



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

SPECIAL MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 27, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

BOARD OF ARCHITECTURAL REVIEW

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

3. **APPROVAL OF MINUTES**

4. **ORAL COMMUNICATION**

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

5. **BUSINESS ITEMS**

A. Board of Architectural Review Application No. 15-09 and Sign Permit Application 15-09. Santa Fe, applicant, and Seaside Retail Property, LLC, property owner, are requesting design review approval for changes to the exterior color scheme and the installation of new wall signs for a grocery store (Santa Fe) located within a commercial shopping center at 1712-1720 Fremont Boulevard in the Community Commercial (CC) Zoning District.

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant, Santa Fe, and the property owner, Seaside Retail Property, are proposing to modify

the existing exterior color scheme and replace the wall signs on an existing multi-tenant commercial building located at 1712 Fremont Boulevard to accommodate the change in occupancy of a vacant grocery store lease area from “Mi Pueblo Foods” to “Santa Fe”. The change to the exterior color scheme has been deemed to represent a significant change from the original approval adopted by the Board of Architectural Review (BAR) in May of 2011, thus requiring the proposed modifications to both the exterior colors and signs to be reviewed and approved by the BAR.

RECOMMENDATION:

Staff recommends approval of the exterior façade improvements and new wall signs subject to the Conditions of Approval provided as Attachment 1 and Sign Plans provided as Exhibit “A” to Attachment 1 (SP-15-09) and the color chips provided as Exhibit “B” to Attachment 1.

A. Board of Architectural Review Application No. BAR-15-07. Jack Paquin, applicant, and Doyle Turner, property owner, request design approval for a Board of Architectural Review application consisting of a 624 square foot second story addition to an existing single family residence. The subject property is located at 1122 Sunnyhill Court in the Single-Family Residential (RS-8) Zoning District (APN: 012-402-056). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.

PURPOSE:

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

RECOMMENDATION:

Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Exhibit “A” – Project Plans.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

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

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

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

<http://cvp.telvue.com/player?id=T01629&video=52314&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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: May 27, 2015

SUBJECT: **Board of Architectural Review Application No. 15-09 and Sign Permit Application 15-09.** Santa Fe, applicant, and Seaside Retail Property, LLC, property owner, are requesting design review approval for changes to the exterior color scheme and the installation of new wall signs for a grocery store (Santa Fe) located within a commercial shopping center at 1712-1720 Fremont Boulevard in the Community Commercial (CC) Zoning District.

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant, Santa Fe, and the property owner, Seaside Retail Property, are proposing to modify the existing exterior color scheme and replace the wall signs on an existing multi-tenant commercial building located at 1712 Fremont Boulevard to accommodate the change in occupancy of a vacant grocery store lease area from "Mi Pueblo Foods" to "Santa Fe". The change to the exterior color scheme has been deemed to represent a significant change from the original approval adopted by the Board of Architectural Review (BAR) in May of 2011, thus requiring the proposed modifications to both the exterior colors and signs to be reviewed and approved by the BAR.

RECOMMENDATION

Staff recommends approval of the exterior façade improvements and new wall signs subject to the Conditions of Approval provided as Attachment 1 and Sign Plans provided as Exhibit "A" to Attachment 1 (SP-15-09) and the color chips provided as Exhibit "B" to Attachment 1.

BACKGROUND

The project site is approximately 2.43 acres in size and is located on the east side of Fremont Boulevard at the southeast corner of Fremont Boulevard and Birch Street. The project site is developed with a 30,800 square-foot commercial building consisting of an 8,800 square-foot tenant space that is currently occupied with an “O’Reilly Auto Parts” store on the north side of the building and a 22,000 square-foot vacant grocery store tenant space on the south side of the building. The grocery store lease area was recently vacated by “Mi Pueblo Foods” in February of 2015. The existing building and site was completely renovated in 2011 to accommodate the current exterior façade improvements and site improvements for the “O’Reilly Parts Store” and vacant grocery store lease area. The proposed project will consist only of completing modifications to the exterior colors and the installation of new wall signs to accommodate the change in occupancy to the “Santa Fe” grocery chain within the vacant tenant space. The proposed color and sign modifications will be the first change to the building since it was renovated in 2011. No changes to the existing parking lot, fencing, or landscaping will occur.

The project site is bounded by Fremont Boulevard to the west, Birch Avenue to the north, an alley to the south, and mobile home park to the east. The surrounding land uses (Figure 1) consist of a commercial office/restaurant to the north, a mobile home park to the east, multi-family apartments and a professional office building to the south, and retail commercial buildings to the west. A Location map is provided as Attachment 2. An aerial photograph of the site is provided as Attachment 3. Site photographs of surrounding properties are provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses				
NW		N		NE
	Commercial Office/ Restaurant	Commercial Office/ Restaurant	Triplex	
W	Round Table Pizza	Project Site	Mobile Home Park	E
	Auto Center	Professional Office	Multi-Family Apartments	
SW		S		SE

Environmental Review

The project is categorically exempt from the California Environmental Quality Act pursuant to

Class 1, Section 15301. Class 1 consists of minor alterations of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Evidence: The proposed project consists of the construction of on-premise signs and painting which includes minor improvements whereby it can be seen with certainty that the minor improvements would not result in any significant impact on the environment.

PROJECT DESCRIPTION

Exterior Building Colors

The modifications to the exterior colors will consist of changing the body, metal roofing and trim colors at the portico projections over each entrance/exit on the west and south elevations of the tenant space and the horizontal molding on the north and south elevations of the tenant space as listed in Table 1 below:

Table 1 – Color Changes

Building Material	Existing Color	Proposed Color
Body Color	Florida Gold – Pratt Lambert	West Warwick – Kelly Moore
Metal Roof	Cranberry – Pratt Lambert	Time Worn Terracotta – Kelly Moore
Horizontal Molding	Fairview Taupe – Benjamin Moore	Time Worn Terracotta – Kelly Moore

A visual representation of the color changes at the portico projections is provided as Attachment 5.

No changes will occur to the colors on the “O’Reilly Auto Parts” building. A photograph of the “O’Reilly Auto Parts” building is provided in the site photographs provided as Attachment 4.

Exterior Signs

All of the former signs that were associated with Mi Pueblo Foods have been removed from the building. The new wall signs will consist of the internally illuminated “Santa Fe” text and a check mark logo above the main entrance/exit porticos and the placement of ancillary non-illuminated signs consisting of "Pandaeria" and "Taqueria" text on the south elevation of the building. A description of each sign is listed in Table 2 below:

Table 2 – Sign Plans

Sign Location	Material and Illumination	Square Footage
Western Frontage – Fremont Boulevard	Internally LED illuminated pan channel letters. Sign face will consist of red acrylic with vinyl graphic. Checkmark Logo will consist of an LED internally illuminated pan channel letter with yellow acrylic with vinyl graphic.	72.6 sq. ft. (Former Mi Pueblo signage on western frontage was 102.52 sq. ft.)
South frontage facing parking lot.	Internally LED illuminated pan channel letters. Sign face will consist of red acrylic with vinyl graphic. Checkmark Logo will consist of an LED internally illuminated pan channel letter with yellow acrylic with vinyl graphic.	72.6 sq. ft. (Former Mi Pueblo signage on southern frontage was 102.52 sq. ft.)
Secondary Signs – Southern frontage facing parking lot.	Individual non-illuminated red plastic letters flush stud mounted to stucco wall.	Taqueria – 19.5 sq. ft. Panaderia - 21 sq. ft. (Former secondary signage on south elevation for Mi Pueblo Taqueria and Bakery was 30.0 sq. ft.)

Sign plans are provided as Exhibit “A” to Attachment 1.

STAFF ANALYSIS

Exterior Building Colors

Staff finds that the proposed color scheme would establish the following design elements:

1. The modified colors will create a more consistent balance between the “Santa Fe” building and “O’Reilly” building; and
2. The modified colors will scale back the use of the existing “Florida Gold” (body) and “Cranberry” (metal roof and molding”) colors on the portico projections to diffuse the brightness of these colors and provide a more compatible contrast in comparison with the existing “O’Reilly” building.

Master Sign Program:

In accordance with Section 17.38.030.B of the Zoning Code, a Master Sign Program (MSP) was adopted by the BAR for the subject property when it approved the complete renovation of the project site in 2011. In accordance with the MSP, all new signs must be internally illuminated with a LED lighting source with an acrylic copy and a vinyl graphic. The choice of color would be subject to approval by the landlord and City staff. As part of the MSP approval, the BAR granted an exception to the maximum sign area and number of signs on the building based on design features including architectural style, proportion to landscaping, site visibility, and building mass. The previous sign design for Mi Pueblo Foods allowed 102.52 sq. ft. on the western elevation and 132.52 sq. ft. on the southern elevation. The proposed combined sign area for Santa Fe grocery will result in reduction of 30 sq. ft. on the western elevation and 20 sq. ft. on

the southern elevation. The proposed signs would be consistent with the following design standards:

1. Sign Standards for Commercial Zones and Industrial Zones

Seaside Zoning Code section 17.38.030.B, Master Sign Program required, allows sites with two or more tenants to receive exceptions from the sign area requirements based architectural style and proportion and site visibility. The primary and secondary wall signs will be in conformance with the Sign Code.

2. Design Criteria

Seaside Zoning Code section 17.38.060.F: Design Criteria specifies that the following design criteria be used in the review of signs: design and construction, materials and structure, and street address.

a. Design and Construction

Seaside Zoning Code Section 17.38.060.F.2, Design and Construction, requires sign proposals to be designed to produce a professional result. The proposed signs have been designed by Thinh Do Construction, a Licensed Contractor. Based on the project plans and proposed materials, the preparation of the sign plans are in compliance with the regulations set forth in Zoning Code Section 17.38.060.F.2.

b. Sign Materials and Structure

Seaside Zoning Code Section 17.38.060.F.3: Sign Materials and Structure, provides specifications for sign material durability and proportionality of all sign components. The proposed sign materials include aluminum and removable acrylic panels with vinyl graphics. The proposed sign area and height of the letters would provide a proportionate scale to the site and building mass. The size and placement of the signs would also allow pedestrians and motorists to identify the business and provide direction for on-site traffic circulation. The durability of the proposed sign materials would comply with the requirements of Zoning Code Section 17.38.060.F.3.

c. Street Address

Seaside Zoning Code Section 17.38.060.F.4: Street Address allows the review authority to require that a sign include the site street address related to public safety. The proposed design of the freestanding multi-tenant sign will include a non illuminated street address plate as encouraged by Zoning Code Section 17.38.080.C.3. Staff recommends that conditions of approval for the project include the addition of an illuminated street address panel a minimum of 6 inches in height but not to exceed 12 inches in height to be placed above the main entry door of each tenant space facing Fremont Boulevard.

d. Copy Design Guidelines

Seaside Zoning Code Section 17.38.060.G: Copy Design Guidelines encourages copy design that will enhance readability, relate to the name of the business, and use of logos. The proposed signs feature copy and colors that would be easily readable by motorists and pedestrians, relate to the businesses within the center, and enhance the attractiveness and improve the overall streetscape along Fremont Boulevard.

e. Sign Lighting

Seaside Zoning Code Section 17.38.060.H: Sign Lighting, requires constant illumination and the use of lamp types that contribute to energy-efficiency. Applicant is proposing the use of internally illuminated LED lamps mounted inside of the sign panel of the pan channel letters.

FINDINGS

Exterior Building Colors

Urban Design Policy UD-2.5 of the General Plan states that City should strive to improve business districts and neighborhood character by expanding rehabilitation and revitalization activities.

Evidence: The modified colors would result in a more cohesive appearance of an existing, vacant commercial building that would result in an improved site that would enhance the character of the community.

Evidence: The proposed color palette will complement the structures and contribute to the overall aesthetic of the site. Project will also serve to provide economic development and create a quality project which would be compatible with the community commercial General Plan Land Use Designation.

Sign Permit Application No. SP-15-09

The approval of a sign permit shall require that the review authority first make the following findings:

1. The proposed signs do not exceed the standards of Sections 17.38.070: Zoning District Sign Standards and 17.38.080: Standards for Specific Sign Types and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.

Evidence: The proposed sign area and height of the letters would provide a compatible

scale to the site and building mass. The size and placement of the signs would also allow pedestrians and motorists to identify the business and provide direction for on-site traffic circulation.

2. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.

Evidence: The design of the proposed signs would compliment the scale and style of on-site features as well as adjacent properties through color, placement, and consistent design.

3. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F: Design Criteria for Signs.

Evidence: As conditioned the proposed signs and copy comply with the Design and Construction, Materials and Structure, and Street Address regulations outlined in Zoning Code Section 17.38.060.F. The proposed sign materials are durable and would comply with the requirements of Zoning Code Section 17.38.060.F.3.

FISCAL IMPACT

There are no fiscal impacts to the General Fund associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Sign Plans
 3. Attachment 1 Exhibit B - Color Samples
 4. Attachment 2 - Location Map
 5. Attachment 3 - Aerial Photo
 6. Attachment 4 - Site Photographs
 7. Attachment 5 - Color Chart Comparison
-

Conditions of Approval
File Nos. BAR-15-09 and SP-15-09
May 27, 2015

Project Specific:

SP-15-09

1. Except as modified by required conditions of approval, the plans submitted for a building permit shall substantially conform to the plans stamped "Received May 8 (sic), 2015" and approved "May 27, 2015" provided as Exhibit "A"..
2. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
3. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.
4. Permanently installed LED lighting shall not blink, flash, or be of unusually high intensity or brightness. Lighting components must be replaced within two weeks of initial malfunction.
5. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code and Chapter 17.36 (Property Maintenance).

BAR-15-09

6. Except as modified by required conditions of approval, the modified color chips shall substantially conform to the plans stamped "Received May 8 (sic), 2015" and approved "May 27, 2015" provided as Exhibit "B".

Standard:

1. The Applicant agrees as a condition and in consideration of the approval of this 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.

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. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The BAR approval is not valid until the applicant has signed and accepted the conditions of approval. Failure to sign the conditions and return them to City Hall within 15 days from the date of approval will result in the BAR approval becoming null and void.
5. The Board of Architectural Review approval shall be valid for a period of one year from the date of approval. Project approval will become null and void if a building permit is not exercised within one year from date of approval.
6. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless exempt as specified in Seaside Zoning Code Section 17.54.090.C.

BOARD OF ARCHITECTURAL REVIEW FILE NO's. BAR-15-09-02 and SP-15-09

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

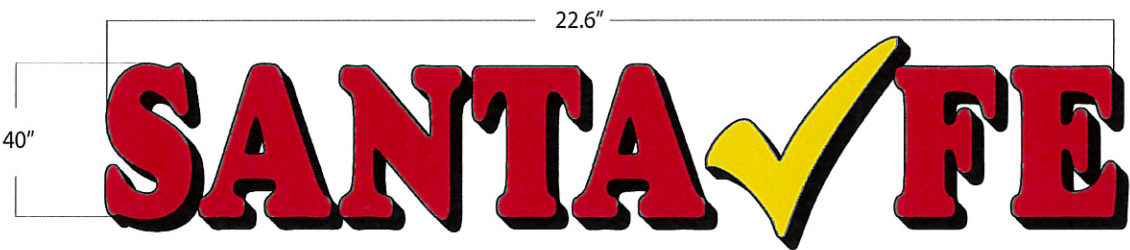
Property Owner's Signature

Date

SOUTHERN FRONTAGE – FACING PARKING LOT

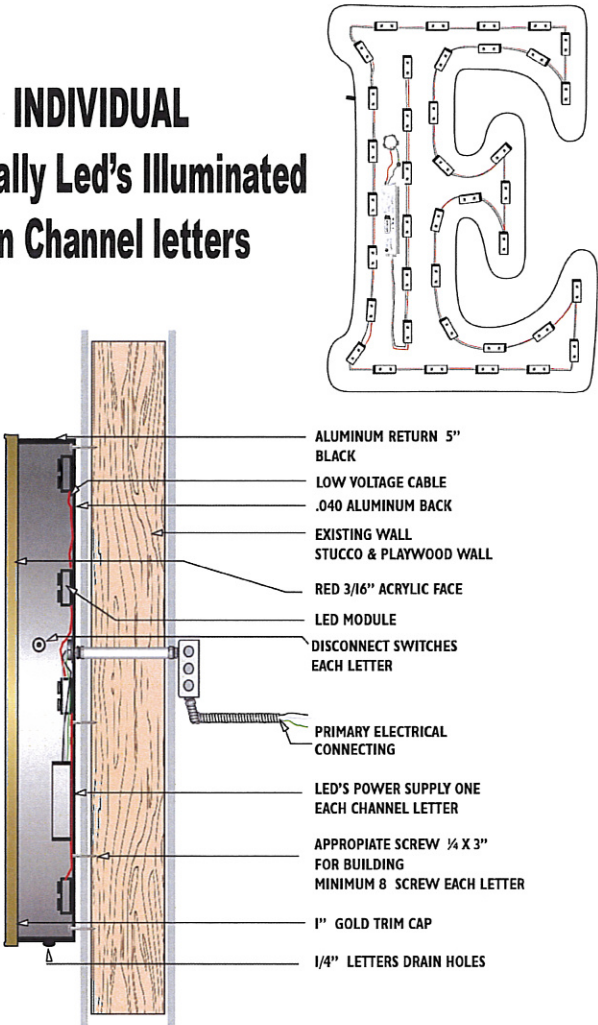
SCALE 3/16"= 1'- 0"

Total Sign Area 72.6' SQ FT



COSTUMER		ADDRESS	
SANTA FE		1712 Fremont Blvd. Seaside, CA 93955	
PHONE		SCALE	Date
		AS SHOWN	

INDIVIDUAL
Internally Led's Illuminated
Pan Channel letters



JOB DESCRIPTION

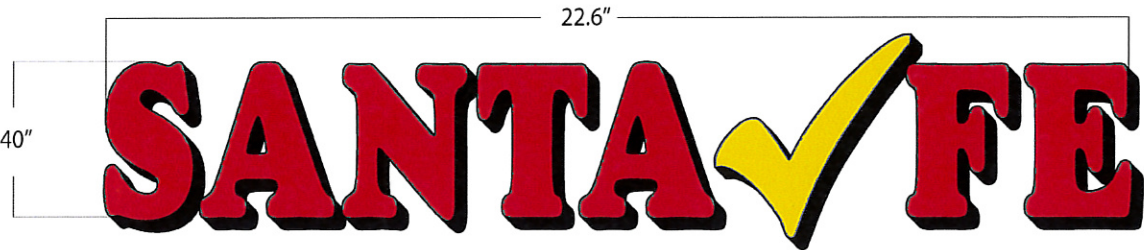
- * SANTA✓FE
- * 22' LONG BY 40" HEIGHT TOTAL SIGN AREA 72.6 SQ. FT.
- * INDIVIDUAL CHANNEL LETTERS, INTERNALLY ILLUMINATED BY RED LED'S FOR THE LETTERS, WHITE LED'S FOR THE LOGO,
- * 1 X 60 WATT LED'S POWER SUPPLY (ONE EACH LETTER)
- * FACES: 3/16 THICK RED ACRYLIC PLASTIC, WITH TRIMCAPS 1" GOLD
- * RETURNS: BLACK STD. ALUMINUM .040" - 5" DEEP

THINH DO CONSTRUCTION
794 S. First St. San Jose, CA 95113
Cal. State Lic.# 685306

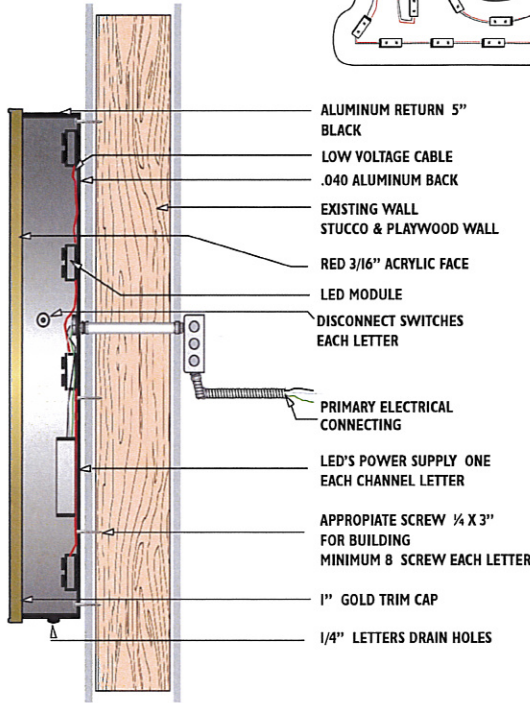
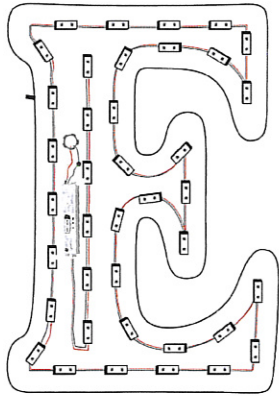
WESTERN FRONTAGE – FACING FREMONT BOULEVARD

SCALE 3/16"=1'- 0"

Total Sign Area 72.6' SQ FT



INDIVIDUAL
Internally Led's Illuminated
Pan Channel letters



JOB DESCRIPTION

- * SANTA ✓ FE
- * 22' LONG BY 40" HEIGHT TOTAL SIGN AREA 72.6 SQ. FT.
- * INDIVIDUAL CHANNEL LETTERS, INTERNALLY ILLUMINATED BY RED LED'S FOR THE LETTERS, WHITE LED'S FOR THE LOGO,
- * 1 X 60 WATT LED'S POWER SUPPLY (ONE EACH LETTER)
- * FACES: 3/16 THICK RED ACRYLIC PLASTIC, WITH TRIMCAPS 1" GOLD
- * RETURNS: BLACK STD. ALUMINUM .040" - 5" DEEP

COSTUMER	ADDRESS	
SANTA FE	1712 Fremont Blvd. Seaside, CA 93955	
PHONE	SCALE	Date
	AS SHOWN	

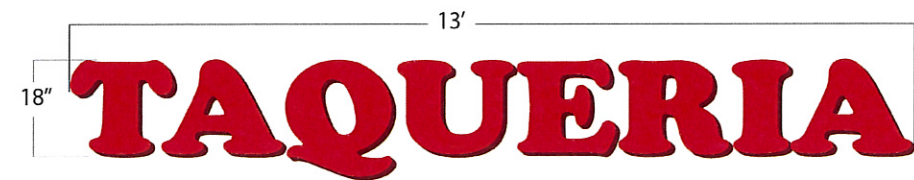
THINH DO CONSTRUCTION

794 S. first St. San Jose, CA 95113

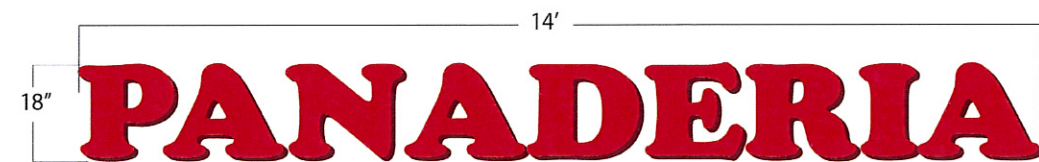
Cal. State Lic.# 685306

ANCILLARY SIGNAGE SOUTHERN FRONTAGE – FACING PARKING LOT

Total Sign Area 19.5’ SQ FT

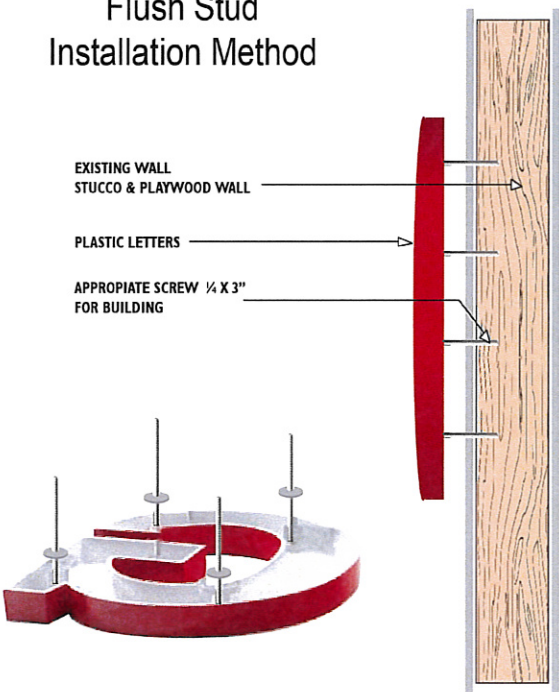


Total Sign Area 21’ SQ FT



**INDIVIDUAL
Non Illuminated
Plastic letters**

Flush Stud
Installation Method



JOB DESCRIPTION

- * TAQUERIA 18" X 13' TOTAL SIGN AREA 19.5 SQ FT
- * PANADERIA 18" X 14' TOTAL SIGN AREA 21 SQ FT
- * INDIVIDUAL NON ILLUMINATED PLASTIC LETTERS
- * FLUSH STUD INSTALLATION METHOD

COSTUMER		ADDRESS	
SANTA FE		1712 Fremont Blvd. Seaside, CA 93955	
PHONE		SCALE	Date
		AS SHOWN	

THINH DO CONSTRUCTION
794 S. First St. San Jose, CA 95113
Cal. State Lic.# 685306

Color Chip Samples

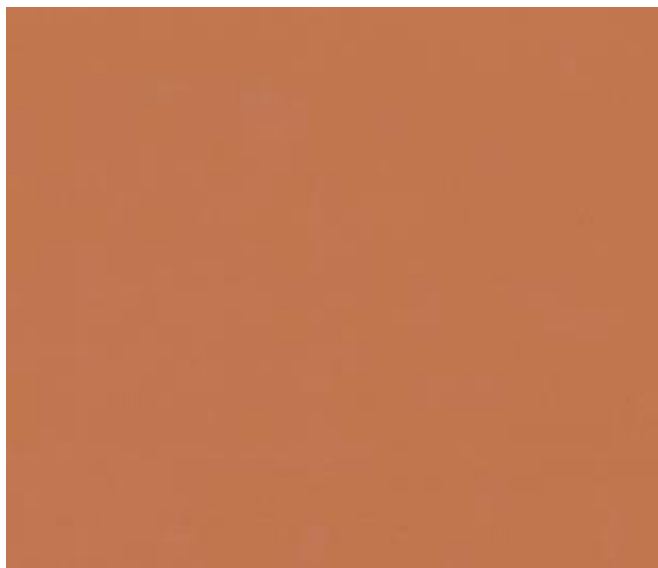
West Warwick - Kelly Moore

Proposed Body Color on portico projection

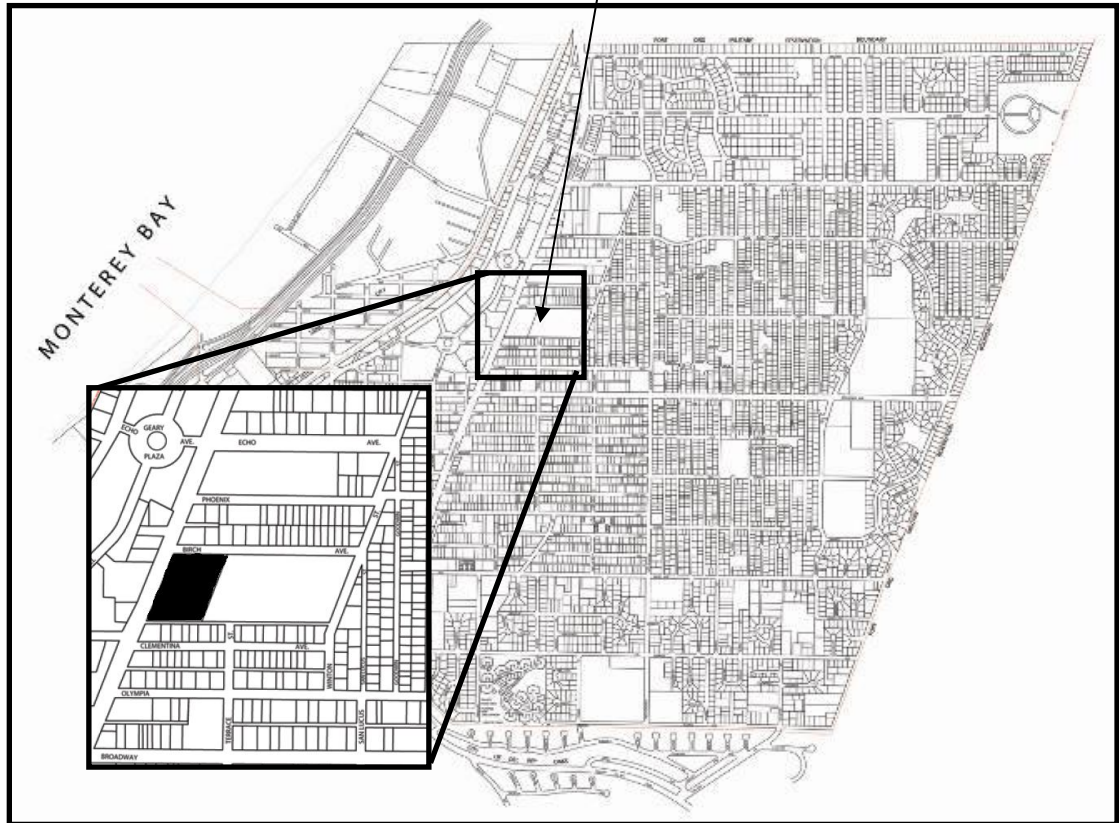


Timeworn Terracotta – Kelly Moore

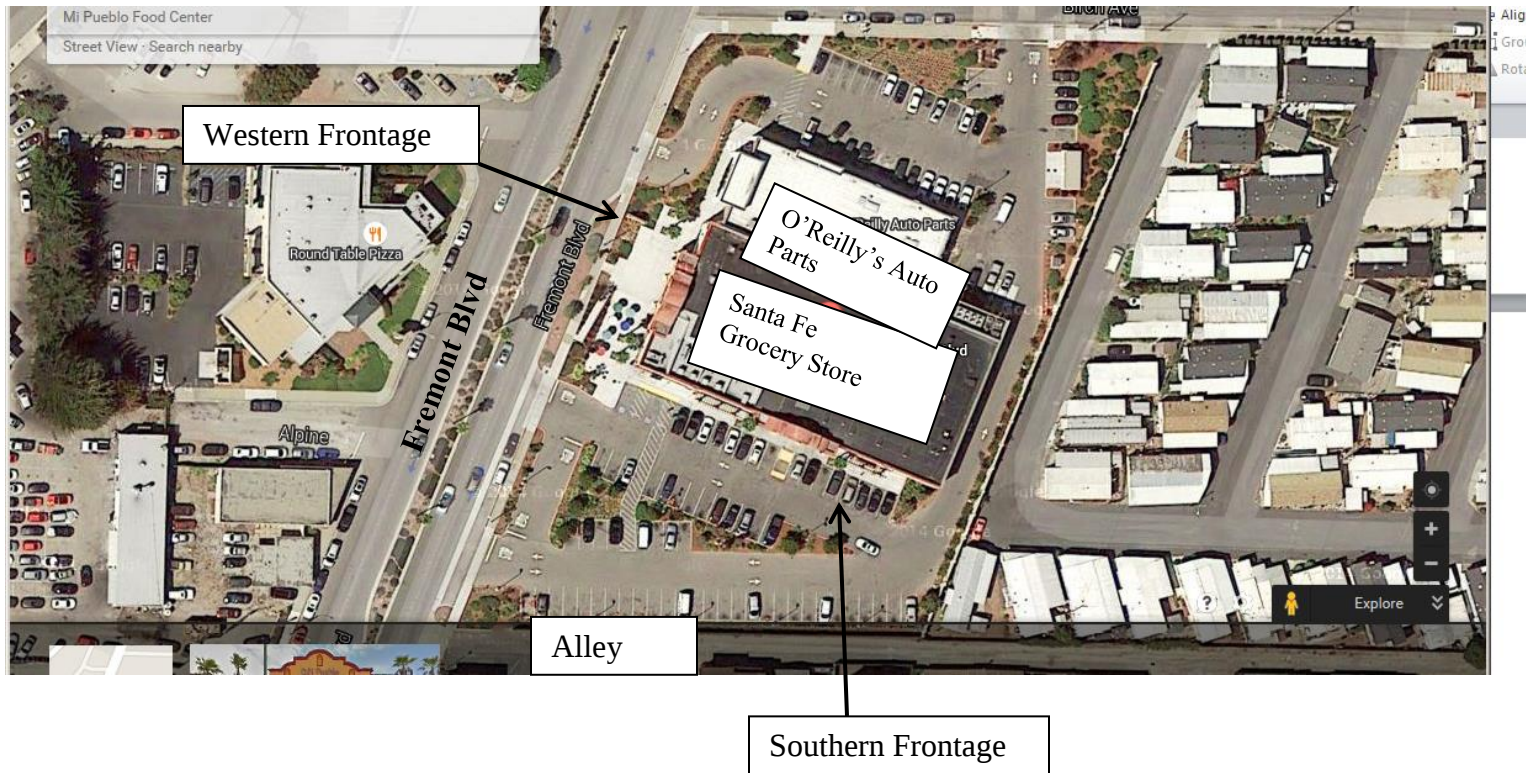
Proposed metal roof and molding color



Location Map

Project Site: 1712-1720 Fremont Boulevard

Project Site



View looking southeast from Fremont Boulevard



View looking south from Birch Street



View looking northeast from Fremont Boulevard



View of portico projection facing Fremont Boulevard on western frontage



View of portico projection facing parking lot on southern frontage



Exisitng – Color Scheme

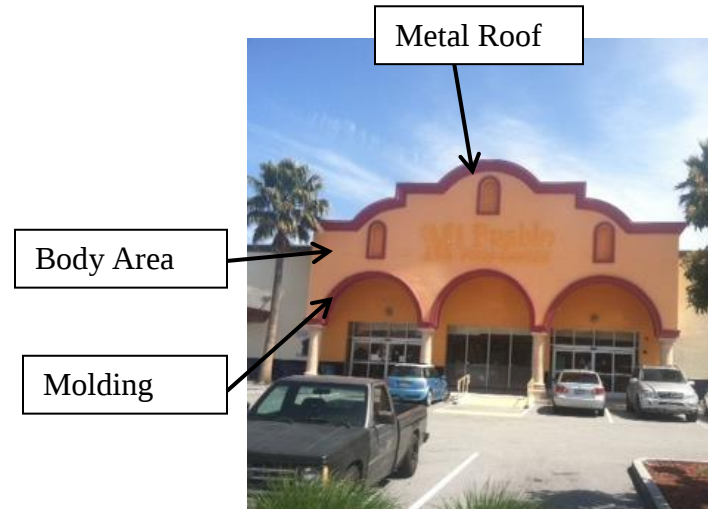
Body Area - Florida Gold Pratt Lambert



Molding - Cranberry Pratt Lambert



Metal Roof - Cranberry Pratt :Lambert



Proposed Color Scheme

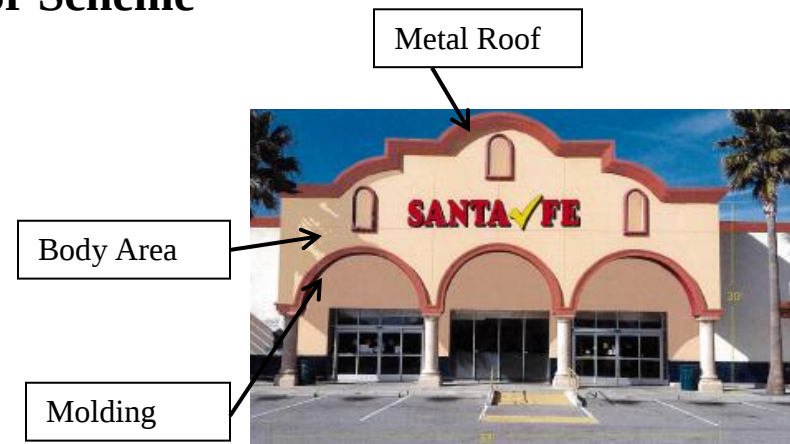
Body Area – West Warwick Kelly Moore



Molding - Timeworn Terracotta Kelly Moore



Metal Roof - Timeworn Terracotta Kelly Moore





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: May 20, 2015

SUBJECT: **Board of Architectural Review Application No. BAR-15-07.** Jack Paquin, applicant, and Doyle Turner, property owner, request design approval for a Board of Architectural Review application consisting of a 624 square foot second story addition to an existing single family residence. The subject property is located at 1122 Sunnyhill Court in the Single-Family Residential (RS-8) Zoning District (APN: 012-402-056). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.

PURPOSE

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

RECOMMENDATION

Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

The applicant is proposing to construct a second story addition to an existing single-story single family residence. The Seaside Zoning Code requires that the proposed second story addition receive approval from the Board of Architectural Review.

SITE LOCATION AND DESCRIPTION

Sunnyhill Court is a loop street that intersects Kimball Avenue west of Highland Street. The project site is located near the northern section of the loop. The 7,784 square foot pie shaped parcel has side lot line dimensions of 156 feet along the southwest property line and 93 feet along the east property line. The rear lot line extends 126 feet along the north property line. The lot is fairly level and was developed in 1960 with a 1,248 square foot single-story house. The existing house has three bedrooms and two baths and an attached two car garage. The smooth stucco exterior is highlighted with red brick steps at the entry. The light green/grey house has white vinyl windows and trim. The house has a grey asphalt shingle roof with a 4 in 12 pitch and gable ends.

In March of 2014 the applicant completed a 273 square foot freestanding raised wood deck located to the rear of and five feet from the existing residence. An open exterior stairway provides access to this 9 foot high wood structure. The existing deck railings have clear glass panels. The remainder of the lot has several patio areas that are complemented with low landscaping. A 6 foot wood fence is built along the side and rear property lines. The neighborhood is a mixture of one and two-story single family homes. Four homes in the neighborhood have constructed second story additions.

Figure 1: Project Site Adjacent Land Uses

	NW	N	NE	
	Single-Family Residential	Single-Family Residential	Single-Family Residential	
W	Single-Family Residential	Project Site	Single-Family Residential	E
	Single-Family Residential	Single-Family Residential	Single-Family Residential	
SW		S		SE

PROJECT DESCRIPTION

The existing 1,248 square foot single-family house consists of three bedrooms, two baths, kitchen, dining area, and living room. A two-car garage is attached to the front of the house.

The applicant proposes to add a 624 square foot second story addition to the existing house. The proposed addition will consist of a new master bedroom, master closet, and master bath. The addition will be located over the bedroom portion of the house, behind the existing garage. Access will be gained by the construction of a new interior stairway which will take the place of a downstairs bedroom located near the front door. A small hall closet will be located at the top of the stairs. Two dormers will be introduced on the front of the addition. The dormers will extend one foot beyond the face of the addition. Each dormer will have a gable end and a 4 foot by 4 foot operable (slider) window. Both dormers have a fixed arched window over the operable square window. One dormer serves the master bedroom and the other dormer will be over the new stairway. The proposed asphalt shingle roof will have a 6 in 12 pitch with gable ends that match most of the existing roofs in the neighborhood. The existing garage roof will be changed

from a gable end to a hip roof. Although different from the other roof types, the hip end will help soften the approach to the house and will introduce variety to the streetscape of the neighborhood.

The 26 foot by 27 foot addition will line up with the existing perimeter walls of the house at the rear, the side, and the front wall common with the garage. The existing 20 inch first story eave will continue from the front of the house to the rear of the house at the side elevation to provide a break in this two story element. The front of the house has the two dormers while the rear of the house is broken up with the existing two-story deck. Subsequent to this application, the applicant will be requesting Use Permit approval from the Planning Commission to attach the existing deck to the house via a five foot long by twelve foot wide bridge exiting from the master bedroom onto the existing deck.

STAFF ANALYSIS

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design. The proposed plans present a match with the existing house and will create its own character while respecting the scale and materials of the neighborhood.

The City of Seaside Single Family, Residential Design Guidelines have been followed with particular attention being paid to:

- I. Site Planning – the retention of drought-tolerant and low water usage-intensive plants and garden material, and;
- II. Mass and Scale – stepping down the building height toward the street through the use of a hip roof on the garage, and;
- III. Architectural Features – the architectural character continues on all elevations. The front brick entry porch is maintained and remains a dominant element. Dormers are introduced to provide interest and also provide a functional element to the design. The use of materials and design is consistent throughout the residence.

FINDINGS

1. The proposed use is allowed within the applicable zone and complies with all other applicable

provisions of this Zoning Ordinance and the Municipal Code;

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 624 square foot second story master bedroom addition to the existing single family residence.

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.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

- Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
- Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a second-story addition to an existing 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.

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 a 7,784 square-foot parcel that complies with the minimum lot size of 5,500 square feet in the RS-8 zoning district. Access is provided off of Sunnyhill Court by a 16 foot wide driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had general comments that are included as

conditions of approval.

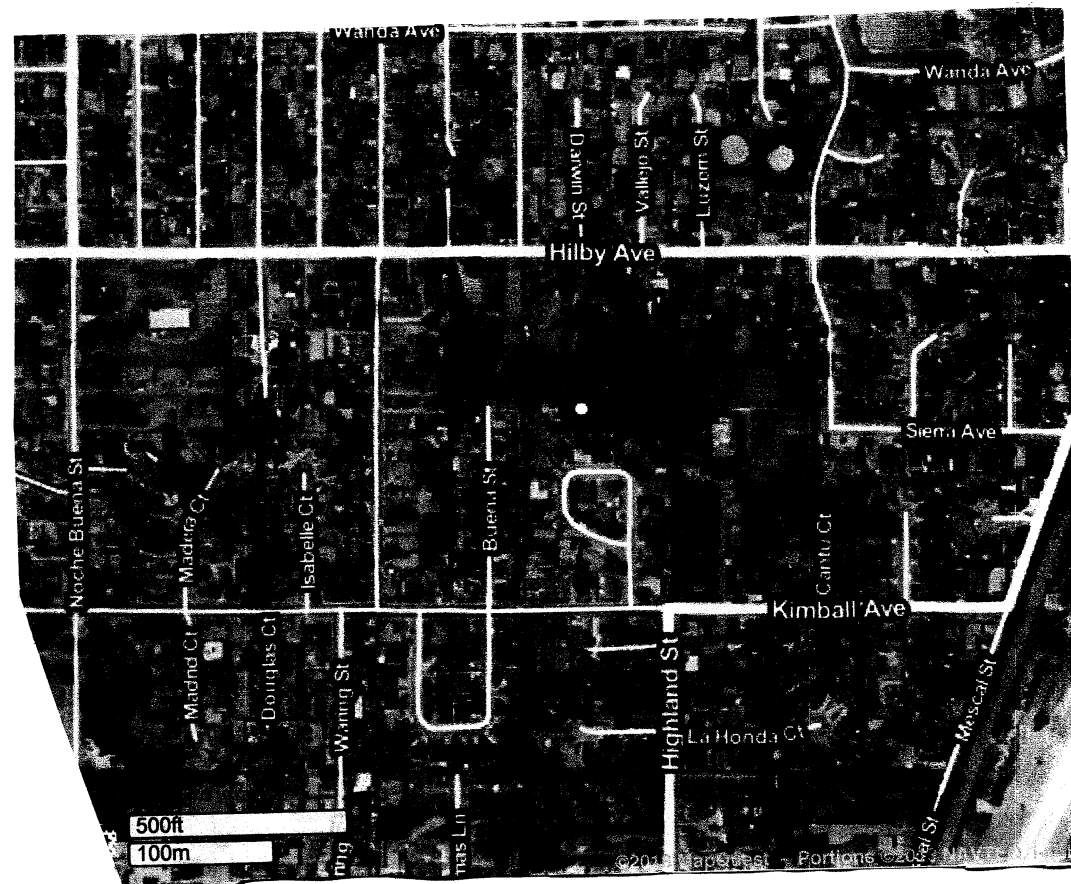
ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1), Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet.

Evidence: The proposed addition to an existing structure is less than 2,500 square feet.

ATTACHMENTS

1. Att. 1 - Conditions of Approval
 2. Att. 1 Exhibit "A" - Project Plans
 3. Att. 2 - Vicinity Map
 4. Att. 3 - Site Photos 1
 5. Att. 3 - Site Photos 2
 6. Att. 3 - Site Photos 3
-



VICINITY MAP

PROJECT ANALYSIS

2ND STORY ADDITION TO EXISTING S.F.R.

LOT COVERAGE:

- EXISTING COVERAGE - 2211 $\pm$
- PROPOSED COVERAGE - ϕ
- TOTAL LOT COVERAGE - 2211 $\pm$
- LOT AREA - $\approx$ 7789 $\pm$

FLOOR AREA:

- EXISTING FLOOR AREA - 1248 $\pm$
- PROPOSE FLOOR AREA - 624 $\pm$ *
- TOTAL FLOOR AREA - 1872 $\pm$
- * INCREASE OF 49.8 %

PARKING:

- 2 - COVERED
- 2 - IN DRIVEWAY

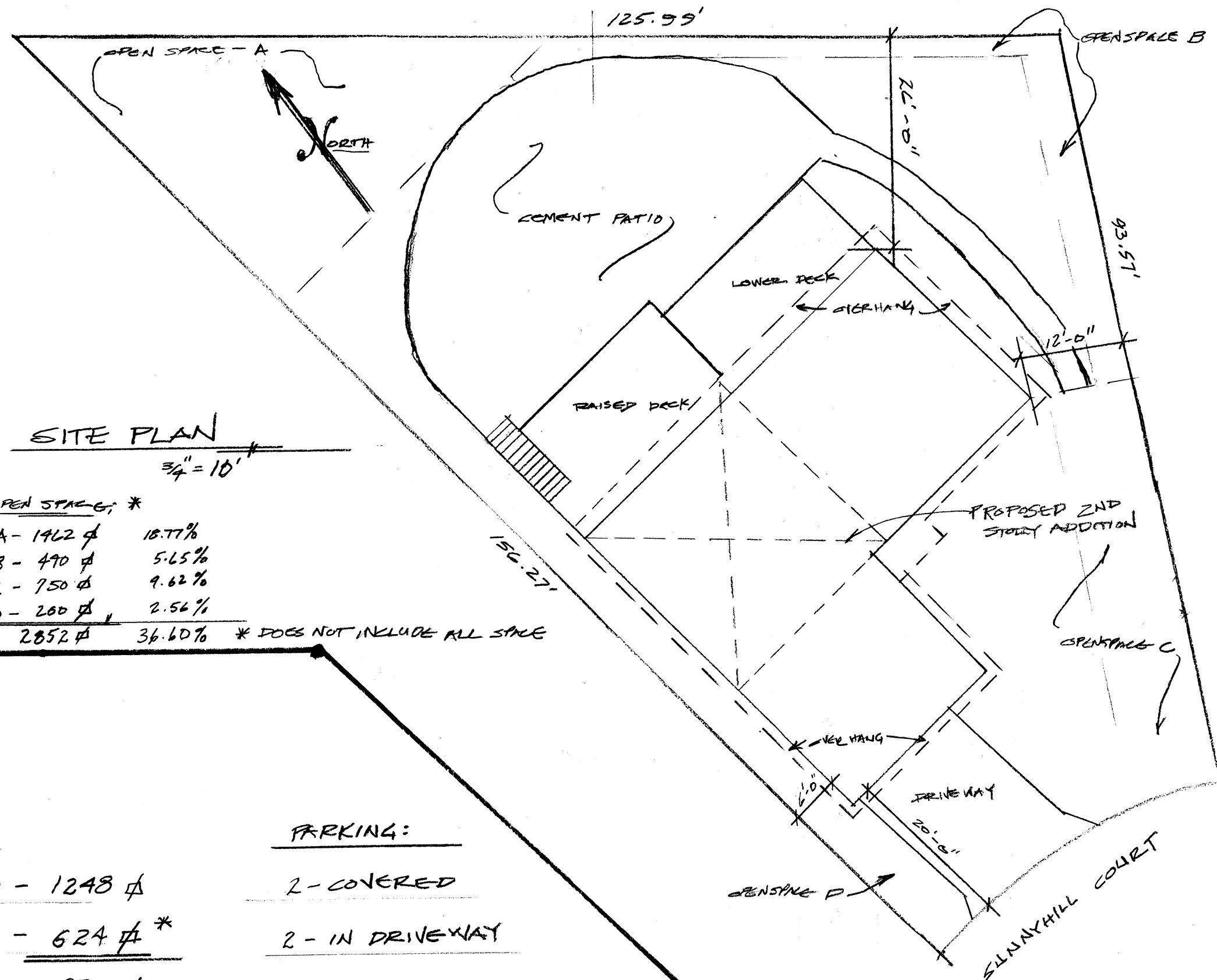
NO TREES TO BE REMOVED

SITE PLAN

$\frac{3}{4}'' = 10'$

OPEN SPACE: *

- | | |
|----------------|--------|
| A - 1462 $\pm$ | 18.77% |
| B - 470 $\pm$ | 5.65% |
| C - 750 $\pm$ | 9.62% |
| D - 200 $\pm$ | 2.56% |
| 2852 $\pm$ | 36.60% |
- * DOES NOT INCLUDE ALL SPACE



INDEX

- 1 - SITE PLAN / FRONT ELEV.
- 2 - 1ST & 2ND STORY FLOOR PLAN
- 3 - BACK & SIDE ELEVATIONS
- 4 - ROOF PLAN



FRONT ELEVATION $\frac{1}{4}'' = 1'$

OWNER:

MR. & MRS. TURNER

1122 SUNNYHILL CT, SEASIDE, CA.

(APN 12-902-056)

PROPOSED: 2ND STORY ADDITION
574 SQ. FT.

ENGINEER:

ALEX OTT, SEASIDE, CA
DESIGN & DRAWN BY:
(831) 915-2026 JACK PAOLINI



FRONT ELEVATION 1/4" = 1'
EXISTING



FRONT ELEVATION 1/4" = 1'
PROPOSED

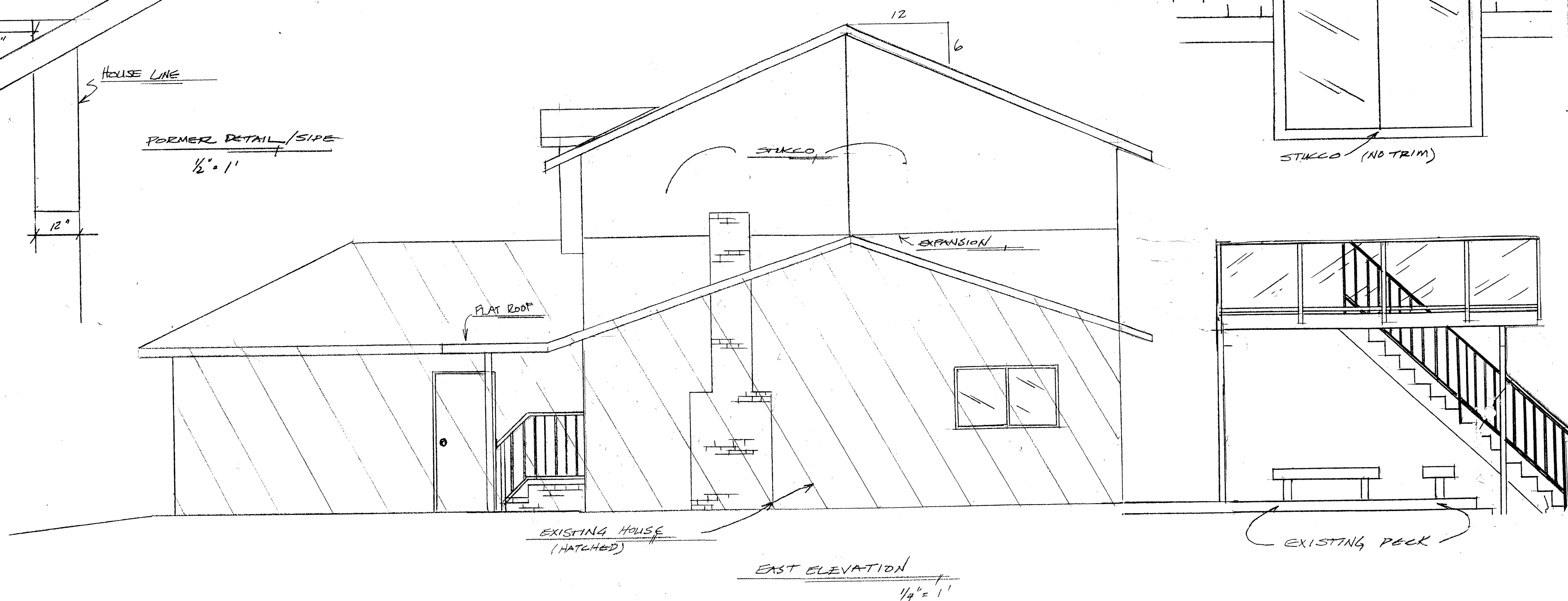
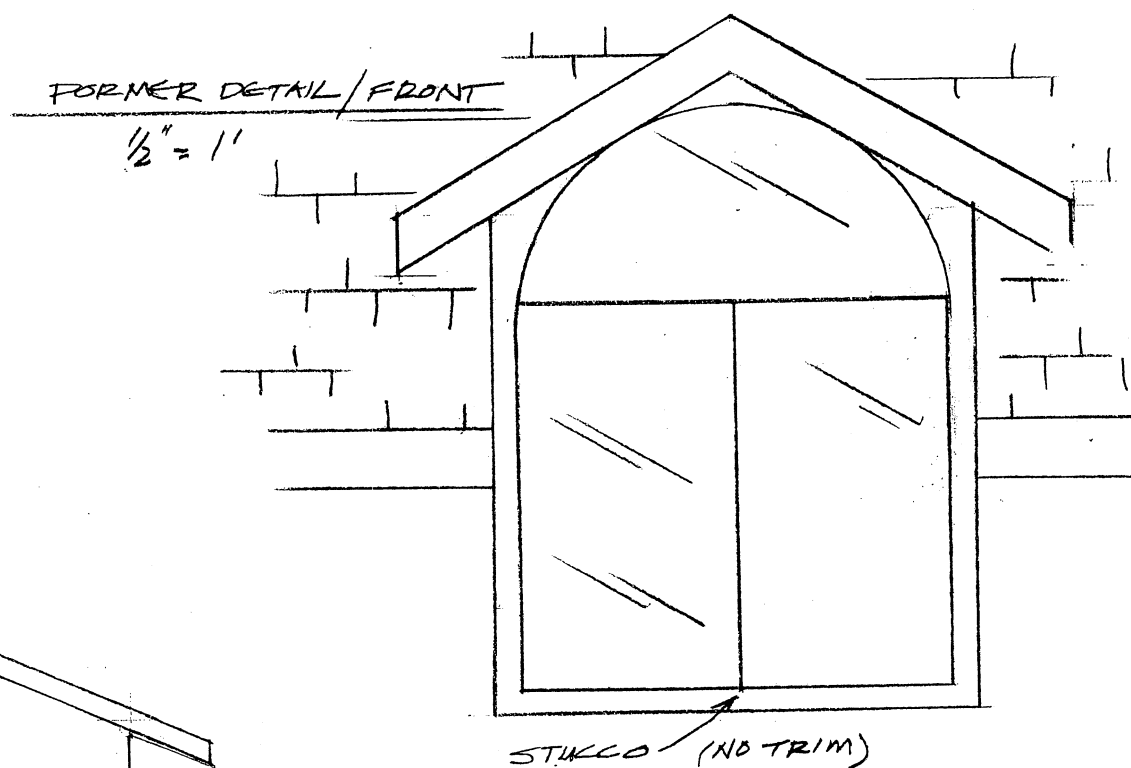
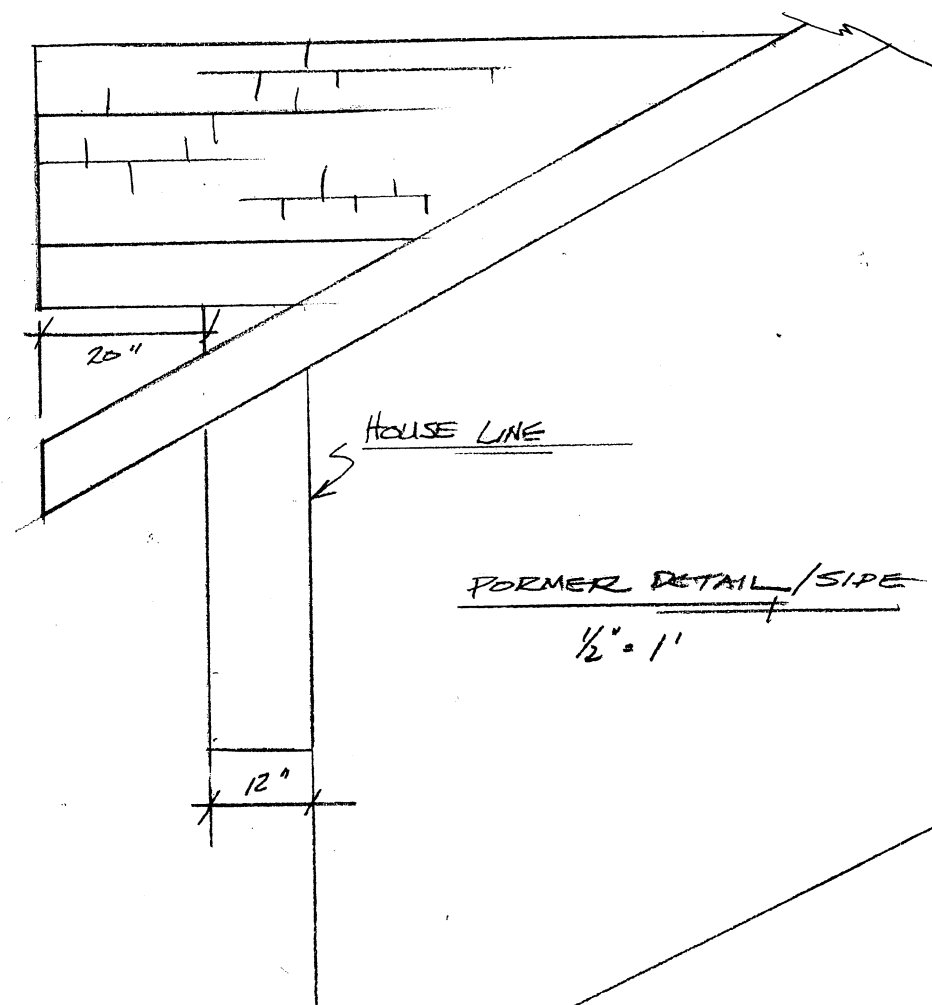
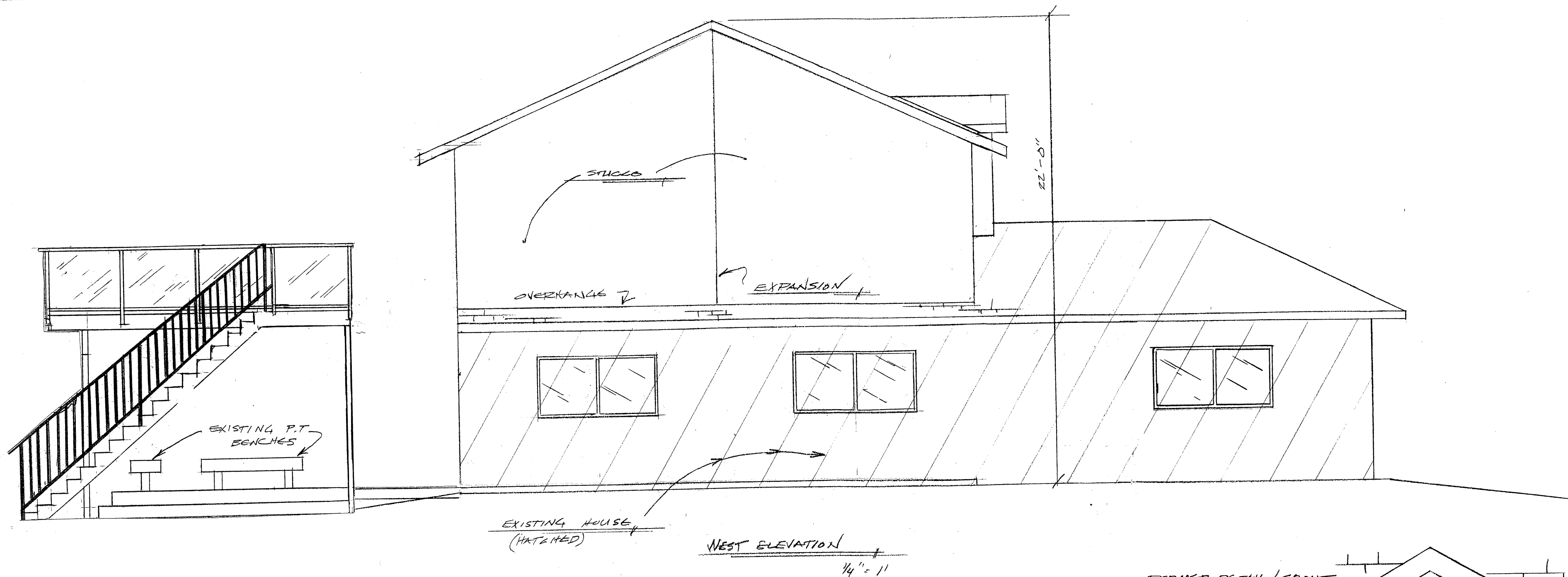
ENGINEER

ALEX OTT, SEASIDE, CA
DESIGN & DRAWN BY: JACK PAOLIN
(831) 915-2026

PROPOSED: 2ND STORY ADDITION
574 SQ. FT.

(APN 12-402-056)

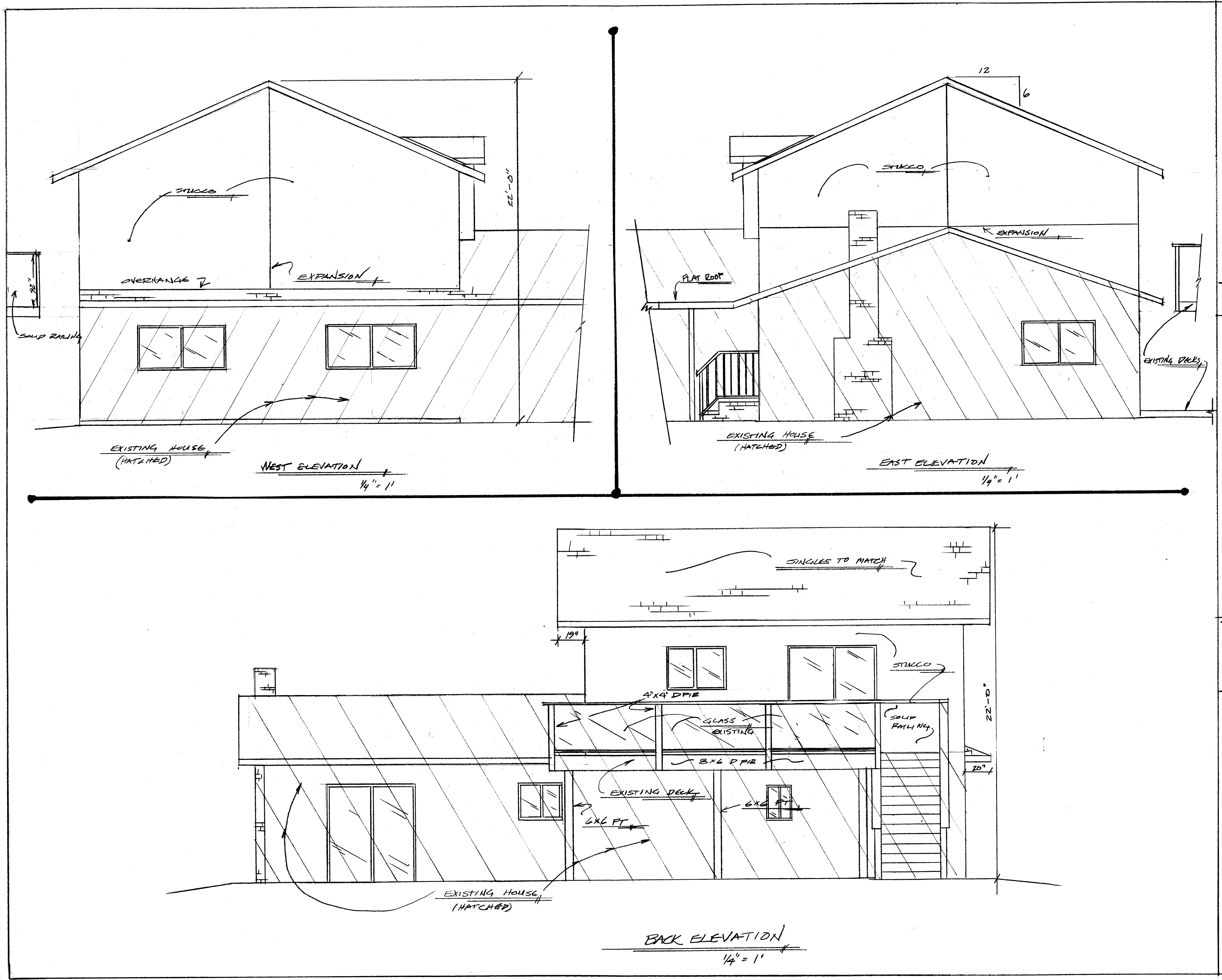
OWNER:
MR. & MRS. TURNER
1122 SUNNYHILL CT, SEASIDE CA.



ENGINEER: ALEX OTT, SEASIDE, CA
DESIGN & DRAWN BY: JACK PAOLIN
(831) 915-2024

PROPOSED: 2ND STORY ADDITION
574 SQ. FT.

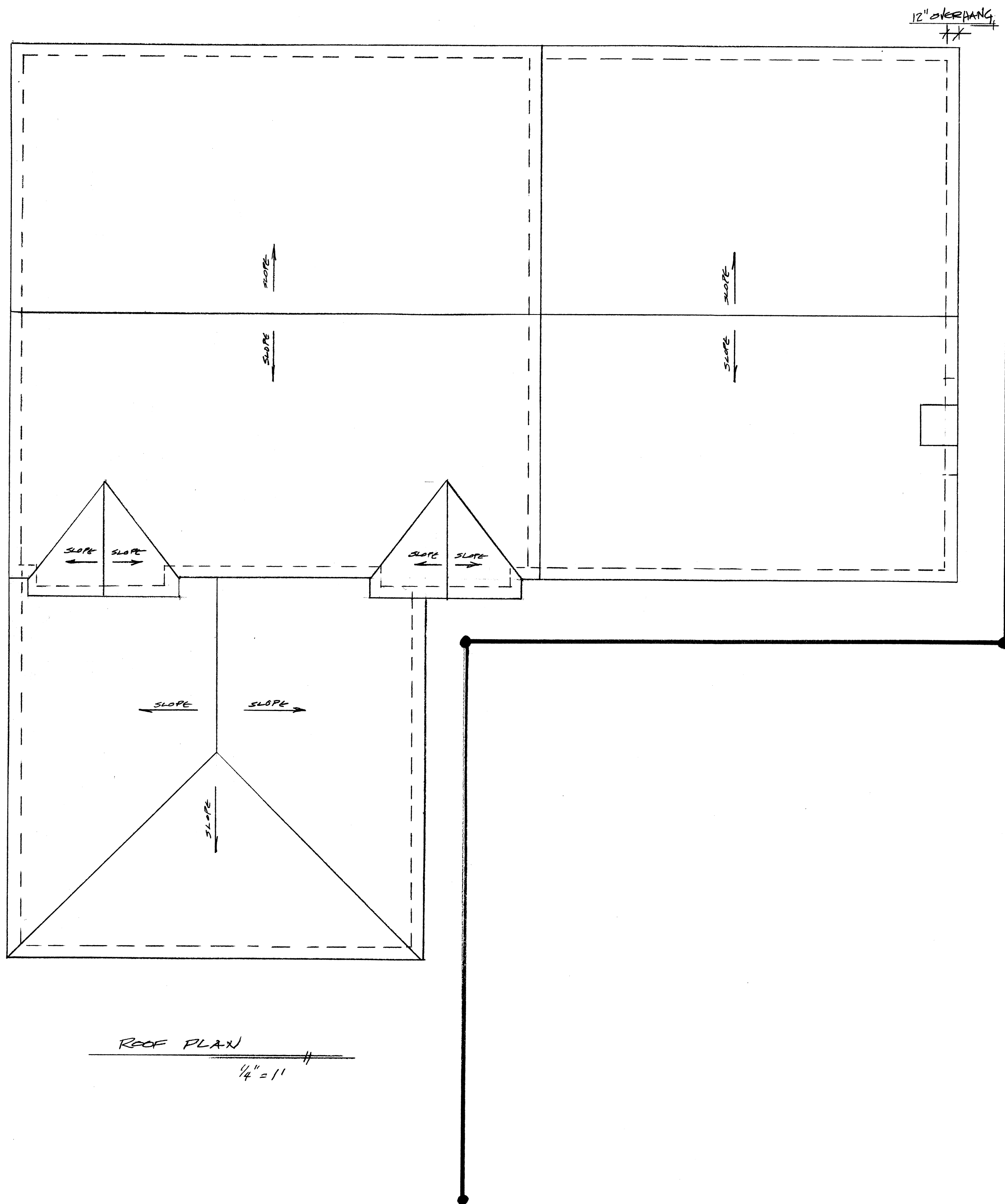
OWNER: MR. & MRS. TURNER
1122 SUNNYHILL CT, SEASIDE, CA.
(APN. 12-402-056)



OWNER: MR. & MRS. TURNER
1122 SUNNYHILL CT., SEASIDE, CA.
(APR. 12-902-056)

ENGINEER: ALEX OTT, SEASIDE, CA.
DESIGN & DRAWN BY: (831) 915-2021 JACK PAOLIN

PROPOSED: 2ND STORY ADDITION
574 SQ. FT.



OWNER:



MR. & MRS. TURNER

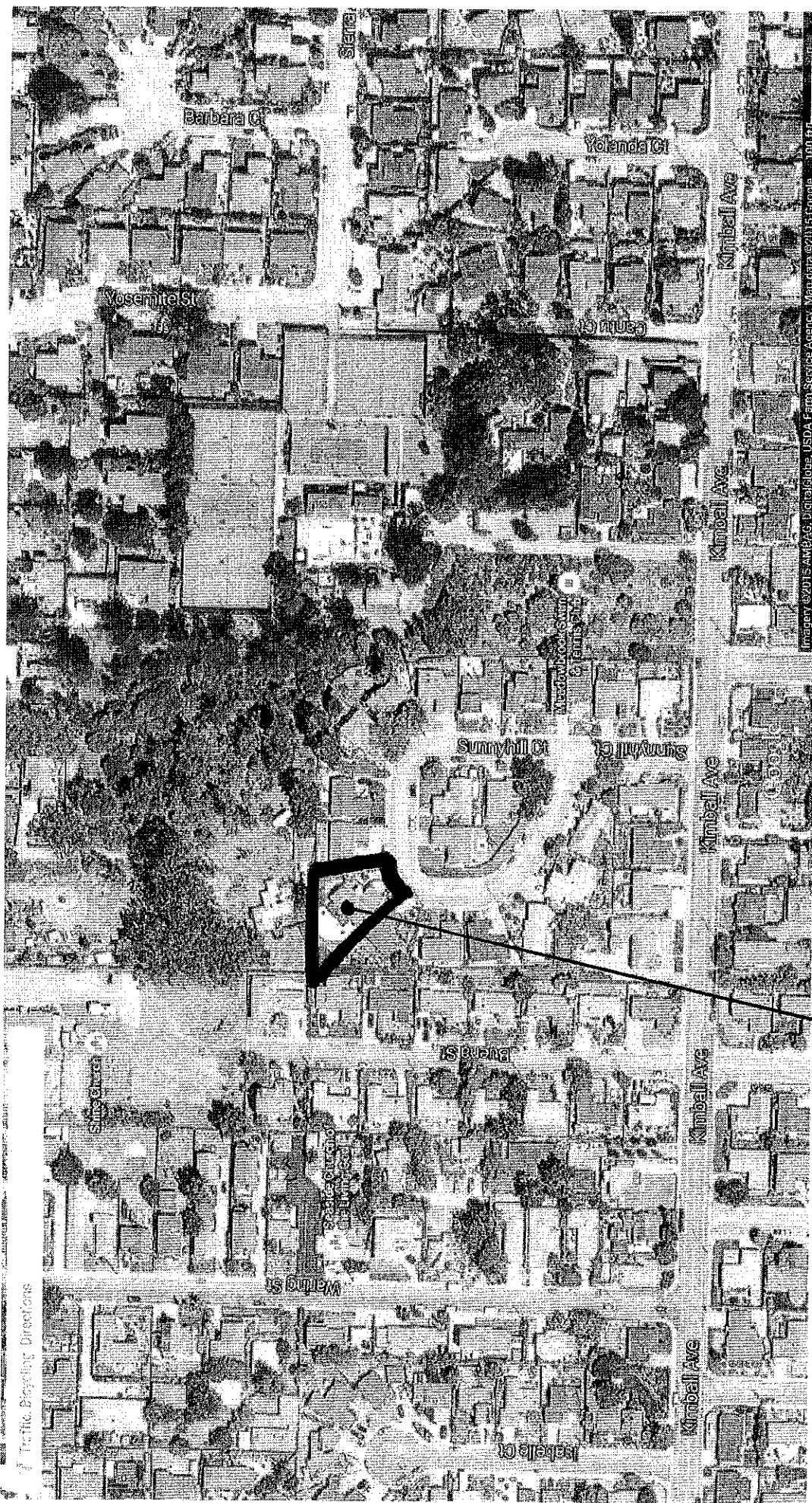
1122 SUNNYHILL CT, SEASIDE CA.

(APR. 12. 2022-056)

PROPOSED: 2ND STORY ADDITION
574 SQ. FT.

ENGINEER:

ALEX OTT, SEASIDE, CA
DESIGN + DRAWN BY:
(831) 915-2026 JACK PAOLINI



Location Map: 1122 Sunnyhill Court

Site Photograph



Front of house showing flagging

Site Photographs



Side of house showing existing deck and flagging for addition



Rear of house showing existing deck and flagging for addition

Site Photographs



Second story houses in the neighborhood



Second story additions in neighborhood

Conditions of Approval
File No. BAR-15-07
May 27, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Proposed 2nd Story Addition” stamped as received on May 8, 2015, as and approved on May 27, 2015.
2. Prior to the issuance of a Building Permit, the applicant will secure a Use Permit from the Planning Commission for the exterior stairs leading to the second floor deck at the rear of the house.

Building:

3. Project will require a geotechnical report, engineering calculations, CALGreen, T24 Energy compliance and a separate permit for fire sprinklers if required.

Fire Department:

4. Compliance shall be maintained with the requirements for an automatic fire sprinkler system as deemed necessary by the Building Official. If deemed necessary, the project plans shall have “Fire Department Notes” that spell out the fire sprinkler requirements to the satisfaction of the Fire Chief and the Building Official.

Public Works:

5. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.
6. For all new concrete or impervious surfaces, please follow the standard conditions of approval. No drainage is allowed onto adjacent properties.
7. Per Seaside Municipal code Section 8.46 any proposed project must implement stormwater best management practices during construction.
 - a. Applicant to complete Stormwater Project Information form.
 - b. Building permit plans to include erosion and sediment control plan.
 - c. Building permit plans shall include table of existing site impervious area (measured in square feet) and proposed site impervious area. Building permit plans shall clearly identify existing and proposed impervious areas.
8. Per 15.32.170 of the Seaside Municipal Code, post-development peak storm water *runoff* rates shall not exceed predevelopment rate.
 - a. Applicant may complete standard S-480 or submit equivalent engineering design to infiltrate storm water onsite. Show on plans location of infiltration of storm water runoff.

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 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.

9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-07

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

