



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 17, 2018
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

Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	Board Member

3. **FIELD TRIP - (Board of Architectural Review meeting will reconvene in City Hall after field trip)**

The Board of Architectural Review will conduct a field trip to 1536 Noche Buena Street, Seaside to review Agenda Item 8A. The Board of Architectural Review will depart from the parking lot in front of City Hall at 5:30 PM.

4. **ELECTION OF OFFICERS**

A. ELECTION OF OFFICERS FOR REMAINDER OF 2018 CALENDAR YEAR

PURPOSE & RECOMMENDATION: As required by the Seaside Municipal Code, the Board is to nominate and elect officers for the remainder of 2018. It is recommended that the Board of Architectural Review elect a Chair and Vice-Chair for the remainder of the 2018 calendar year.

5. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

6. **PUBLIC COMMENT**

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

7. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 2018 REGULAR MEETING**

8. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-08. GREGORY MEUERS AND LIZETTTE BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

9. **REPORTS FROM BOARD MEMBERS**

10. **REPORTS FROM STAFF**

11. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
November 7, 2018
Seaside City Hall
5:30 PM

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

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

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

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

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



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, September 5, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 PM.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Ventimiglia, Mori, Khalsa, Mitchell

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE AUGUST 1, 2018 REGULAR MEETING.**

On motion by Board Member Mitsugu Mori and seconded by Board Member Bani Khalsa, and passed by the following vote, the Board of Architectural Review approved the August 1, 2018 regular meeting minutes.

RESULT: **Approved**

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

NOES: None

ABSENT: None

6. **BUSINESS ITEMS**

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

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation

for the project requesting design review approval for the landscaping and trash enclosure associated with the construction of a new two-story, 6,393 square-foot commercial building located at 307 Roberts Avenue in the Heavy Commercial (H) Zoning District. Presentation included: Location Map, Background, Site Plan, Trash Enclosure, Landscaping, Elevations, Floor Plan; staff recommended approval as submitted. Steve Mickle represented the application. Board had questions that were answered by Mr. Mickel.

On motion by Board Member Mitsugu Mori and seconded by Board Member Bani Khalsa, and passed by the following vote, the Board of Architectural Review approved the design for the landscaping and trash enclosure associated with the construction of a new two-story 6,393 square-foot commercial building located at 307 Roberts Avenue.

RESULT: **Approved**

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

NOES: None

ABSENT: None

7. REPORTS FROM BOARD MEMBERS

Board member Mori spoke on the West Broadway landscaping stating that it is looking really nice, but the rest of the City's landscape medians and open space areas need some attention. He commented that Fremont Boulevard is the main thoroughfare for Seaside not Broadway and that he would like for the City to look into its maintenance. Mr. Medina responded by saying that we can draft a letter for the Board to the City Council requesting that they provide some consideration for Fremont Boulevard. Board member Mori stated that he is also willing to donate his time to come up with a plan to fix it. Mr. Medina mentioned that this is something City staff can add it to the Boards annual work plan.

8. REPORTS FROM STAFF

Mr. Medina reported that the City is actively working on getting the EIR's for the General Plan and the Campus Town Specific Plan out for public review within the next 30-45 days.

9. ADJOURNMENT

On motion, the meeting was adjourned at 5:53 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Vice Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.A.

TO: Board of Architectural Review

BY: Gloria Stearns, Economic Development Manager

DATE: October 17, 2018

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-08. GREGORY MEUERS AND LIZETTTE BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PURPOSE & RECOMMENDATION

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

BACKGROUND

On October 21, 2009, the Board of Architectural Review acted to approve Architectural Review Application No. BAR-09-19 for the construction of the existing two-story Mediterranean style house. A rooftop deck was built above the garage on the north side of the dwelling and is accessed from an exterior stairway at the rear of the site and the adjoining second story master bedroom. The applicant is now proposing to expand the master bedroom with the construction of a 216 square foot sunroom addition over the existing deck. The area of the addition would encompass the floor area beneath an existing open air trellis structure which was constructed as part of the original house design. The new addition would be constricted with a flat roof to match the existing trellis structure. The trellis structure is superimposed on the project plans to demonstrate where the new roof design will match the trellis ridge.

In April of 2018, the Board of Architectural Review approved a second story addition for a similar addition witch instead consisted of using a hip roof design as the primary difference. An appeal of the Board decision was filed by two property owners on Kenneth Street who cited that

the loss of views from the proposed addition as seen from their second story floor area would result in a detrimental effect to the value of their property and would not respect the policies of the Seaside General Plan related to the protection of views. While under review with the Planning Commission, the property owners elected to withdraw the application.

SITE LOCATION AND DESCRIPTION

The project site is approximately 4,687 square feet in area and is currently developed with a 1,431 square foot two-story, single-family residence with an attached two car garage. Surrounding land uses are primarily single-family and multi-family dwellings of both one and two-stories. Commercial development on Broadway Avenue is located to the north (see Attachment 2 - Vicinity Map). Site photos are provided as Attachment 3.

PROJECT DESCRIPTION

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

The applicant proposes to add a 216 square foot sunroom addition off of the master bedroom. The existing open trellis located on the deck will be removed. The sunroom addition will extend nine feet ten inches from the bedroom wall onto the open deck. The exterior finish of the addition will match the stucco walls and dual pane vinyl windows. The roof will consist of a flat design to match the height of the existing trellis structure. The new structure will maintain a wood fascia with corbel rafter tails to maintain the appearance of the existing trellis look. The exterior earth tone color scheme will continue on the proposed addition. The northerly half of the existing deck will remain open. A pair of French doors will open from the sunroom to the deck area. An open metal railing system will be incorporated into the perimeter of the open deck. (See Attachment 1, Exhibit "A" – Project Plans and Attachment 4 - Colors)

ENVIRONMENTAL DETERMINATION

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

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

STAFF ANALYSIS

Residential Development Regulations

The proposed project conforms to all applicable residential development standards of the RS-12 (Single-Family Residential) Zoning District, including required property setbacks (no change), maximum floor area ratio (35% proposed, 45% allowed), site coverage (no change), and height (19.5 feet is proposed which is less than the maximum 24 foot allowed).

Design Criteria

Seaside Zoning Code Section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), Attachment 5, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

II.A.i. The physical size and mass of the project should be proportional to the lot size.

Evidence: The proposed Floor Area Ratio (FAR) is 35%. The height of the proposed addition continues the 24 foot ridge height of the existing building. The maximum allowed height is 24 feet.

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

Evidence: The second story addition continues the Mediterranean style architecture of the existing structure. The extension over the open deck helps balance the mass of the second story over the first story.

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

Evidence: It is not appropriate to step back the second floor addition in this Mediterranean style home. The addition is in line with the architectural style of the existing residence and will maintain the visual character of adjoining properties views of the Monterey Bay.

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

Evidence: The second story addition continues the features and materials (stucco, vinyl windows, corbel rafter tails) in the design to match the Mediterranean appearance of the dwelling.

III.A.v. To the extent feasible, the architectural character established for the street facing

elevations should continue on all elevations.

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

PUBLIC COMMENT

Staff has received a comment from the neighbor at 1540 Kenneth Street indicating that they would prefer the exterior walls to be completely framed with windows to preserve views that she now enjoys of the Monterey Bay.

Per the SMC, the project has been staked and flagged at least 14 days prior to the October 17, 2018 BAR meeting to identify the perimeter of the proposed construction. The General Plan provides the following guidelines with respect to Streetscapes/View sheds and land use compatibility:

- Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.
- Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.
- Implementation Plan UD-3.1.1: View Protection and the BAR. Continue to require all additions that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the BAR for design approval. When feasible, require project site redesign, modified landscaping, or reduced building heights to avoid obstruction of private views.
- 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.

A photo showing the view of the Monterey Bay from 1540 Kenneth Street is provided as Attachment 6. The exhibit contains two images that have been marked up to show how the addition would have looked like with the original hip roof design and how the addition now looks like with a flat roof design. Per the representation of plans using the ridge of the existing trellis as the new roof line, City staff finds that the revised project will preserve views of the Monterey Bay while allowing for a continuity of design in compliance with the Zoning Code and the Single Family Residential Design Guidelines.

FINDINGS

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

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

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

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

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

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

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

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

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

Evidence: The site is an existing residence in the RS-12 zoning district. Access would be provided from Noche Buena Street by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had no comments regarding the proposed addition.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval BAR-18-08
 2. Attachment 1 - Exhibit A 1536 Noche Buena Street
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4 - Colors
 6. Attachment 5 - SFR Design Guidelines
 7. Attachment 6 - View from 1540 Kernneth Street
-

Conditions of Approval
File No. BAR-18-08
October 17, 2018

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Meuers-Boyer Residence” stamped as received on September 4, 2018, and as approved on October 17, 2018.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-08

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

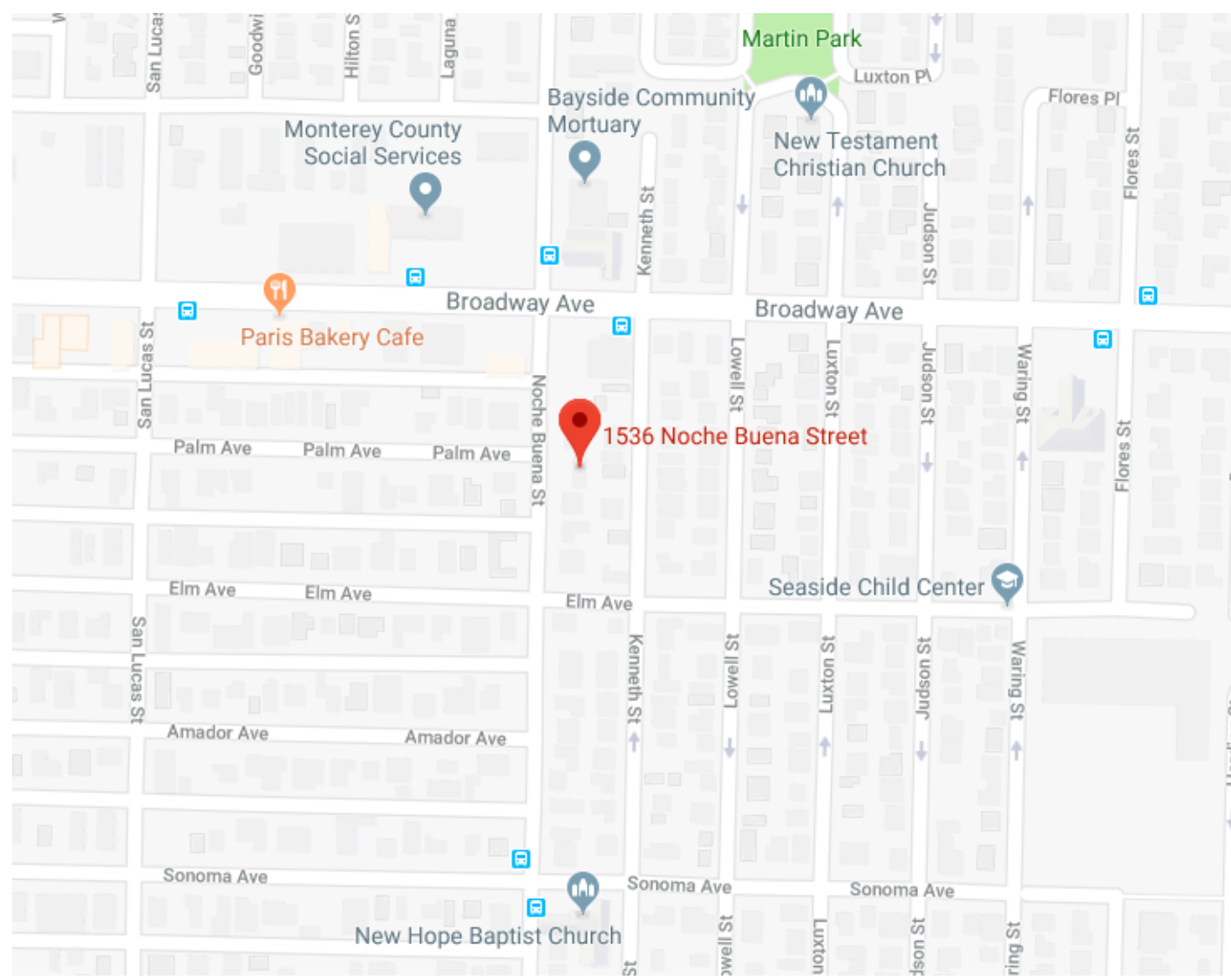
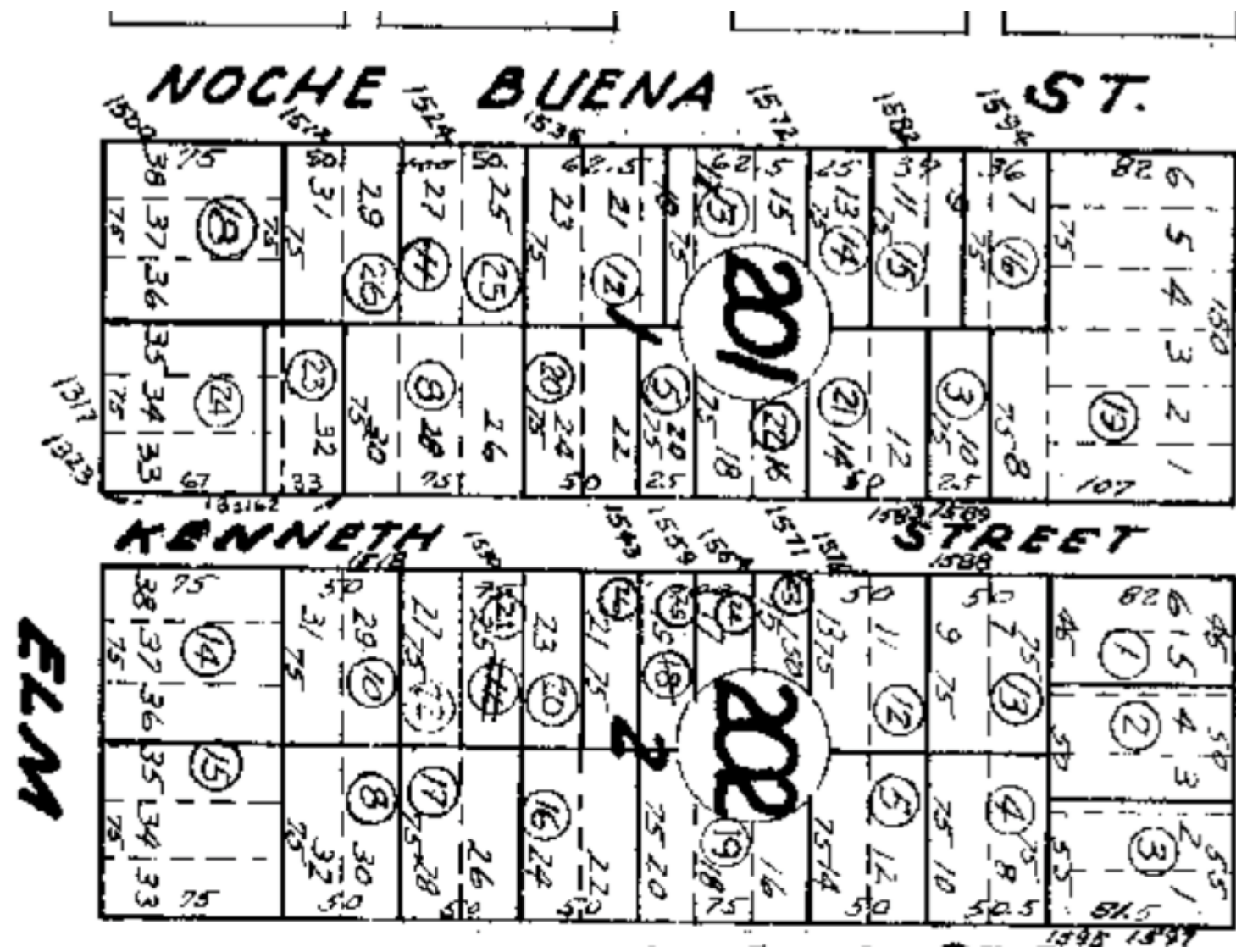
New Addition for Meuers-Boyer Residence

1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA 93955

AST

DESIGN GROUP

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

VICINITY MAP		ASSESSORS MAP		SHEET INDEX		PROJECT DATA	
				A1.0 COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP A1.1 ENTIRE SITE PLAN, NOTES A1.2 EXISTING FLOOR PLANS (LOWER & UPPER) A1.3 NEW FLOOR PLAN (UPPER), NOTES A1.4 NEW FLOOR FRAMING PLAN, NEW ROOF FRAMING PLAN A1.5 EXTERIOR ELEVATIONS, WINDOW FLASHING DETAILS A1.6 ELECTRICAL PLAN, ELECTRICAL NOTES S1.0 STRUCTURAL DETAILS S1.1 STRUCTURAL DETAILS S1.2 STRUCTURAL DETAILS S1.3 STRUCTURAL DETAILS S1.4 STRUCTURAL DETAILS S1.5 STRUCTURAL DETAILS		PROJECT ADDRESS 1536 NOCHE BUENA STREET SEASIDE, CALIFORNIA 93955 PARCEL NUMBER: 012-201-012 SEASIDE CITY ZONING: RS-12 SITE AREA: 4,687 S.F. CONSTRUCTION TYPE: V-B OCCUPANCY TYPE: R-3 STORIES: (2) STORY (EXISTING) SEWER SYSTEM: EXISTING SEASIDE SEWER SYSTEM SQUARE FOOTAGE: (E) RESIDENCE LOWER LEVEL: 981 S.F. (E) RESIDENCE UPPER LEVEL: 450 S.F. (E) GARAGE: 462 S.F. (N) SUNROOM ADDITION: 216 S.F. TOTAL: 2,109 S.F. (45% ALLOWED = 2,109 S.F.) SITE COVERAGE: (E) RESIDENCE: 981 S.F. (E) GARAGE: 462 S.F. TOTAL SITE COVERAGE: 1,443 S.F. (65% ALLOWED = 3,046 S.F.) FIRE SPRINKLER REQUIREMENT: REQUIRED FOR SUNROOM TREES TO BE REMOVED: NONE MAXIMUM HEIGHT ALLOWED: 24'-0" MAXIMUM HEIGHT GRADING: NONE	
GENERAL NOTES		FIRE DEPARTMENT NOTES		BEST MANAGEMENT PRACTICES (BMP'S)		PROJECT DATA	
TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING. CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION. GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT. GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. ALL KITCHEN RECEPTACLES TO BE GFCI. SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF \$1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2013 RESIDENTIAL CODE FOR SMOKE DETECTORS). NAILING TO BE IN COMPLIANCE WITH 2016 CALIFORNIA RESIDENTIAL CODE TABLE. ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522). NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE. ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION. THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM. CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).		FIRE007 - DRIVEWAYS DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH. FIRE011 - ADDRESSES FOR BUILDINGS ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD) MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. FIRE029 - ROOF CONSTRUCTION ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.		EXISTING VEGETATION: PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE. INSTALL APPROPRIATE / PROTECTIVE FENCING / PERIMETER CONTROLS PRIOR TO WORK. SWEEPING: ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAIN FREE OF DEBRIS AND ACCUMULATION OF DIRT. WASTE MANAGEMENT: ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO THE STREET. CATCH BASIN / INLET PROTECTION: CATCH BASINS AND / OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENTS, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT IMPEDING TRAFFIC SAFETY. PERIMETER CONTROL / EROSION AND SEDIMENT CONTROL: PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE SHOWN ALONG THE SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. NO SEDIMENT MAY LEAVE OR RUNOFF THE SITE. STOCKPILE MANAGEMENT: ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE THE SITE OR MOVE INTO THE STREET. VEHICLES AND EQUIPMENT: RESPONSIBLE PARTIES MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.		1. NEW 216 S.F. SUNROOM ADDED TO THE UPPER LEVEL OF AN EXISTING 1,431 S.F. SINGLE FAMILY DWELLING WITH EXISTING ATTACHED 462 S.F. GARAGE	
SCOPE OF WORK		FIRE DEPARTMENT NOTES		BEST MANAGEMENT PRACTICES (BMP'S)		SCOPE OF WORK	
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APPLICABLE CODES		FIRE DEPARTMENT NOTES		BEST MANAGEMENT PRACTICES (BMP'S)		APPLICABLE CODES	
THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 TITLE 24 ENERGY COMPLIANCE						THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 TITLE 24 ENERGY COMPLIANCE	
						DRAWINGS: PROJECT DATA SHEET INDEX SCOPE OF WORK CODES ASSESSORS MAP VICINITY MAP NOTES DRAWN BY: AST DRAWING DATE: Sept. 10, 2018 REVISION DATES: THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.	
						SHEET A1.0	

NEW ADDITION
FOR:

MEUERS-BOYER
RESIDENCE

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

NEW ADDITION
FOR:

**MEUERS-BOYER
RESIDENCE**

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

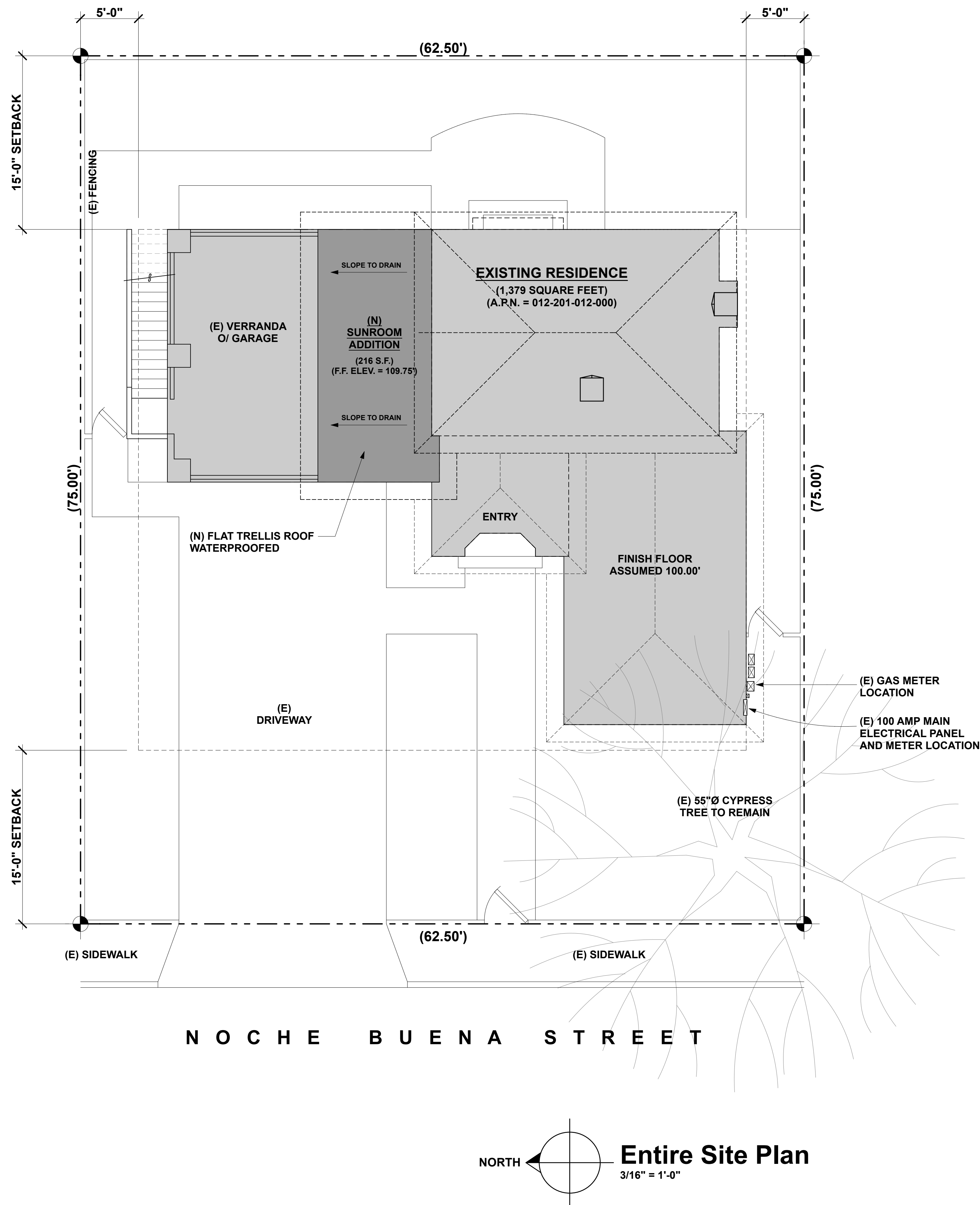
DRAWINGS:
ENTIRE SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Sept. 10, 2018
REVISION DATES:

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SHEET

A1.1



NEW ADDITION
FOR:
**MEUERS-BOYER
RESIDENCE**

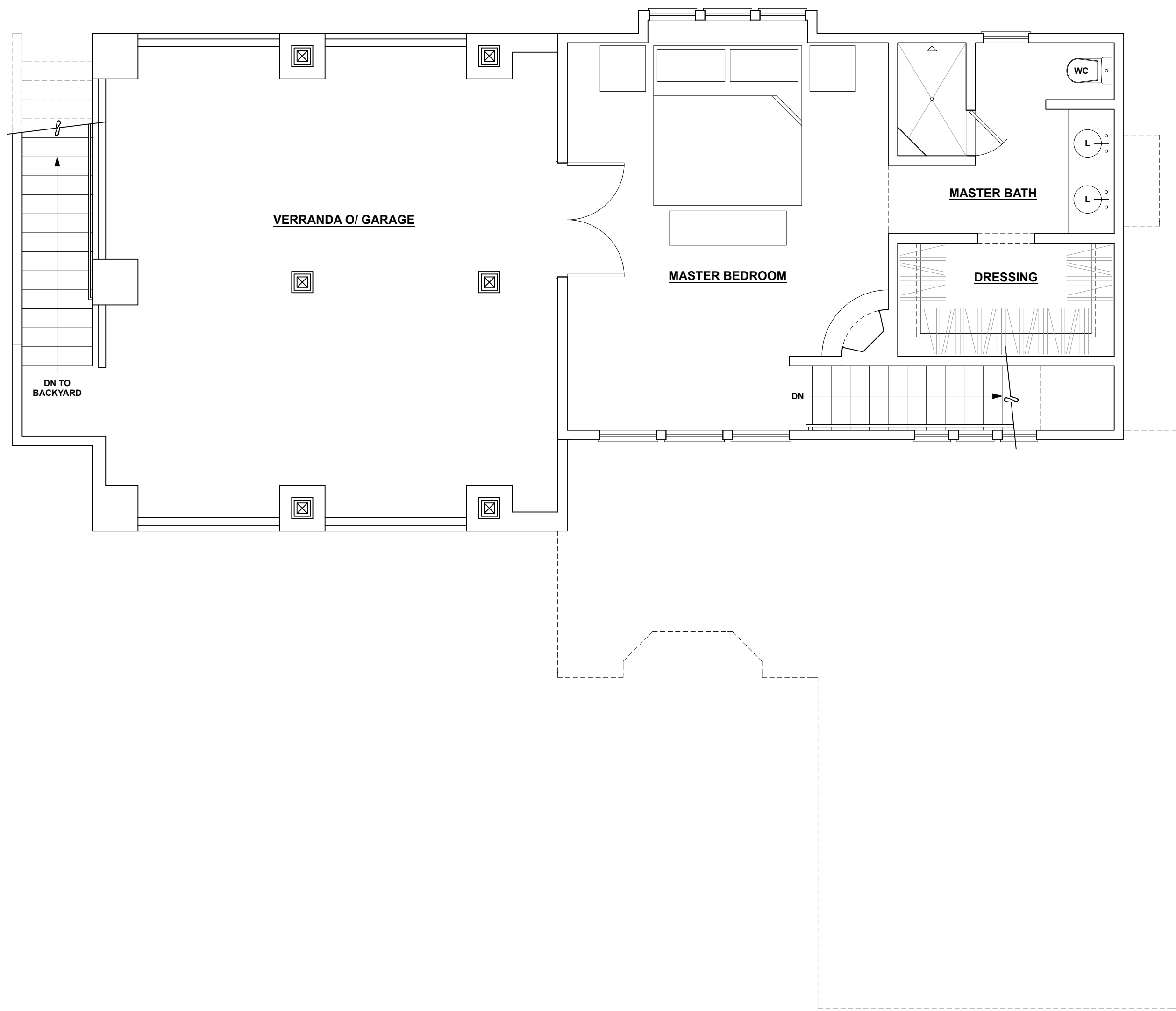
1536 NOCHE BUENA STREET
SEASIDE, CALIFORNIA
A.P.N.: 012-201-012

DRAWINGS:
EXISTING LOWER FLOOR PLAN
EXISTING UPPER FLOOR PLAN

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DRAWING DATE: Sept. 10, 2018
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SHEET
A1.2



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



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

NEW ADDITION
FOR:

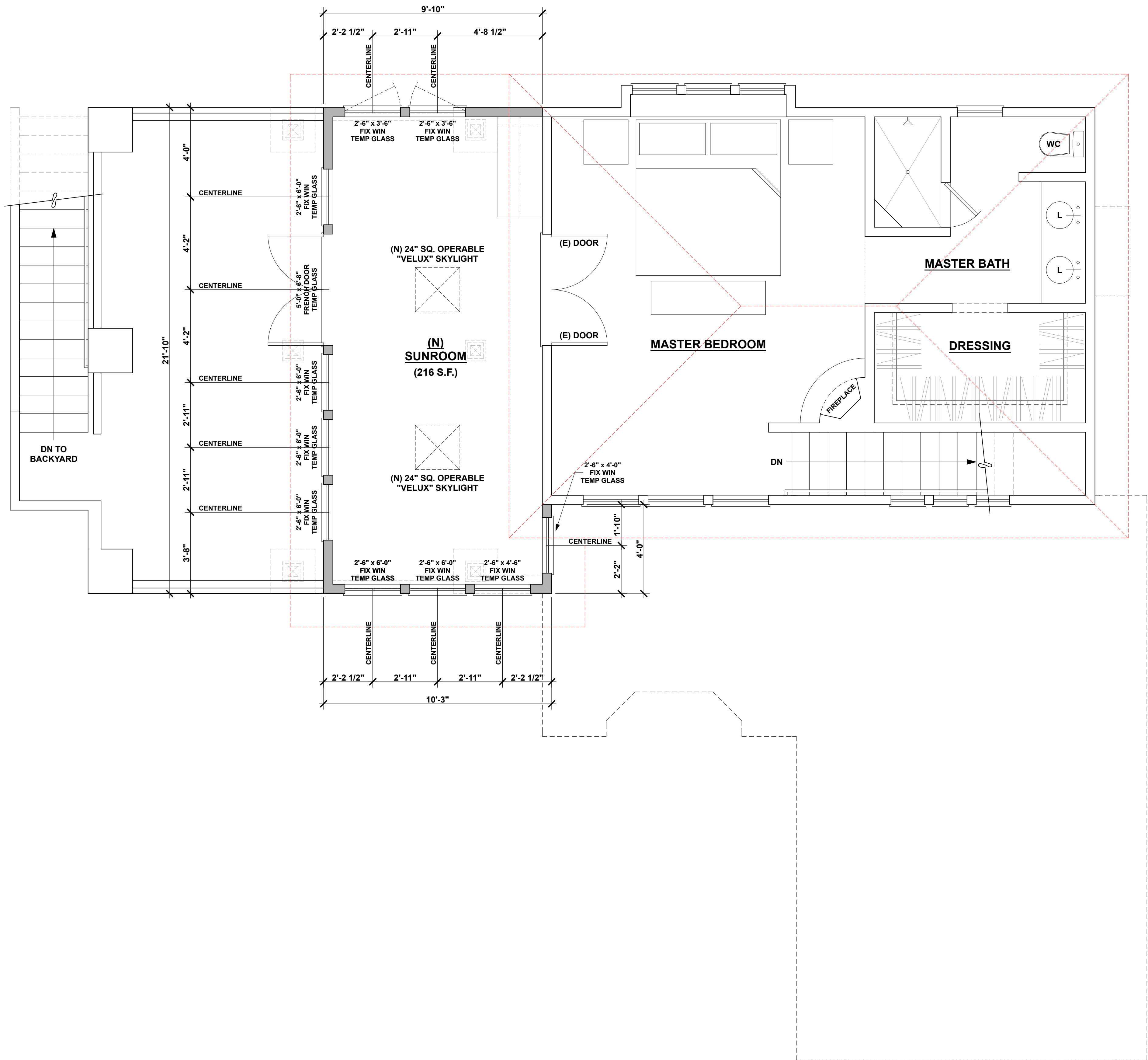
MEUERS-BOYER
RESIDENCE

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

DRAWINGS:
NEW UPPER FLOOR PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Sept. 10, 2018
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New Floor Plan (Upper Level)
3/8" = 1'-0"

NEW ADDITION
FOR:

MEUERS-BOYER
RESIDENCE

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

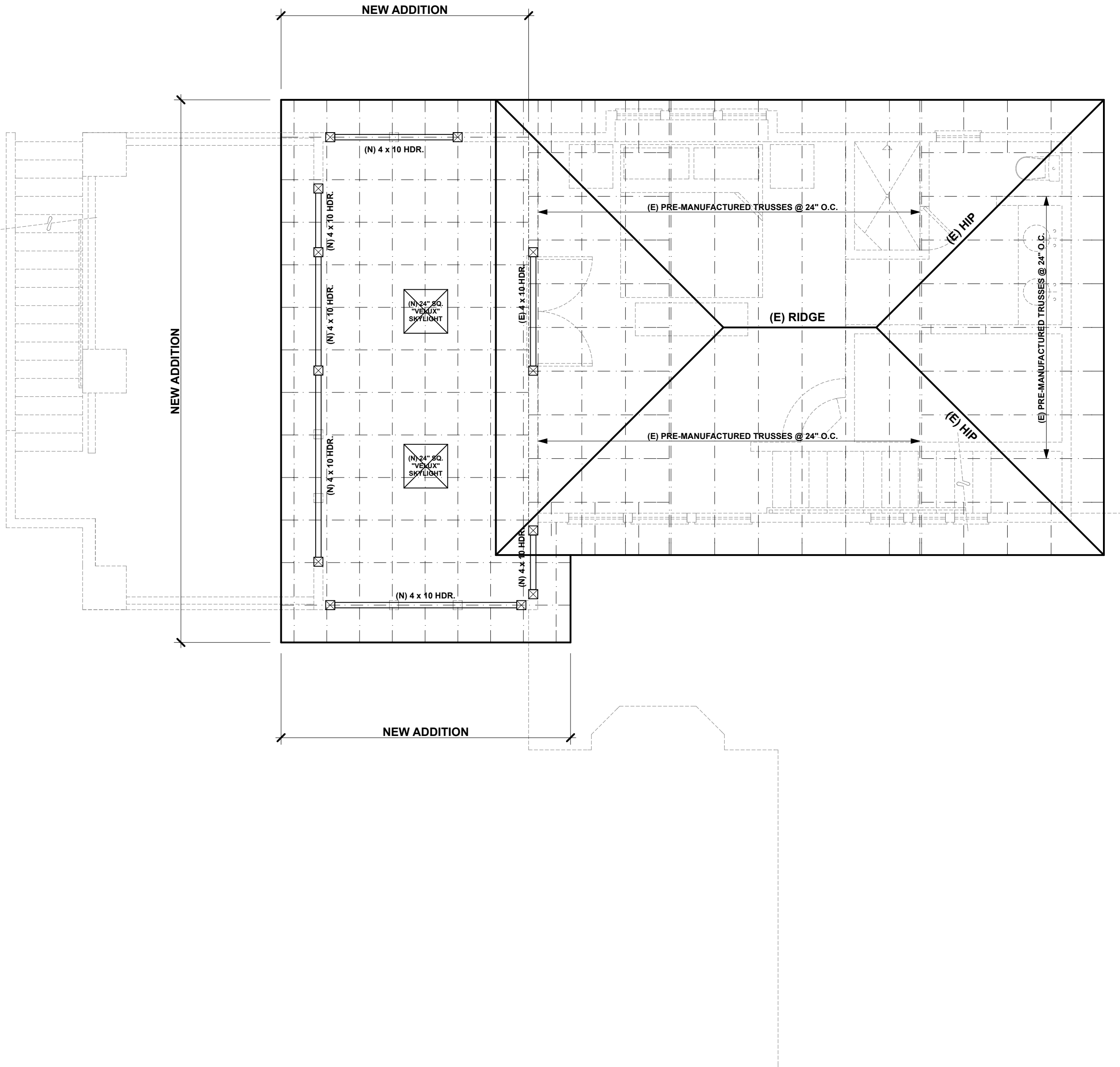
DRAWINGS:
NEW UPPER FLOOR FRAMING PLAN
NEW UPPER ROOF FRAMING PLAN

DRAWN BY: AST
DRAWING DATE: Sept. 10, 2018
REVISION DATES:

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SHEET

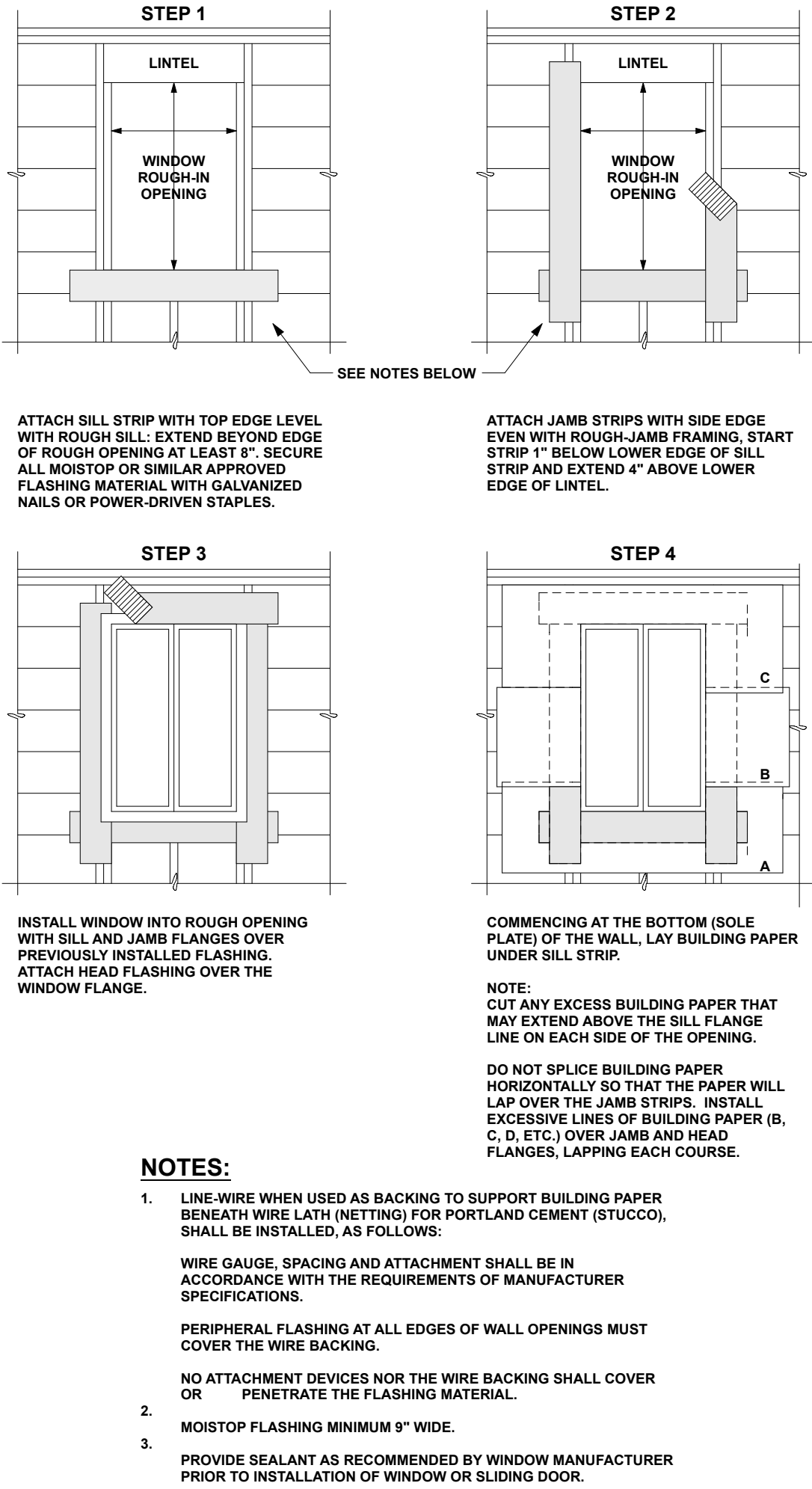
A1.4



Upper Roof Framing Plan
1/4" = 1'-0"

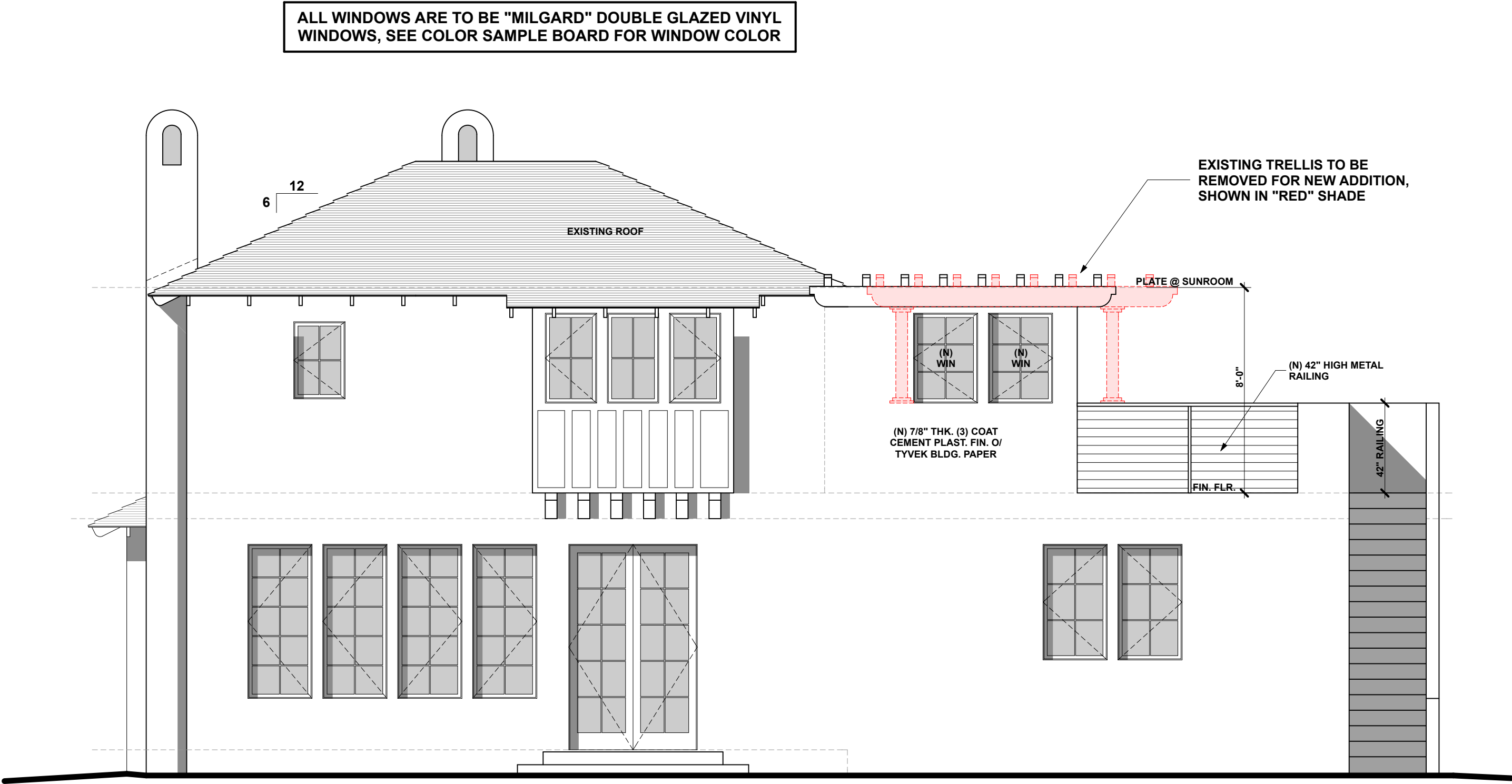


Upper Floor Framing Plan
1/4" = 1'-0"



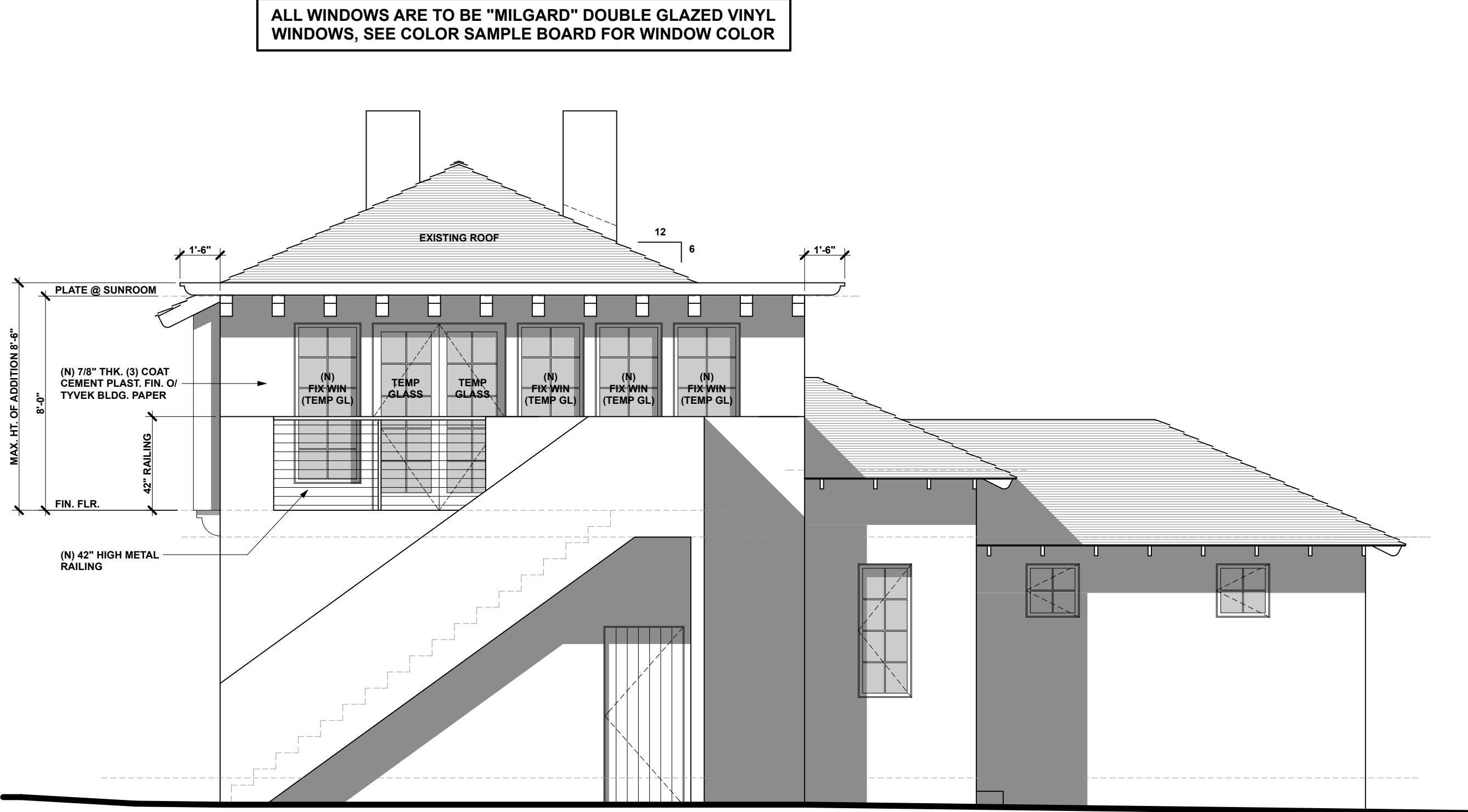
1 Window Flashing Details

2



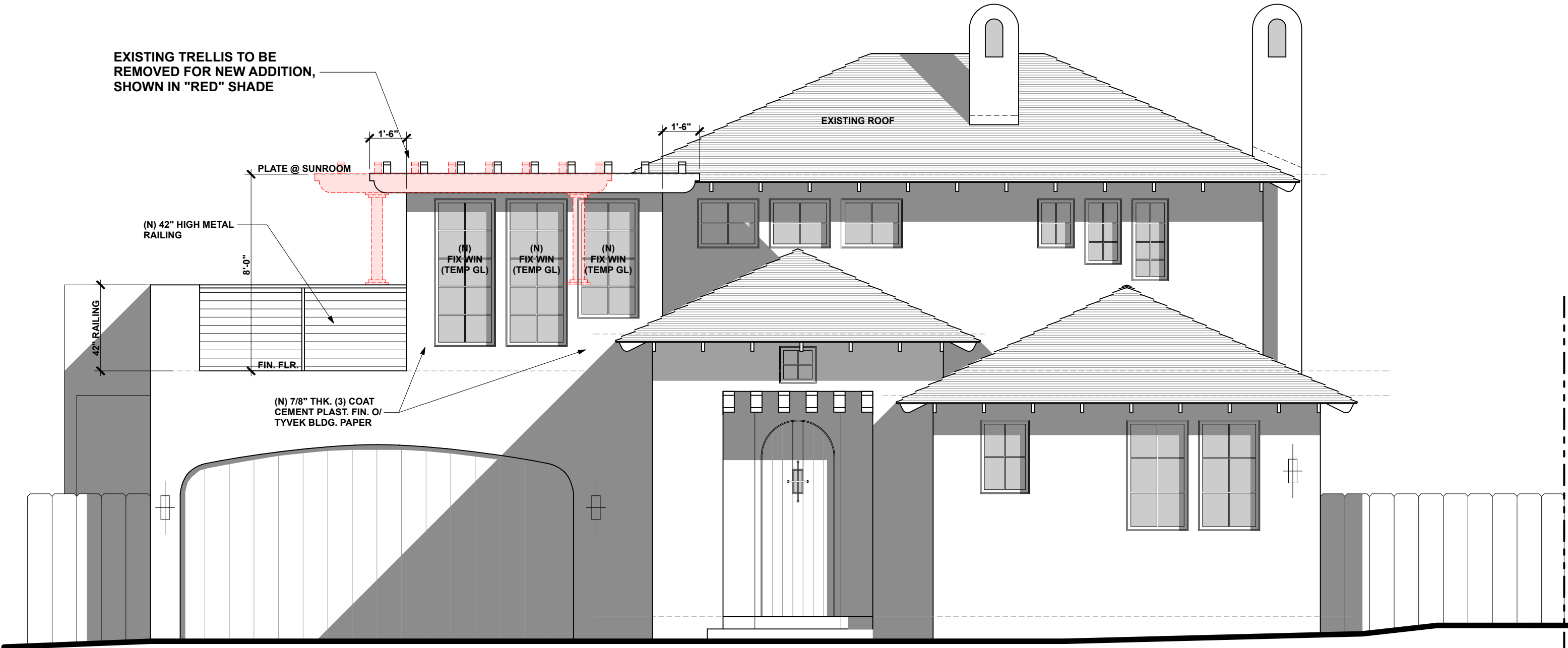
East Exterior Elevation

1/4" = 1'-0"



North Exterior Elevation

1/4" = 1'-0"

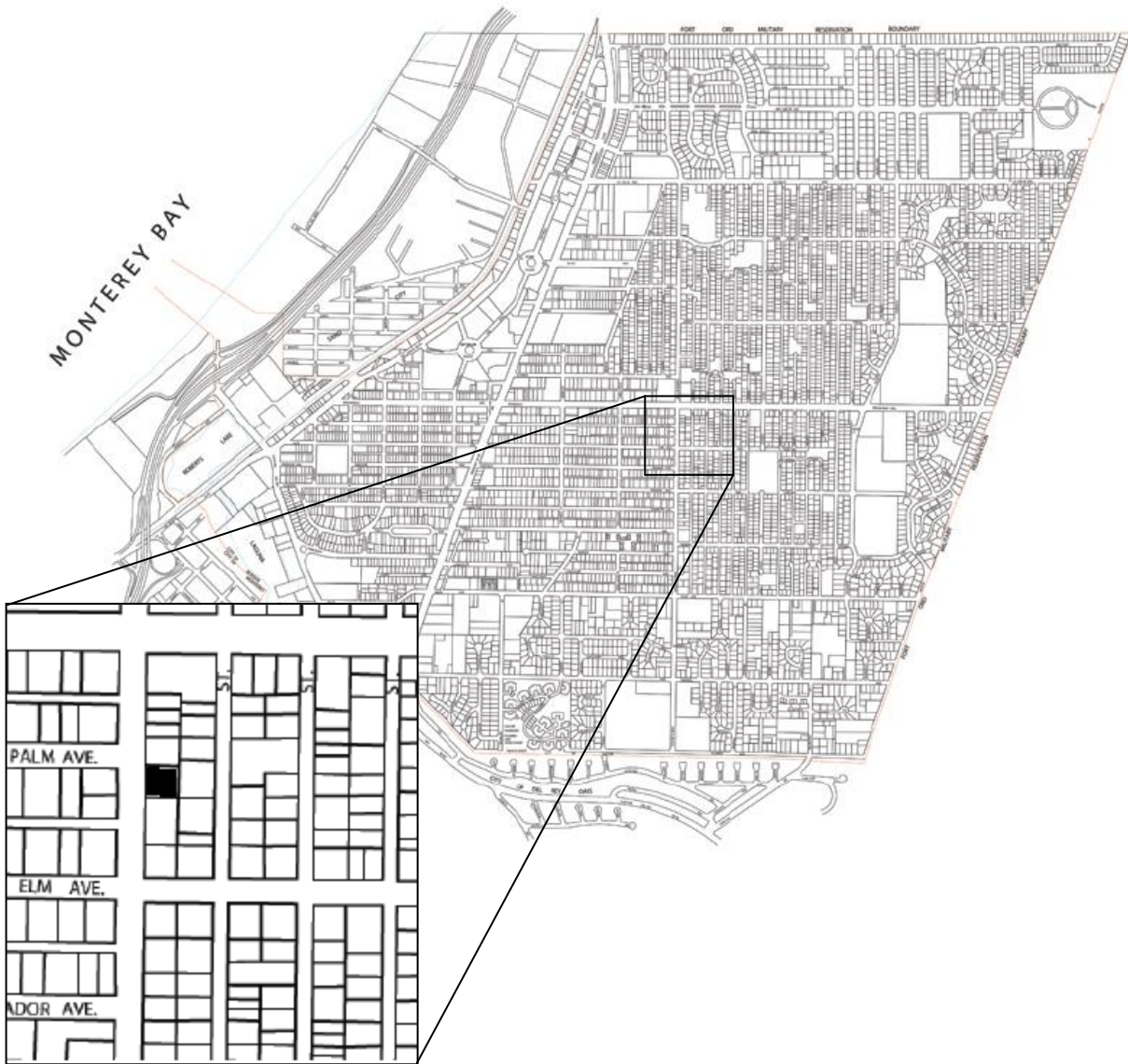


West Exterior Elevation

1/4" = 1'-0"

Location Map

Project Site: 1536 Noche Buena St.



SITE PHOTOGRAPHS



View from Noche Buena



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



City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

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

PURPOSE

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

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

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

ACCEPTED JULY 6, 2005

APPLICABILITY

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

BOARD OF ARCHITECTURAL REVIEW

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

SEASIDE GENERAL PLAN

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

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

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

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

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

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

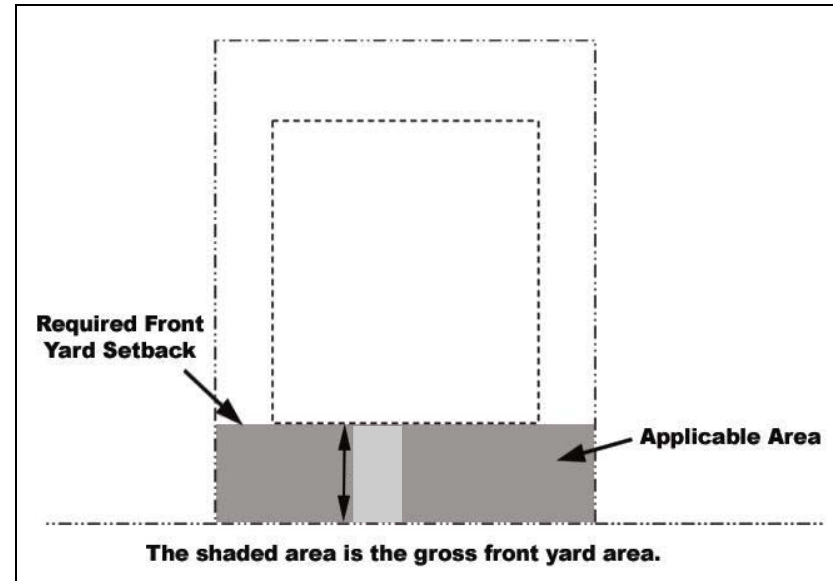
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

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

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

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



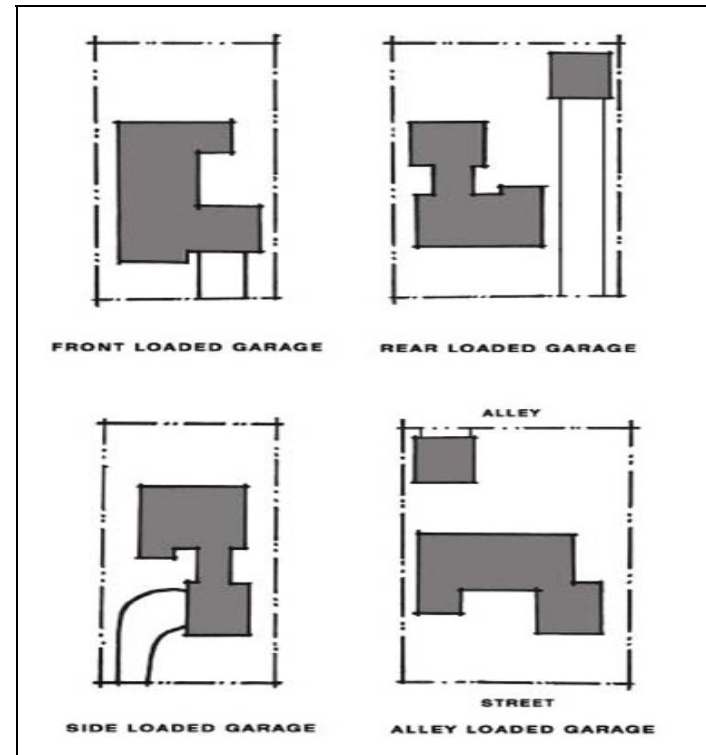
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should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

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

B. Garage Placement

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

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



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

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



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

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

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

C. Driveways

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

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

D. Walls, Fences, and Screening

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



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

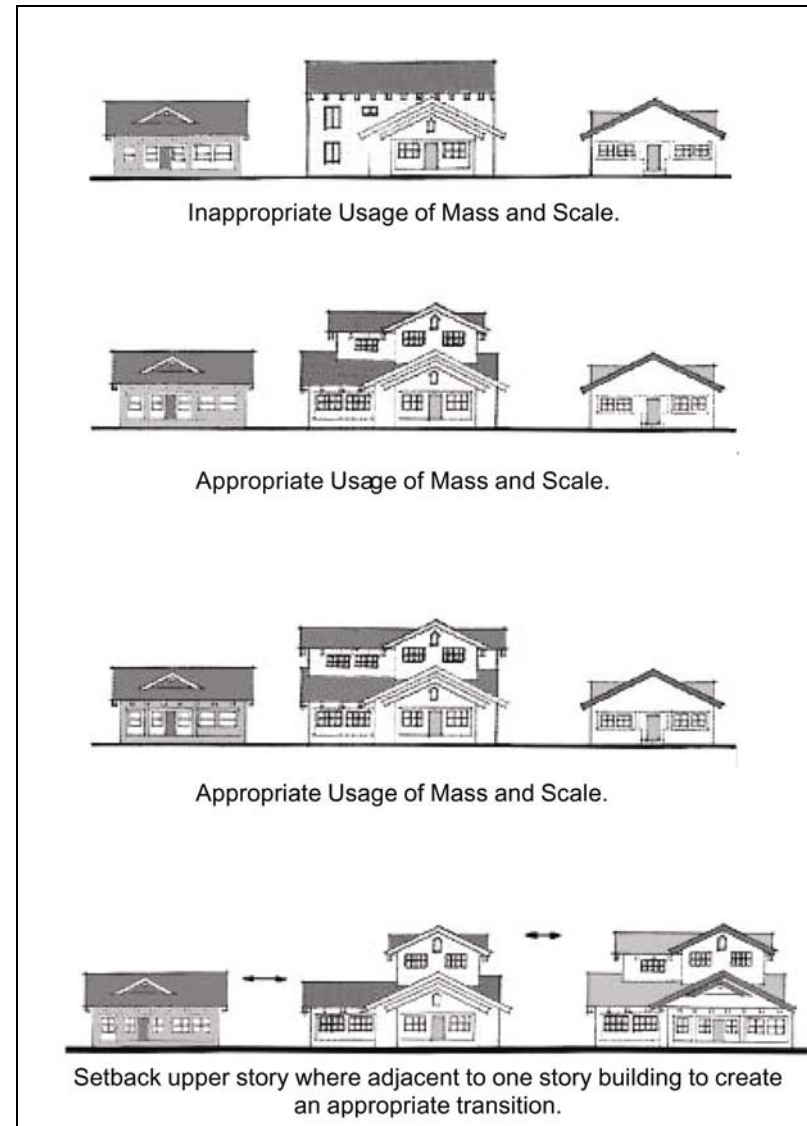
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback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

II. MASS AND SCALE

A. General

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

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



B. Building Height and Second Story Decks

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

C. Second Story Setbacks

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



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

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

III. Architectural Features

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

A. General

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

construction should be harmonious within the proposed architectural style.

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

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

B. Front Porches and Entries

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



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

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

C. Roof Articulation

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

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



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

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

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



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

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

should be taken into consideration when designing a roof addition.

D. Materials

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

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

DROUGHT TOLERANT PLANTS

Trees

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

Small Shrubs

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

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

Large Shrubs

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

APPENDIX "A"

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

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

Groundcovers

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

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

Perennials

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

Bulbs

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

APPENDIX “A”

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

Vines

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

Ornamental Grasses

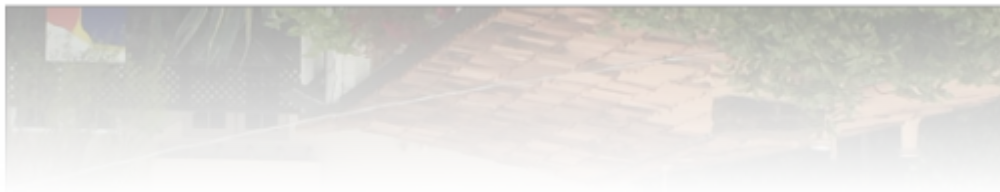
Botanical Name	Common Name
Deschampsia caespitosa	Tufted Hairgrass
Deschampsia holciformis	Pacific Hairgrass
Elymus arenarius 'Glaucus'	Blue Lyme Grass
Festuca californica	California Fescue
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum species	Fountain Grass
Stipa gigantea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

Photograph of dwelling as seen from 1540 Kernneth Street

Proposed roof line from former design



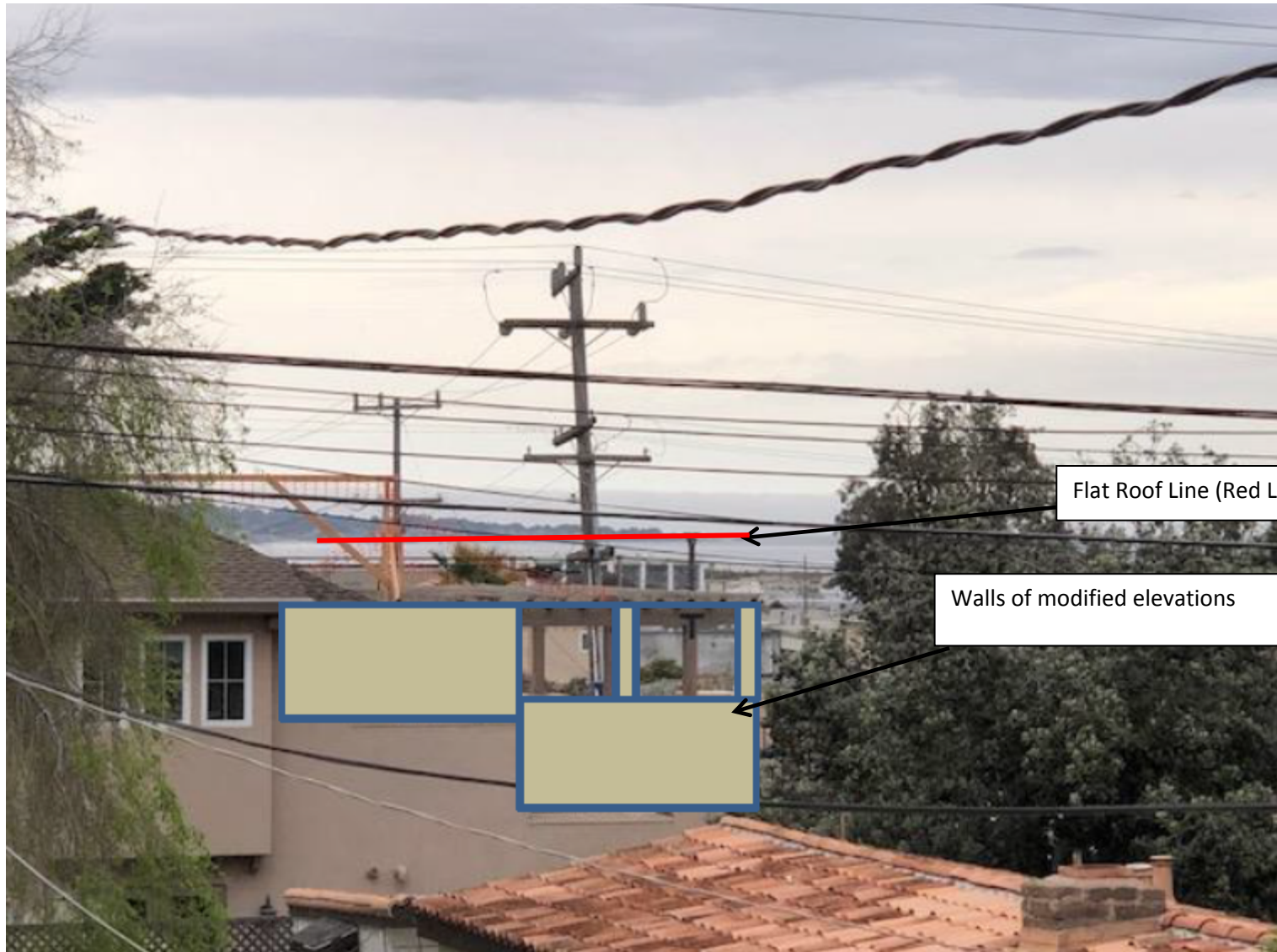
Area of addition is beneath the trellis



View of dwelling from 1540 Kenneth Street with roof line and walls of former design superimposed



View from 1540 Kenneth Street with modified flat roof design



Flat Roof Line (Red Line)

Walls of modified elevations