Fire Department approval for review and approval by the Building Official.
4. The applicant shall obtain and submit to the Building Official a Certificate of Compliance from the Monterey County Health Department.

Monterey County Health Department:

1. The project is required to comply with all applicable requirements of the County Health Department including, but not limited to, the following:
 - a. Provide permanent hand washing station inside the market for employees;
 - b. Provide a preparation sink for items to be grilled;
 - c. Provide a 3 compartment sink to wash, rinse and sanitize;
 - d. Provide hot holding equipment for hot food being transferred from the grill.

Public Works

1. Applicant is responsible for protecting storm drain systems from potential wastes generated from cooking activities.
 - a. Wastes generated from the operation and cleaning of the grill must be captured for proper disposal.

Fire Department

1. Compliance shall be maintained with all requirements of the Seaside Fire Department.

Standard:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped "Received City of Seaside February 8, 2018, Community Development Department" provided as Exhibit A to these Conditions.
2. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
5. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.

6. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.
8. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).
9. Should the applicant decide to use the City Standard “S-480” Dispersion Trench, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10’ clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 23rd of April, 2018.

Rick Medina
Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-18-05

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

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

Applicant's Signature

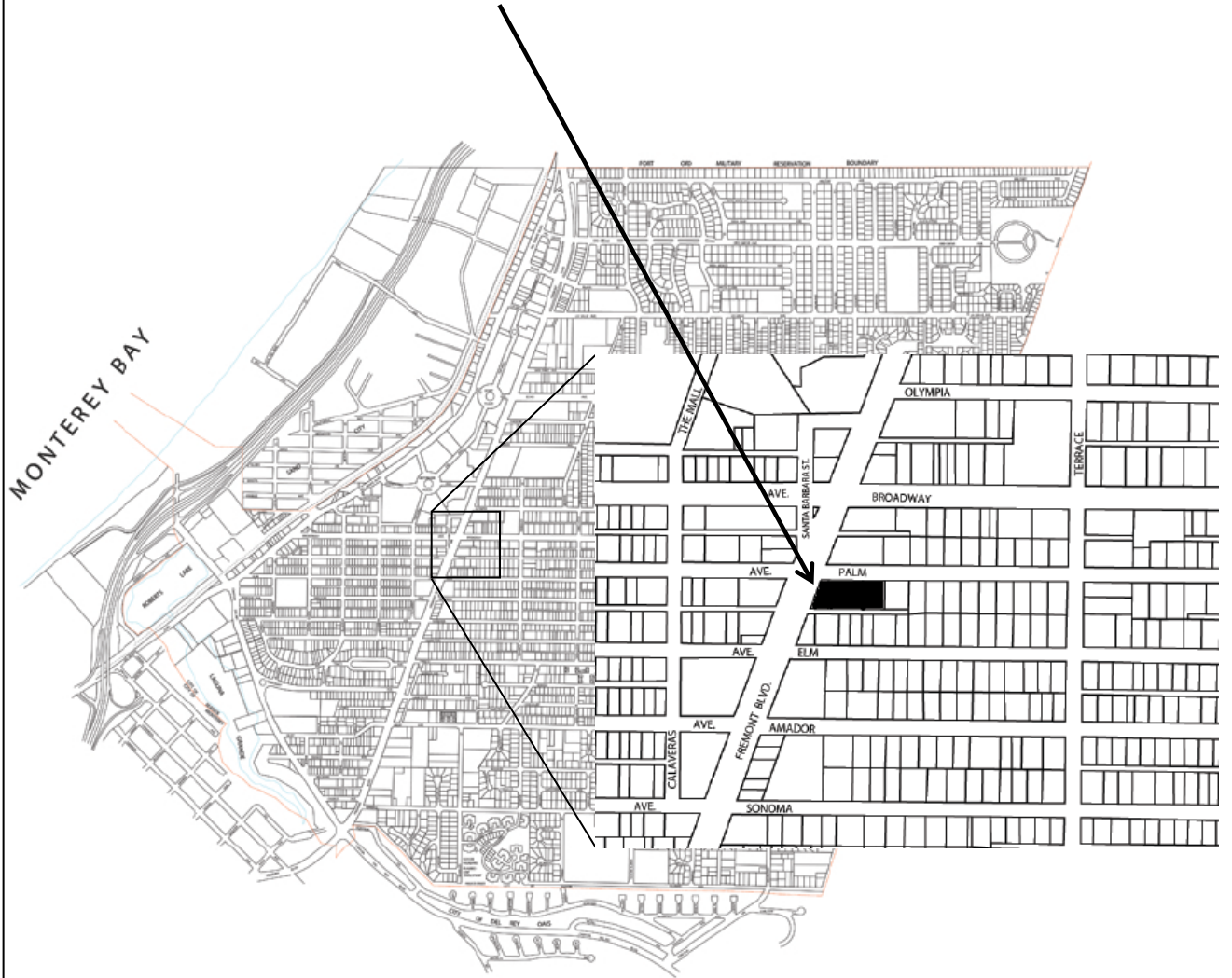
Date

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

Date

Attachment 2 – Location Map

Project Site: 1534 Fremont Boulevard #A





Area of Outdoor Grill

View from Fremont Boulevard



Area of Outdoor Grill

View from store front



Area of Outdoor Grill

View from alley

Attachment 4 – Mobile Grill



RECEIVED BY
CITY OF SEASIDE
FEB 08 2018
COMMUNITY
DEVELOPMENT

1534 Fremont Blvd #A MUP-18-05

RESOLUTION NO. 18-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-18-06 TO ALLOW A SMALL COLLECTION RECYCLING FACILITY IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT LOCATED AT 1712 FREMONT BOULEVARD.

WHEREAS, Seaside Retail (Property Owner) and ADAS Recycling, Applicant, have applied for a Minor Use Permit for the purpose of placing a small collection recycling facility located at 1712 Fremont Boulevard; and

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

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on April 23, 2018; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

The proposed project involves placing a detached container within the parking lot of a grocery store.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-18-06:

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

Evidence: The location of the recycling container will be setback 54 feet from the nearest adjoining multi-family apartments to the south and 200 feet from the nearest adjoining mobile homes to the east. Minimum setback of 50 feet from a residential use is required.

Evidence: Container will total 160 square feet (8'x20'). Maximum allowed is 350 square feet.

Evidence: Container will be painted a beige to match the primary wall color on the grocery store.

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

Evidence: The General Plan land use designation for the proposed project site is Community Commercial (CC). The purpose of the CC land use designation is to promote pedestrian and transit oriented activity centers with a mix of residential, commercial, office, and civic uses. The proposed project would allow the grocery store to provide a recycling facility to accommodate the ½ mile convenience zone requirements of the State for a grocery store in the City of Seaside. This use will also provide the nearby businesses and residential areas with a State mandated recycling facility.

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

Evidence: The proposed project would not alter the site's existing operating characteristics. All existing and planned future adjacent uses would continue to be commercial in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. The vacant lot contains adequate underutilized space where the proposed project could be accommodated, making the site suitable for the proposed use. No on-site parking will be altered.

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: Conditions of approval will require the site to be maintained free of clutter and debris and for the container to be painted to be in harmony with the exterior of the grocery store.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-18-06 subject to the following terms and agreements:

Planning:

1. Except as modified by the conditions of approval, plans submitted for Architectural Review application must be in compliance with the aerial site plan stamped "Received City of Seaside April 4, 2018, Community Development Department" provided as "Exhibit A" to these Conditions.

Building:

1. The project shall be constructed in compliance with the 2016 California Building Code.

Fire Department:

1. The project shall be constructed in compliance with the 2016 California Fire Code.

Public Works

1. Applicant must obtain encroachment permit for any work conducted within the public right-of-way.
2. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).
3. Should the applicant decide to use the City Standard "S-480" Dispersion Trench for compliance with the retention of storm water, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10' clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

Standard:

1. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
2. 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.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

4. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
5. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
6. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 23rd of April, 2018.

Rick Medina
Zoning Administrator

**MINOR USE PERMIT APPLICATION NO. MUP-18-06
RESOLUTION NO. 18-XX**

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

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

Applicant's Signature

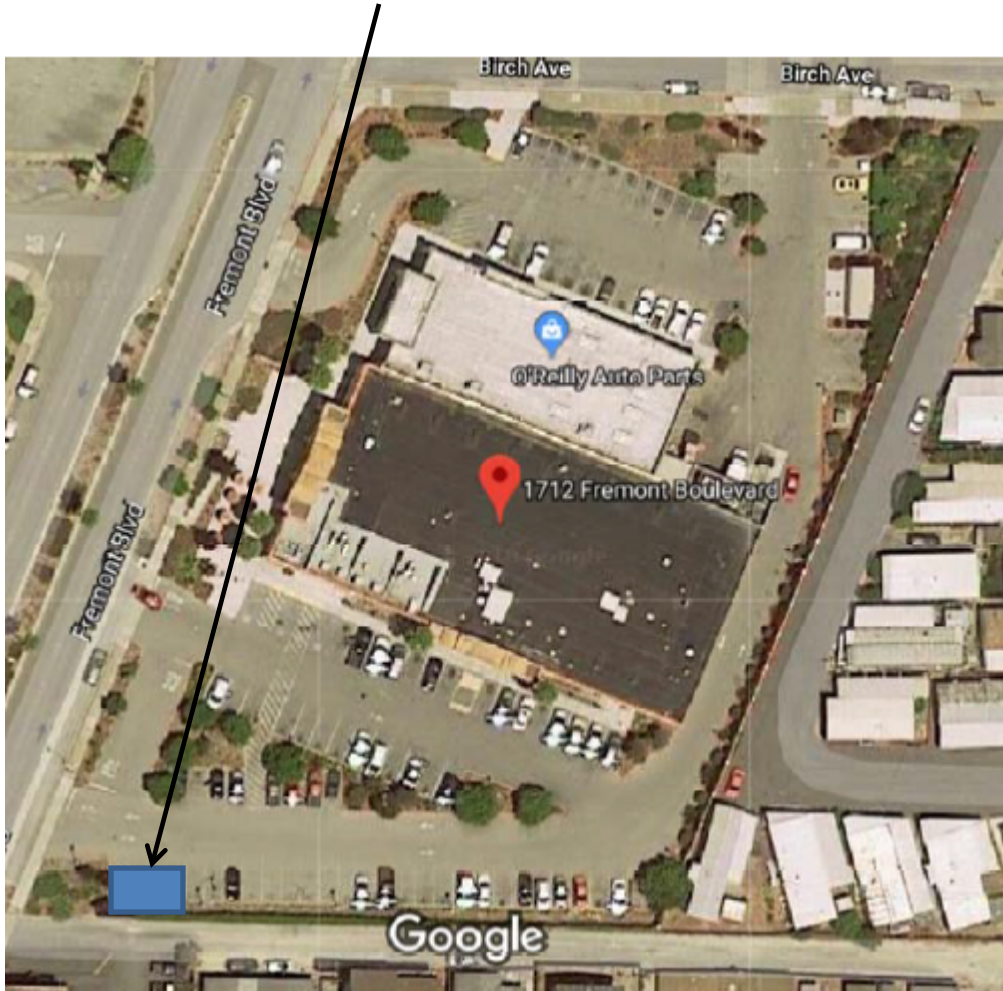
Date

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

Date

Attachment 1 – Exhibit A

Location of Container



Attachment 2

Location map: 1712 Fremont Boulevard



Attachment 3 – Site Photos

Container Location



View from Fremont Boulevard

Container Location



View from Interior Parking Lot

Container Location



View from parking lot

Metal Container

