



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, December 19, 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

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

3. **REVIEW OF AGENDA**
If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).
4. **PUBLIC COMMENT**
Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.
5. **APPROVAL OF MINUTES**
 - A. **APPROVAL OF MINUTES FROM THE NOVEMBER 7, 2018 REGULAR MEETING**
6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-05. LHAYON CHI, PROPERTY OWNER AND GLENN WARNER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 1,309 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1546 MILITARY AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 011-042-009). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION:

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

- B. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05. ANA AND DEANIEL DECAMP, PROPERTY OWNERS AND NICK NOVICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 574 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1226 AMADOR AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

RECOMMENDATION:

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

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

Next Regularly Scheduled Meeting:
January 2, 2019
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
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, November 7, 2018
5:30 PM

1. **CALL TO ORDER**

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

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

PRESENT: Khalsa, Ventimiglia, Mori

ABSENT: Mitchell

BOARD OF ARCHITECTURAL REVIEW

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

The Board recessed to the field trip at 5:32 PM.

4. **ELECTION OF OFFICERS**

The meeting reconvened at 6:02 PM and there was still a quorum.

A. **ELECTION OF OFFICERS FOR REMAINDER OF 2018 CALENDAR YEAR**

The Board agreed unanimously to continue item 4 to the last item of the meeting.

On returning to the item at the end of the meeting the following actions were taken:

Board Member Mori nominated Board Member Ventimiglia as Chair and was seconded by Board Member Khalsa and was approved unanimously.

Chair Ventimiglia nominated Board Member Khalsa as Vice Chair, seconded by Board Member Mori and was approved unanimously.

5. **REVIEW OF AGENDA**

There were no changes to the agenda.

6. **PUBLIC COMMENT**

Board Member Ventimiglia invited comments from the public and had no requests to speak.

7. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 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 approved the minutes as presented.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa

NOES: None

8. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-08. GREGORY MEUERS AND LIZETTE 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**

Senior Planner Medina presented the item regarding the proposed second story addition explaining it is an existing residence constructed in 2009. The addition would be enclosing an existing open air balcony. He spoke to the site plan, the existing and proposed changes and the Board review of the exterior elevation changes. The proposed addition would include stucco and plaster to match the existing Spanish Colonial theme. The railing system on the deck would be changed as well. The current hip roof would stay in place. Mr. Medina detailed the view impact with the original proposal compared to the revised proposal which is a significantly reduced impact. Staff did an evaluation of the single family design guidelines and found the proposal consistent with the architectural style of the building, and consistent with the design guidelines. He explained concerns expressed by neighbors and answered questions from the Board.

The applicant Gregory Murers spoke to the project and the process of review and the appeals. They spoke to electing to withdrawal the application but instead, changed the design to a flat roof design that preserves their view and negates their concerns. He believes the revised project is consistent with all City plans and complies with neighborhood compatibility and shows diligent effort to be accommodating.

Board Member Ventimiglia invited comments from the public

Foncila Parker, occupant of the property impacted appreciated the revisions that have been made but requested that the Board take her letter of concerns under consideration.

The Commissioners looked at the previous and revised designs. Board Member Mori indicated that since the applicant has modified the design to be compliant and is consistent with all city design guidelines he supported the project. Chair Ventimiglia and Board Member Khalsa agreed. Chair Ventimiglia clarified for the record that the Board did take a field trip and looked at the property and how it will impact the concerned property owners.

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 application 18-08 approving a second story addition located at 1536 Noche Buena Street as presented.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa
NOES:	None

9. **REPORTS FROM BOARD MEMBERS**

Board Member Mori said he was still concerned regarding the landscape maintenance on Fremont street and asked if there was follow up for the requested letter addressed to the City Council. Mr. Medina said that the letter will be drafted and he will report back to the Board for consideration that it be incorporated into the annual work plan. Board Member Mori also volunteered his time for the development of the work plan.

10. REPORTS FROM STAFF

Staff reported that the Campus Town EIR will be circulated and he will provide the schedule if the Board would be interested in attending any of the public meetings.

11. ADJOURNMENT

Meeting was adjourned at 6:30 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Kathleen Ventimiglia, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 19, 2018

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-05. LHAYON CHI, PROPERTY OWNER AND GLENN WARNER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 1,309 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1546 MILITARY AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 011-042-009). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

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

BACKGROUND

The subject property is currently developed with a one-story, 841 square foot house consisting of three bedrooms and one bath with an attached one-car garage that was constructed in the 1960's.

SITE LOCATION AND DESCRIPTION

The project site is an 8,910 square-foot parcel and is located on the south side of the Military Avenue adjacent to Metz Park. The adjacent neighborhoods to the east, south, west, and north are composed of single family residences. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

PROJECT

DESCRIPTION

The project will consist of adding 616 square feet to the rear area of the first floor and a new 693 square foot second story. The first floor area will consist of dining room/den, laundry room/pantry and an expansion of the garage to establish a two car garage. The second floor area will consist of a family room, third bedroom and second bathroom

The proposed 20.5 percent Floor Area Ratio (FAR) is under the maximum 45 FAR for a single family residential zone. The proposed 21 percent Lot Coverage is under the maximum 65 percent maximum. The plans indicate that the maximum height will be 24 feet. The maximum height allowed in the RS-12 zoning district is 24 feet. The footprint of the dwelling will be in compliance with the required setbacks listed below:

Front 15 feet required - Proposed 24 feet six-inches
Side five feet required on each side - Proposed seven feet on west and 31 feet on east
Rear 15 feet required - Proposed 24 feet

The exterior of the house will be a combination of horizontal wood siding, vinyl windows, 1x4 corner trim and a three panel sectional roll up garage door. The gable roof will consist of charcoal gray asphalt shingle roofing.

Exterior lights will consist of the following fixtures:

- Exterior wall lights will be located on the perimeter walls and doorways.

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 City of Seaside Single Family, Residential Design Guidelines (SFRDG), Attachment 4, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

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

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

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

*Evidence: The proposed Floor Area Ratio (FAR) is 29%. The allowed FAR is 45%.
The proposed Lot Coverage is 21%. The allowed Lot Coverage is 65%.*

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

Evidence: The second story includes varying setbacks/offsets on the front, sides and rear elevations, and multiple building materials. The varying setbacks and modulation of the second story addition will eliminate a box-like appearance and provide visual interest on all four sides.

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

Evidence: The use of a gable roof design, horizontal wood exterior, and vinyl frame windows with bottom sill plate will continue the street facing elevations on all four elevations.

ENVIRONMENTAL DETERMINATION

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

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

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 1,309 square foot two- story addition to the existing single family dwelling.

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

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

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

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

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

Evidence: The applicant has incorporated design features and architectural rhythms of the existing structure to have a contextual relationship with the existing neighborhood. 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 Military Avenue by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

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

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

ATTACHMENTS

1. Attachment 1 - Conditions of Approval BAR-17-05
 2. Attachment 1 - Exhibit A Project Plans
-

- 3. Attachment 2 Location Map
 - 4. Attachment 3 - Site Photos
 - 5. Attachment 4 - SINGLE FAMILY DESIGN GUIDELINES
-

Conditions of Approval
File No. BAR-17-05
December 19, 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 “Chi Residence” stamped as received on September 28, 2018, and as approved on December 19, 2018.

Building and Fire:

1. Project shall comply with the 2016 California Building and Fire Code

Public Works

1. Storm water from new roof shall be retained on site per City Engineering standards.
2. Any work in the right-of-way shall require an encroachment permit.

Standard:

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

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-05

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

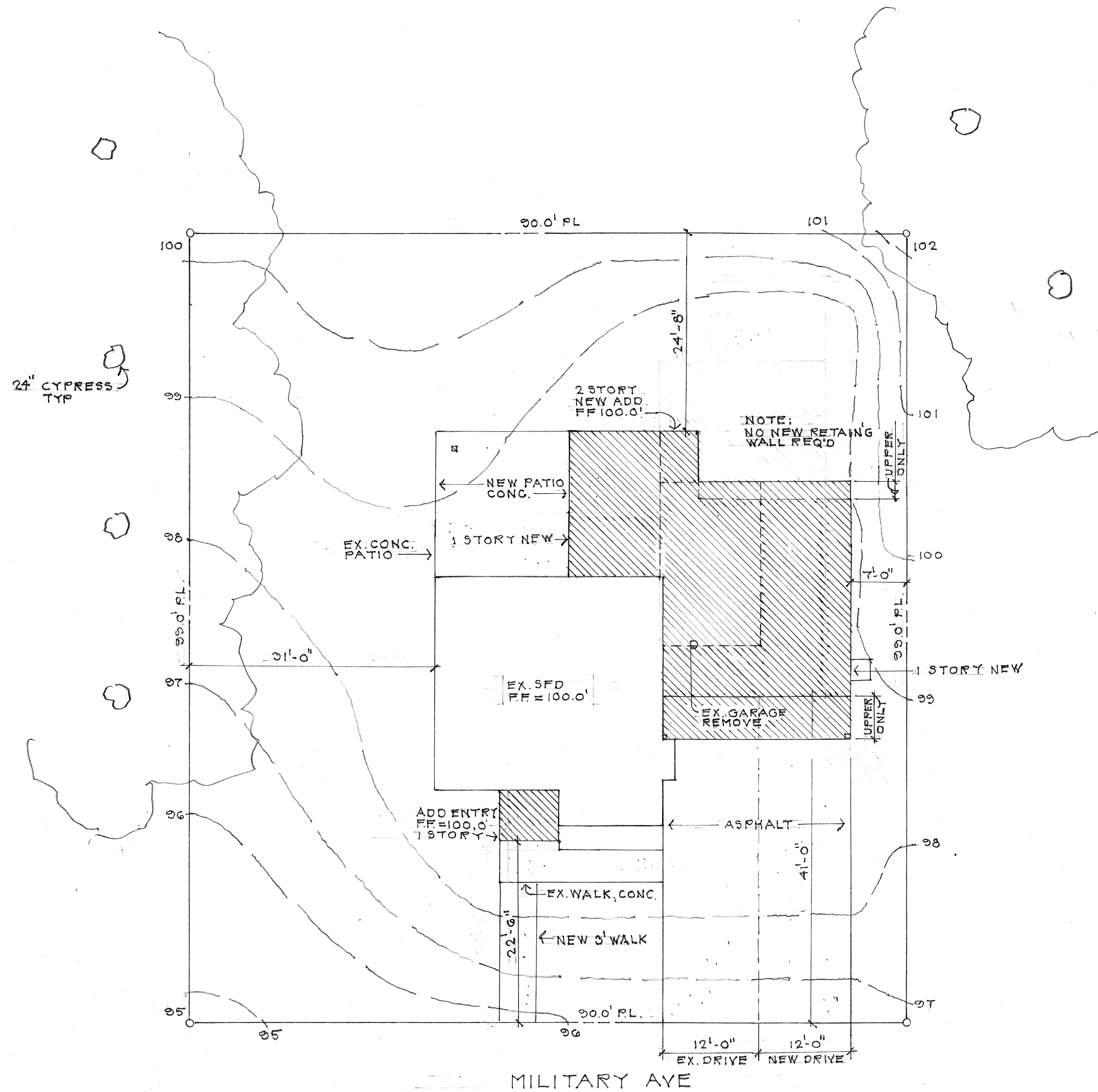
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

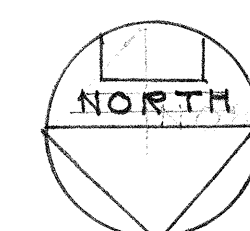
Date

Property Owner's Signature

Date



SITE PLAN 1/8" = 1'-0" A



OWNER: LHAYON CHI
(831) 431-0154

PROJECT & OWNER ADDRESS:
1546 MILITARY AVE
SEASIDE, CA, 92055

APN: 011-042-009

PROJECT DESCRIPTION:
2 STORY ADDITION TO EX. SFD, ADD
2 BATH ROOMS, NO GRAD'G.

FLOOR AREA:
EX. SFD 841
EX. GARAGE (240)
EX. PAY'G 708
NEW LOWER 358
NEW GARAGE 508
NEW UPPER 724
NEW PAY'G 749

SITE COVERAGE:
 $841 + 358 + 508 + 168 / 8910 = 20.3\%$

W/PAY'G:
 $841 + 358 + 508 + 708 + 749 + 168 / 8910 = 37.4\%$

FAR:
 $841 + 358 + 508 + 724 / 8910 = 27.3\%$

OCC: R-3, U
TYPE: I
ALL WORK SHALL CONFORM TO 2013
CRC, CEC, CMC, CPC, CGBC & T24

DATA 13

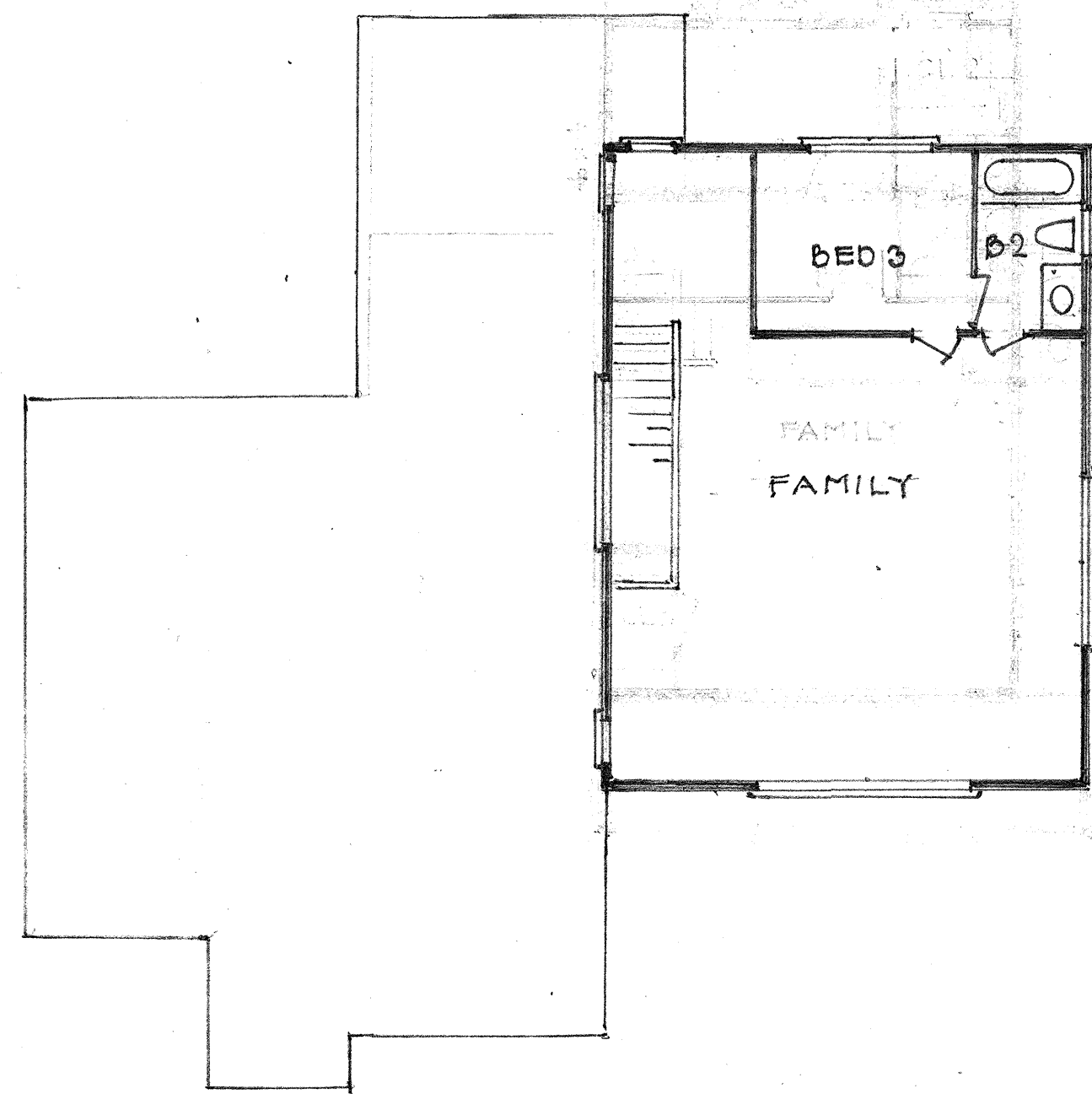
- A-1 SITE PLAN
- A-2 FLOOR PLANS
- A-3 ELEVATIONS

INDEX C

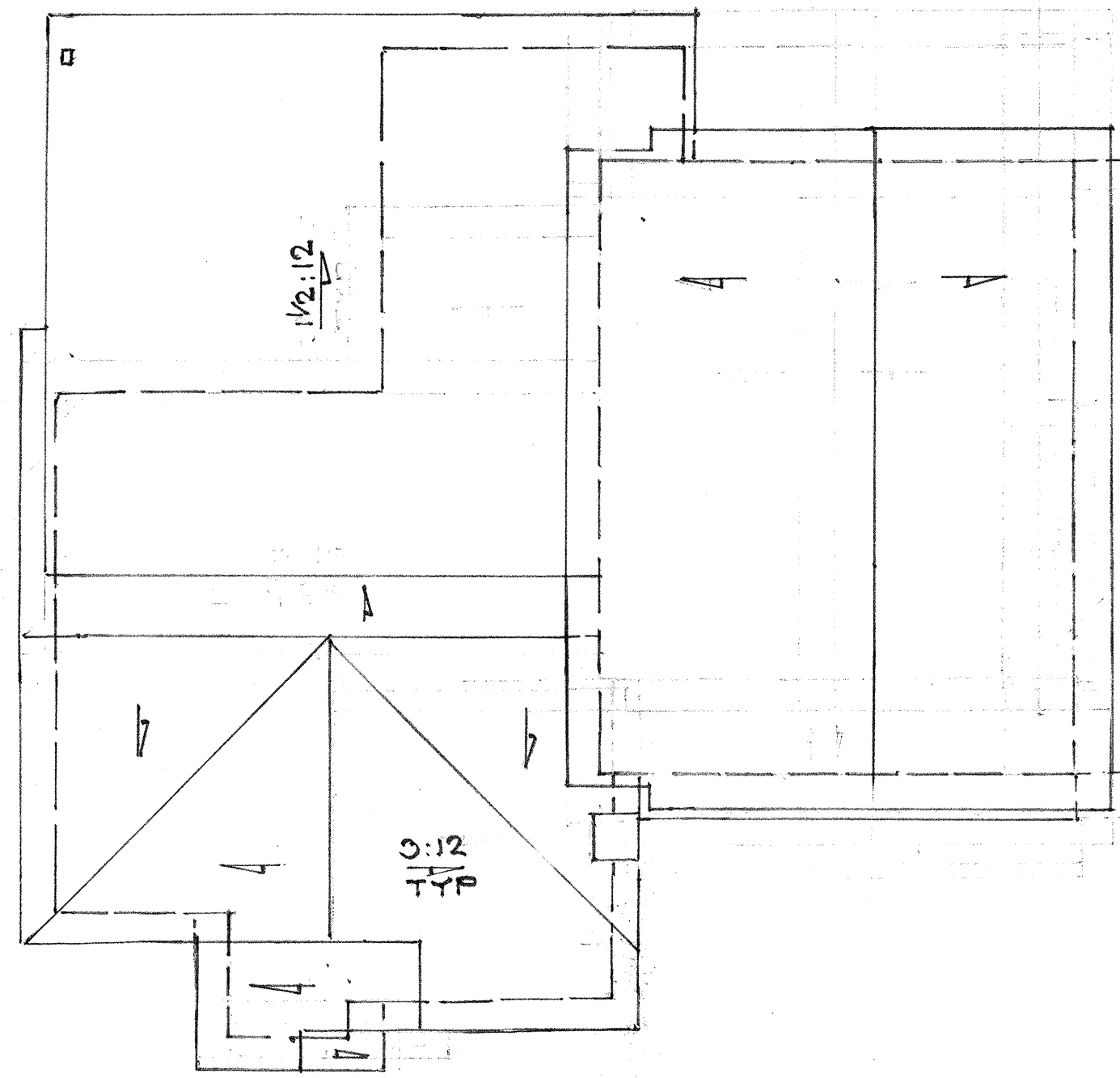
1546 MILITARY AVE
SEASIDE, CA, 92055
APN: 011-042-009

GLLENNE WARNER ARCHITECT
37752 PALO COLORADO RD, CARMEL, CA, 95022
MAIL'G: PO BOX 22811, CARMEL, CA, 95022
(831) 625-2862

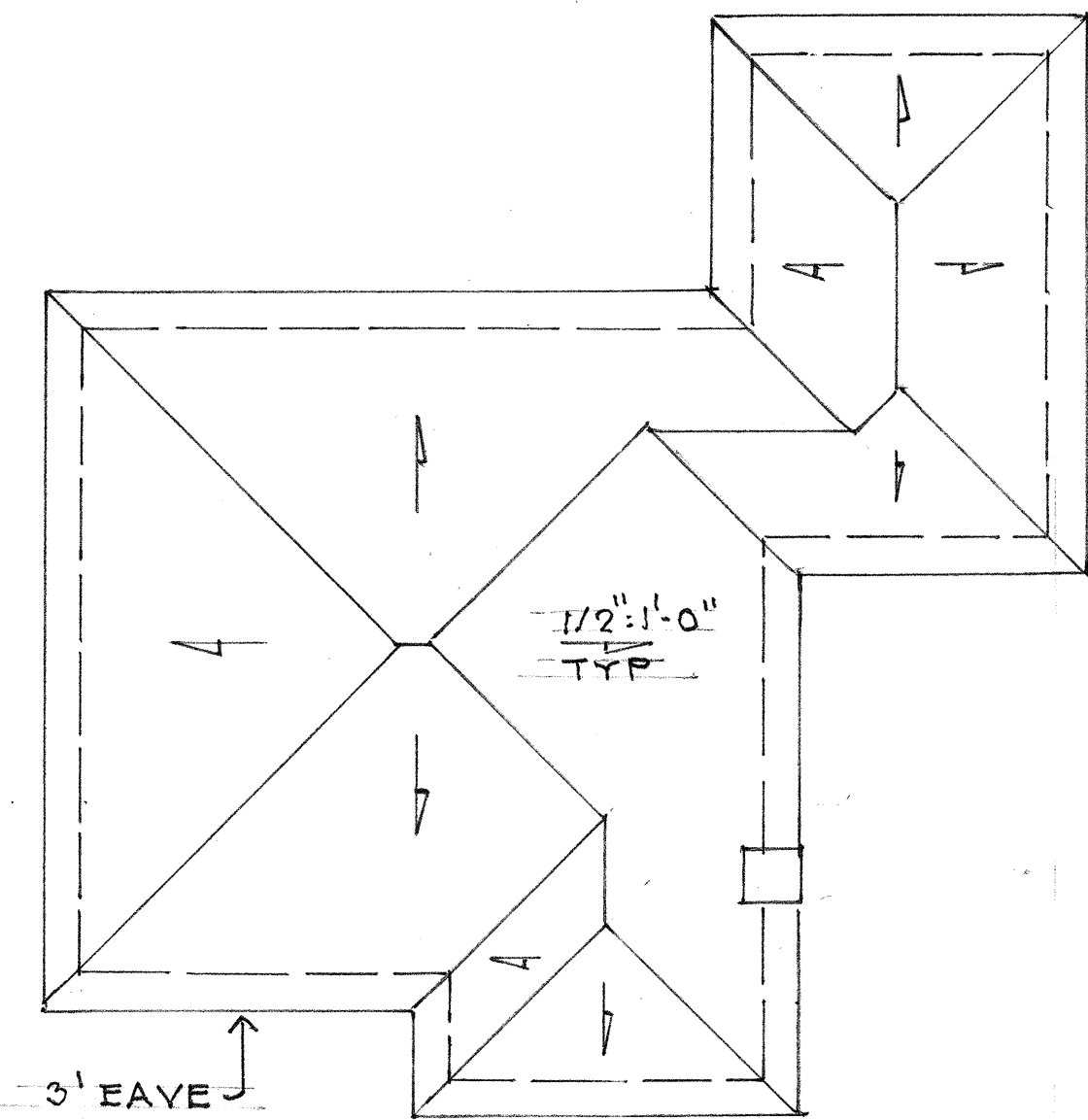
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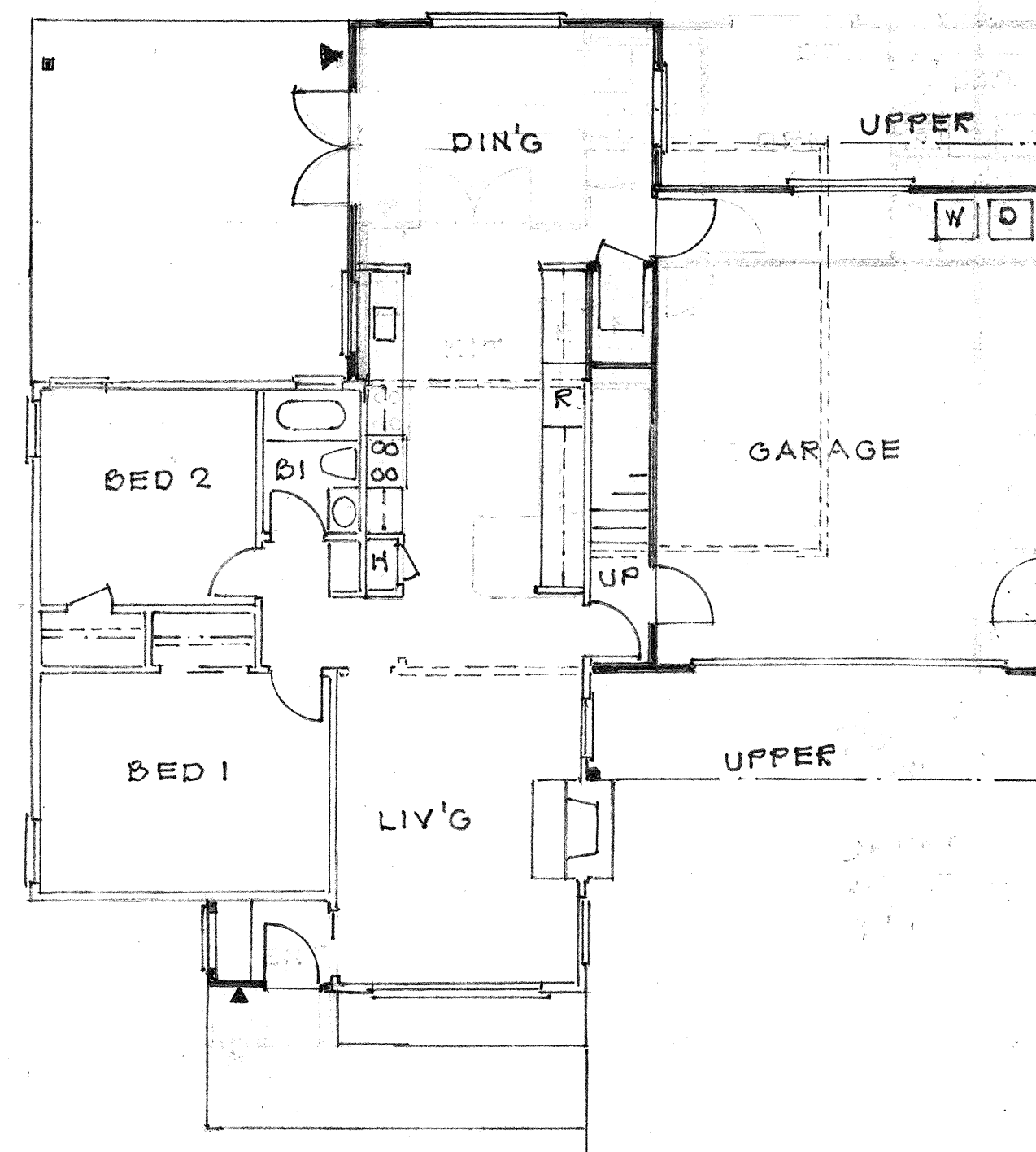
NEW UPPER



NEW ROOF

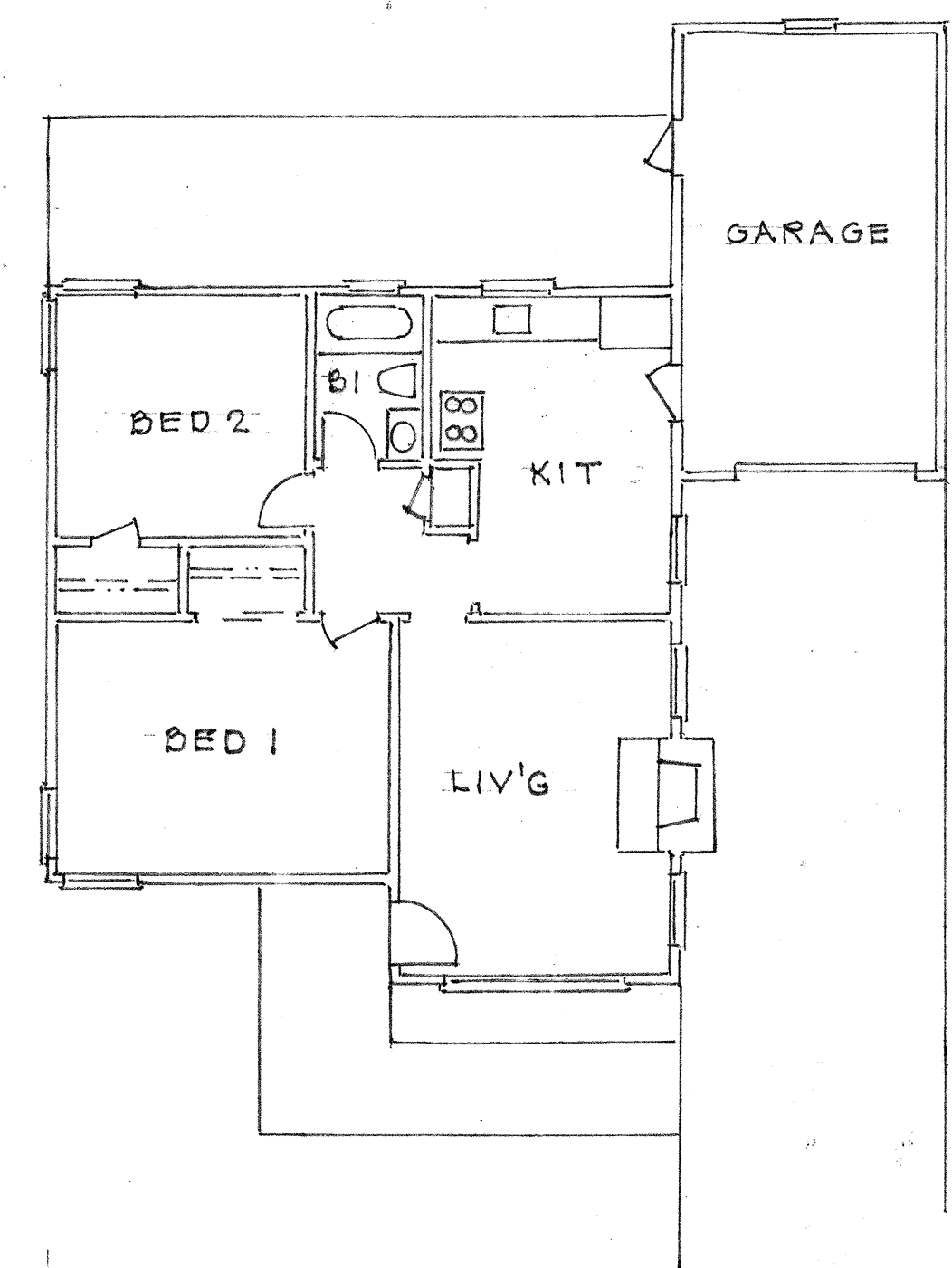


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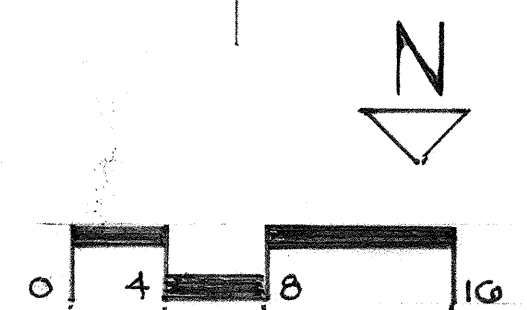


LEGEND:
 EX. WALL EXT. LIGHT
 NEW WALL
 OMIT WALL

NEW LOWER



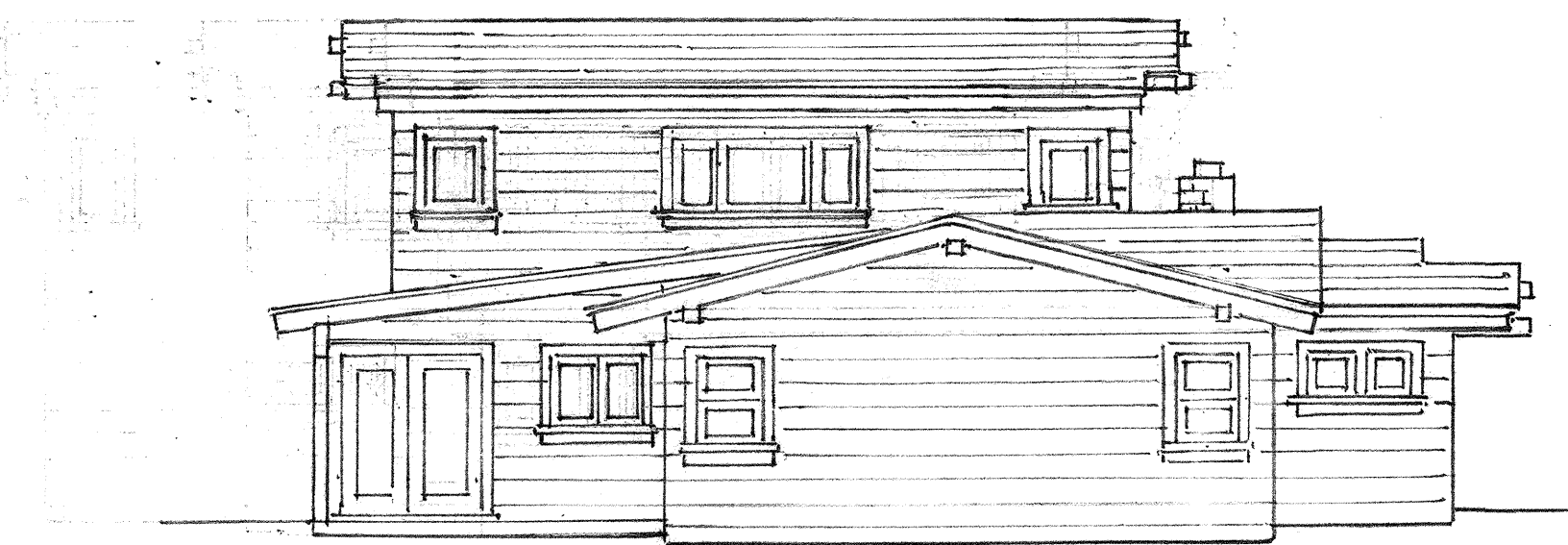
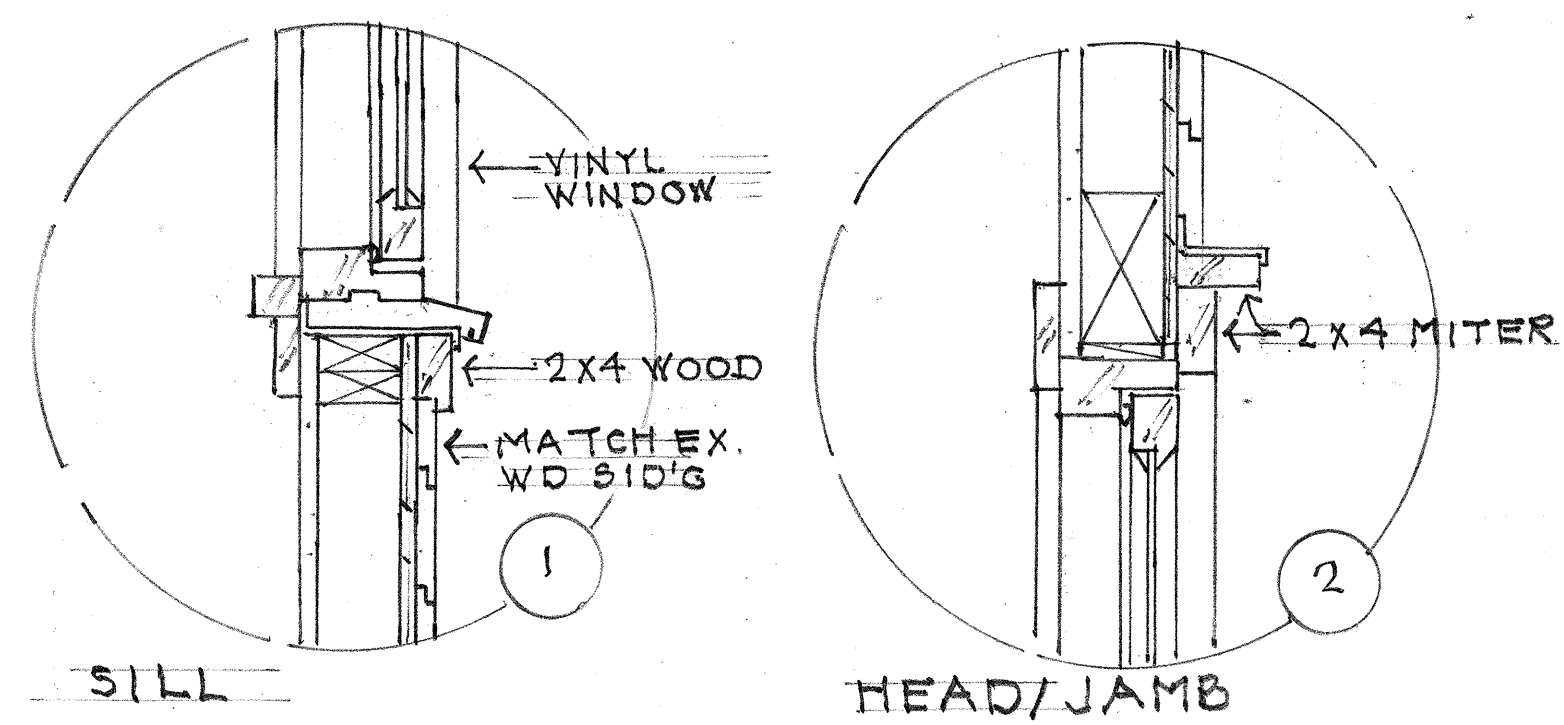
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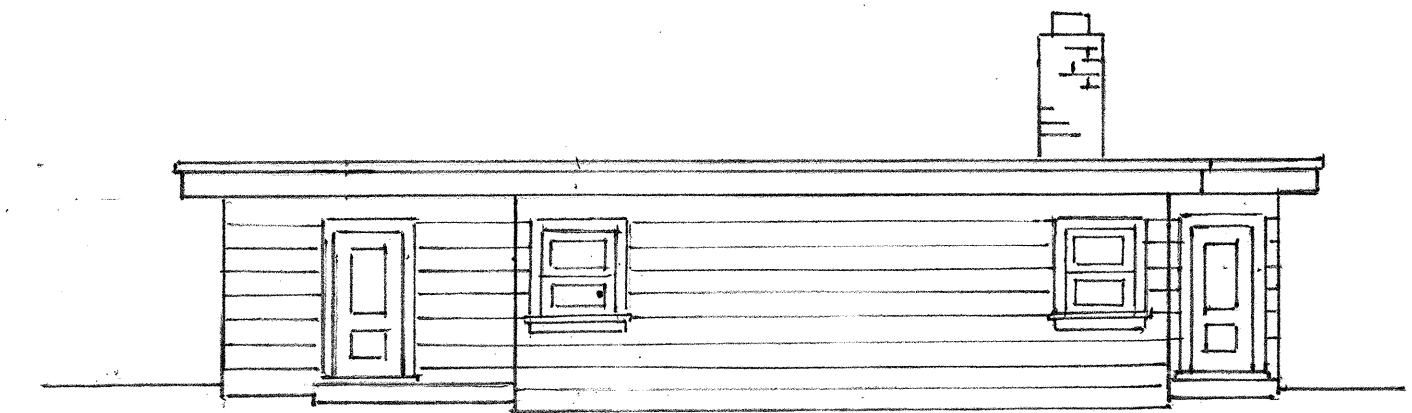
GLENN E WARNER ARCHITECT
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1546 MILITARY AVE
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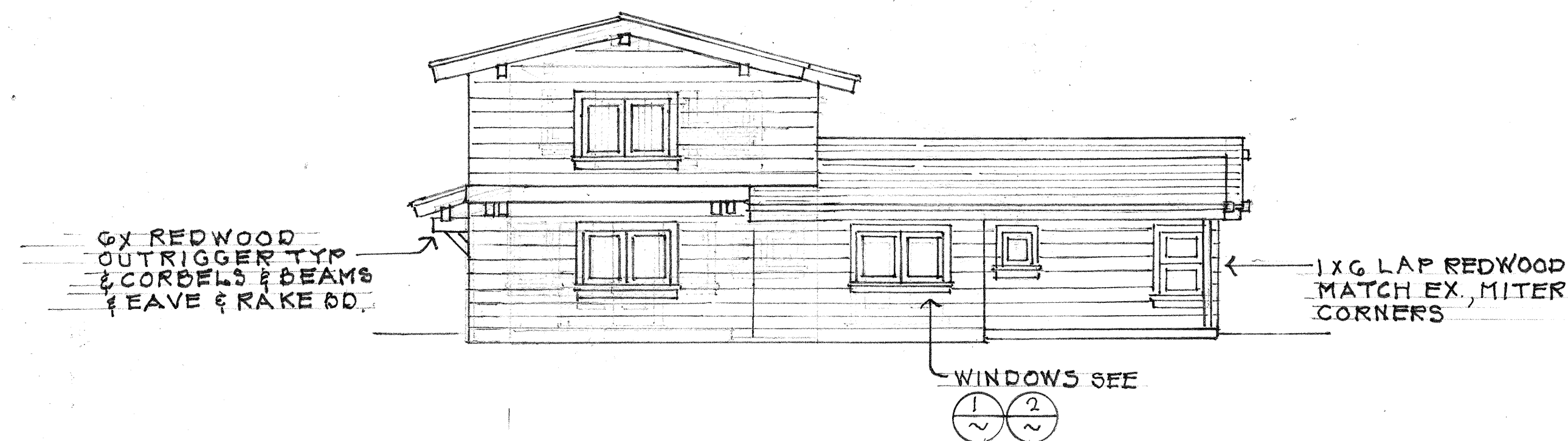
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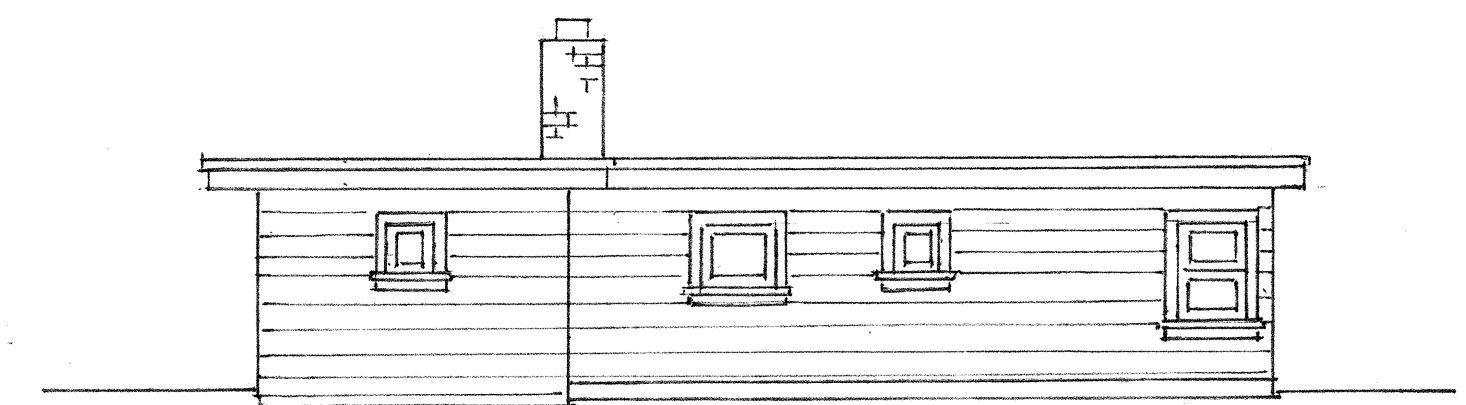
NEW EAST



EX. EAST



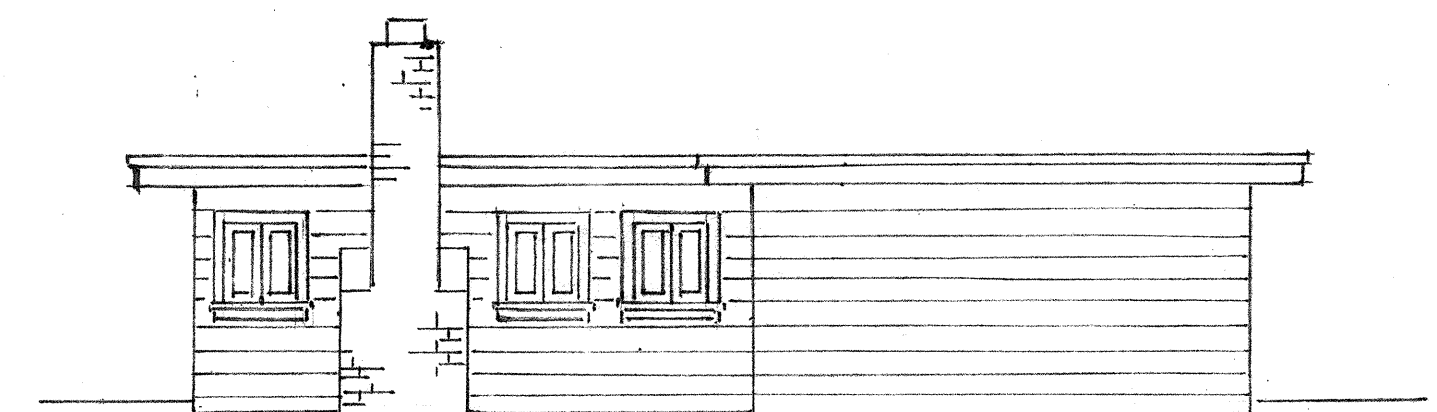
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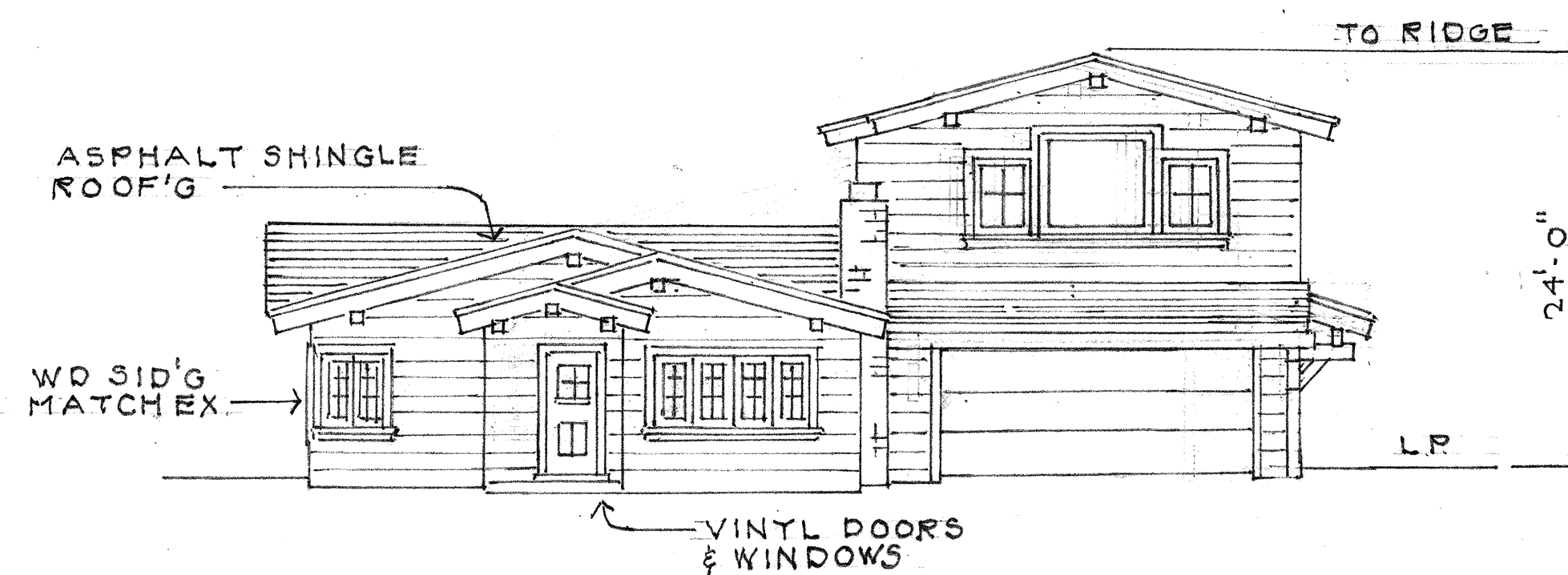
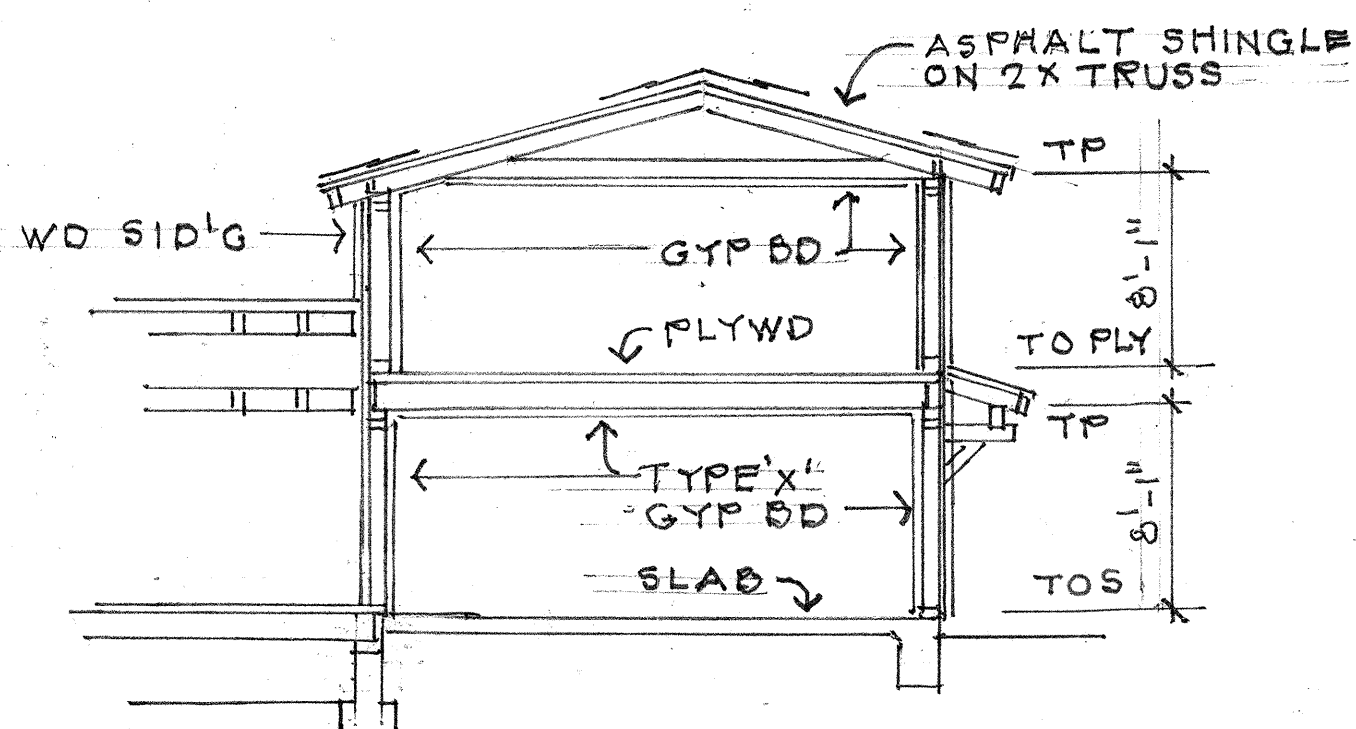
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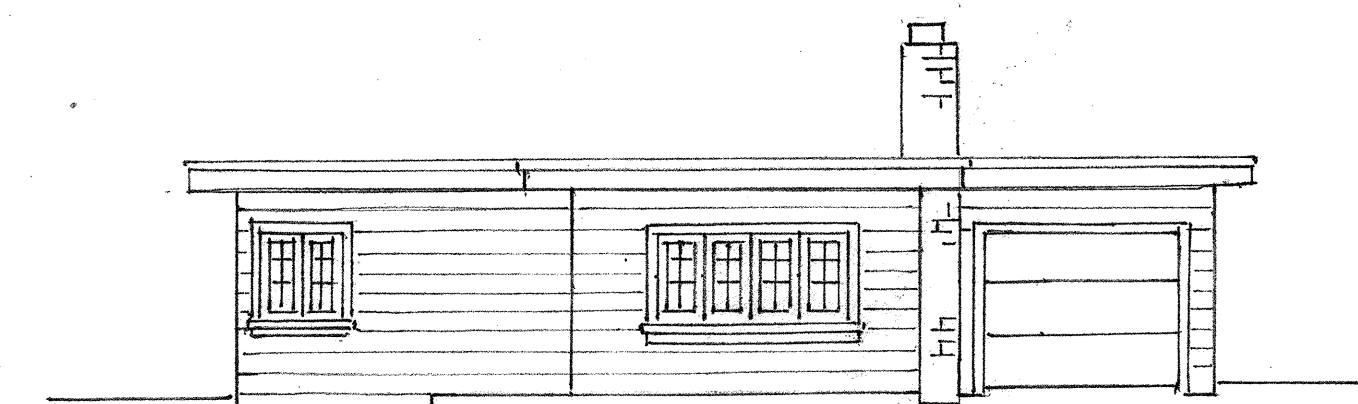
NEW WEST



EX. WEST



NEW NORTH



EX. NORTH

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(831) 625-2862

1546 MILITARY AVE
SEASIDE, CA, 90055
APN: 011-042-009

A-3

Attachment 2

Location Map

Project Site: 1546 Military Avenue



Attachment 3



View of Front Façade looking Southwest



View of front façade looking south



View of east side from Metz Park

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.

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SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

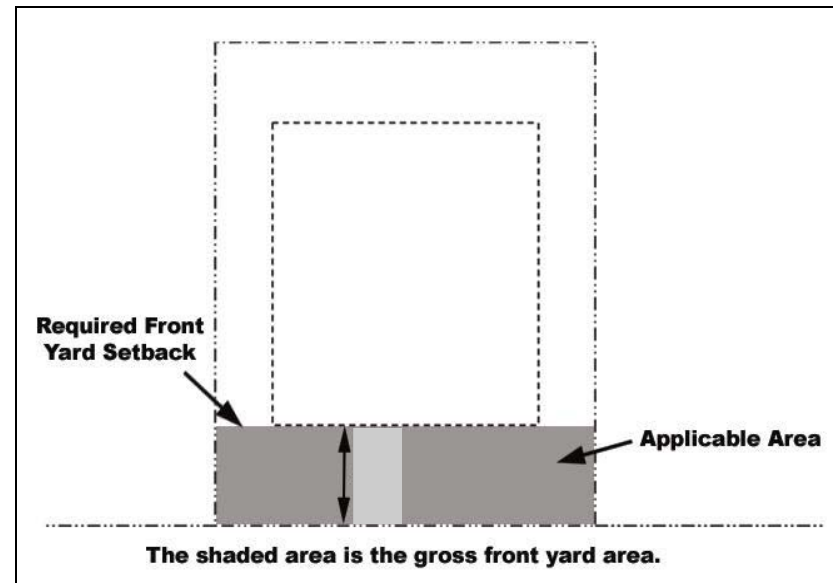
I. SITE PLANNING

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.



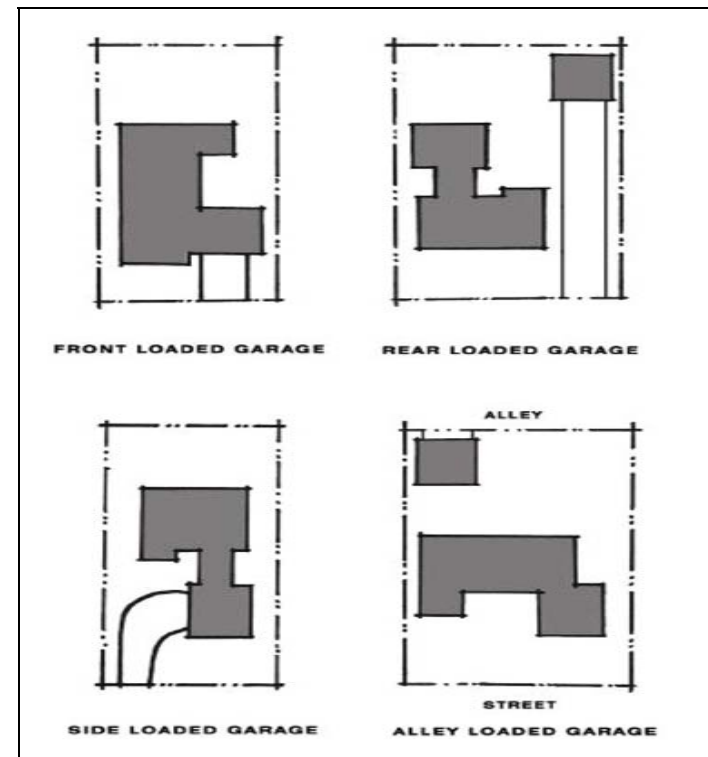
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should 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"

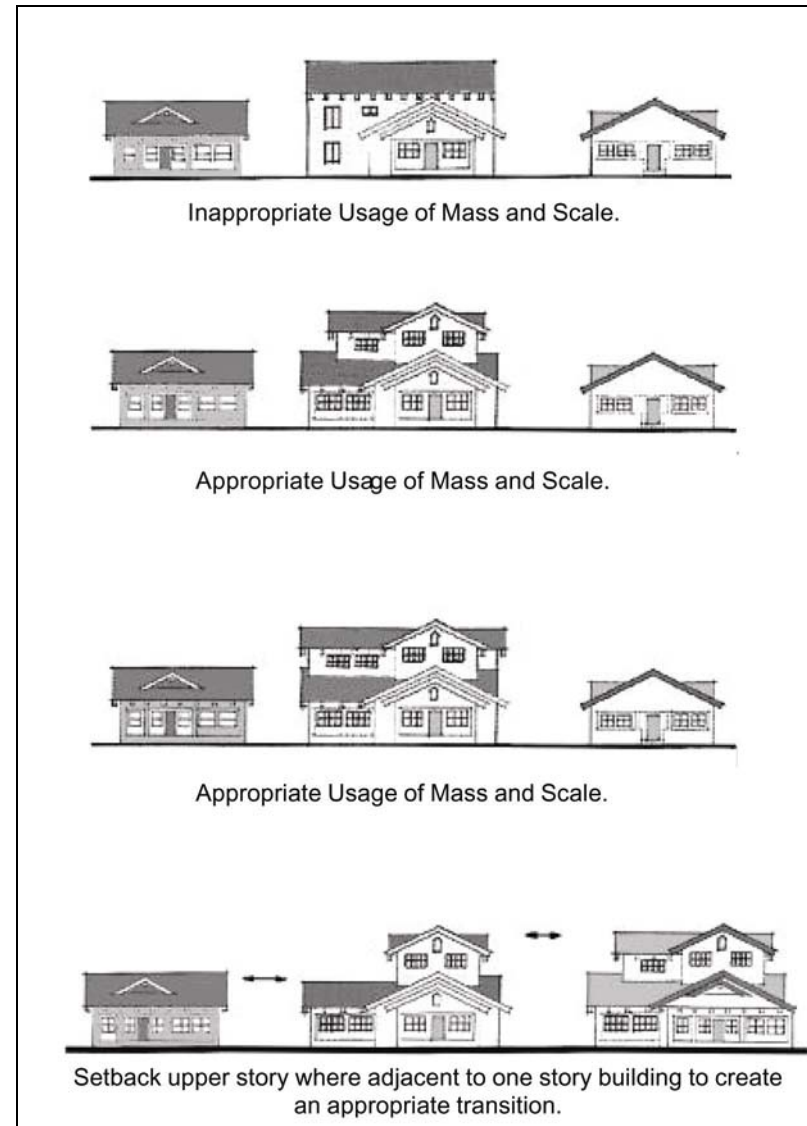
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback 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 Curles
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
Artemisia 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
Helianthus 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
Artemisia 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 perzii	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'	Sweetheart 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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 19, 2018

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05. ANA AND DEANIEL DECAMP , PROPERTY OWNERS AND NICK NOVICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 574 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1226 AMADOR AVENUE IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PURPOSE & RECOMMENDATION

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

BACKGROUND

The project site is located at 1226 Amador Avenue and is developed with an existing, 1,210 square foot one-story single family residence built in the 1960's. The project site is a 6,000 square-foot parcel and is located on the south side of the Amador Avenue between Noche Buena Street to the east and Terrace Street to the west. The adjacent neighborhoods to the south, west, and north are composed of single family residences. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

The project will consist of adding a 574 square-foot master bedroom above a new two-car garage on the front of the dwelling. The height of the new second floor will measure 20 feet on the front north elevation and vary from 20 feet to 18 feet on the west side elevation. The design of the garage and addition will blend into the one-story dwelling as a split level appearance.

The proposed 20.5 percent Floor Area Ratio (FAR) is under the maximum 45 FAR for a single family residential zone. The proposed 21 percent Lot Coverage is under the maximum 65

percent maximum. The plans indicate that the maximum height will be 24 feet. The maximum height allowed in the RS-12 zoning district is 24 feet. The footprint of the dwelling will be in compliance with the required setbacks listed below:

Front 15 feet required	-	Proposed 24 feet six-inches
Side five feet required on each side	-	Proposed seven feet on west and 31 feet on east
Rear 15 feet required	-	Proposed 24 feet

The exterior of the house will be a combination of stucco siding. Windows with wood sill plate, a 2x6 balcony on front and east facades, and a four panel sectional roll up garage door. The gable roof will consist of charcoal gray asphalt shingle roofing. Building colors will remain the same as existing.

Exterior lights will consist of the following fixtures:

- Exterior wall lights will be located on the perimeter doorways and in front of the garage.

STAFF

ANALYSIS

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

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), Attachment 4, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

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

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

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

Evidence: The proposed Floor Area Ratio (FAR) is 29%. The allowed FAR is 45%. The proposed Lot Coverage is 20%. The allowed Lot Coverage is 65%.

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

Evidence: The second story includes varying setbacks/offsets on the front, sides and rear elevations, and multiple building materials. The varying setbacks and modulation of the second story addition will eliminate a box-like appearance and provide visual interest on all four sides.

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

Evidence: The use of a gable roof design, stucco siding, and vinyl frame windows will continue the street facing elevations on all four elevations.

ENVIRONMENTAL DETERMINATION

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

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

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 574 square foot two-story addition to the existing single family dwelling.

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

Evidence: The project site is designated as Medium Density Single-Family Residential (MLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

- Goal LU-4 – Ensure that new development complements 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 two-story addition to an existing one-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all

standards of development associated with the RS-12 zoning district.

Evidence: The applicant has incorporated design features and architectural rhythms of the existing structure to have a contextual relationship with the existing neighborhood. 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 Amador Avenue by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

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

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

ATTACHMENTS

1. Attachment 1 - Conditions of Approval BAR-18-05
 2. Attachment 1 - Exhibit A Project Plans.
 3. Attachment 2 Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - SINGLE FAMILY DESIGN GUIDELINES
-

Conditions of Approval
File No. BAR-18-05
December 19, 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 “Decamp Residence” stamped as received on August 16, 2018, and as approved on December 19, 2018.

Building and Fire:

1. Project shall comply with the 2016 California Building and Fire Code

Public Works

1. Storm water from new roof shall be retained on site per City Engineering standards.
2. Any work in the right-of-way shall require an encroachment permit.

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-18-05

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

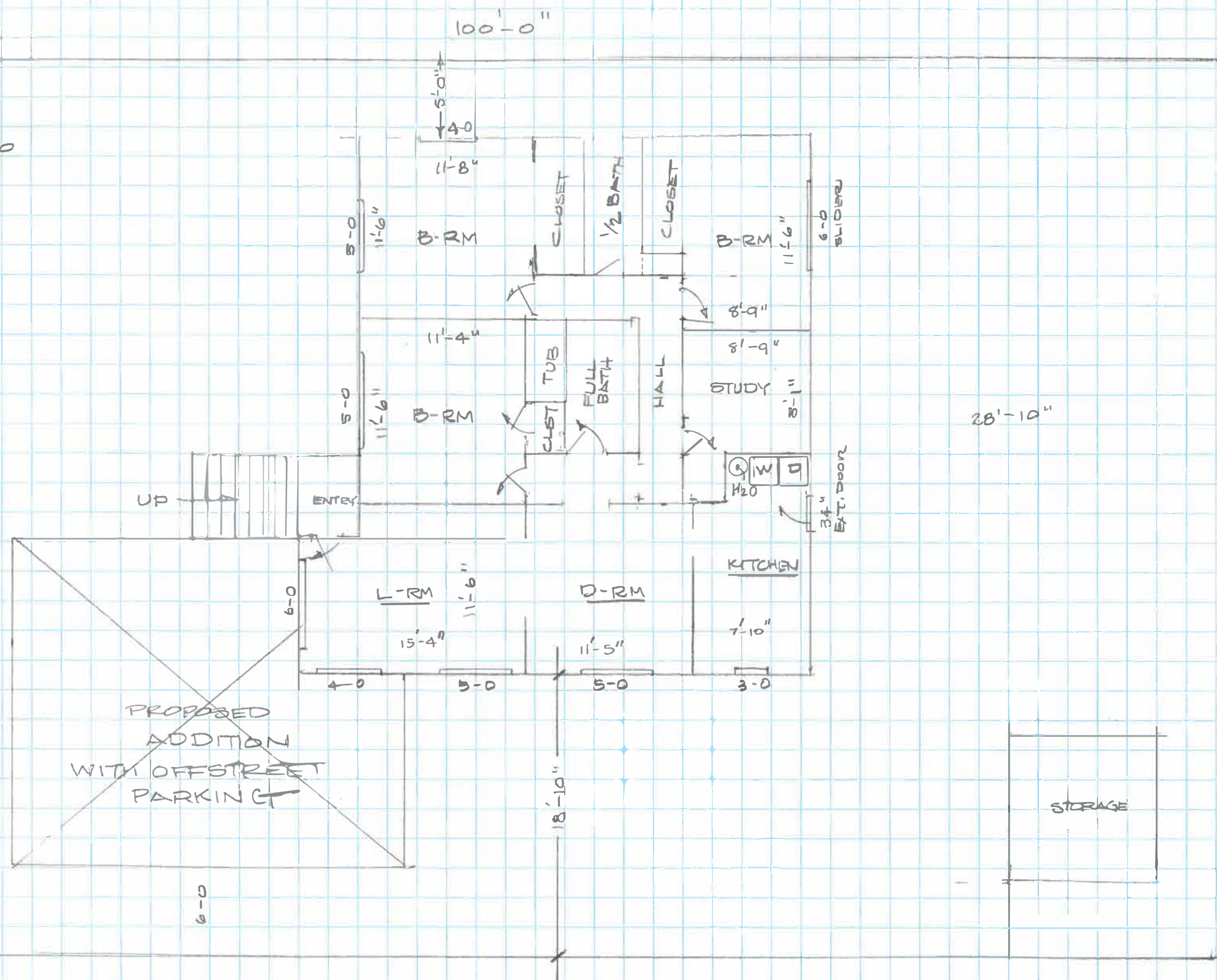
AMADOR AVE.

60'-0"

Sidewalk

LOT - 6000

NOTE: GARAGE DOOR TO STAIRWELL - 1 HR FIRE DOOR.
ALL GARAGE CEILING AND SHARED WALLS - 1 HR
GYPSUM WALL BOARD.



OWNERS - DANIEL & ANA DEAMP

1226 AMADOR AVE.

SEASIDE, CA 93950

APR# - 012-263-002-000

(831) 601-5103

DESIGN: NICK HOVICK

PO BOX 1436

CARMEL, CA 93921

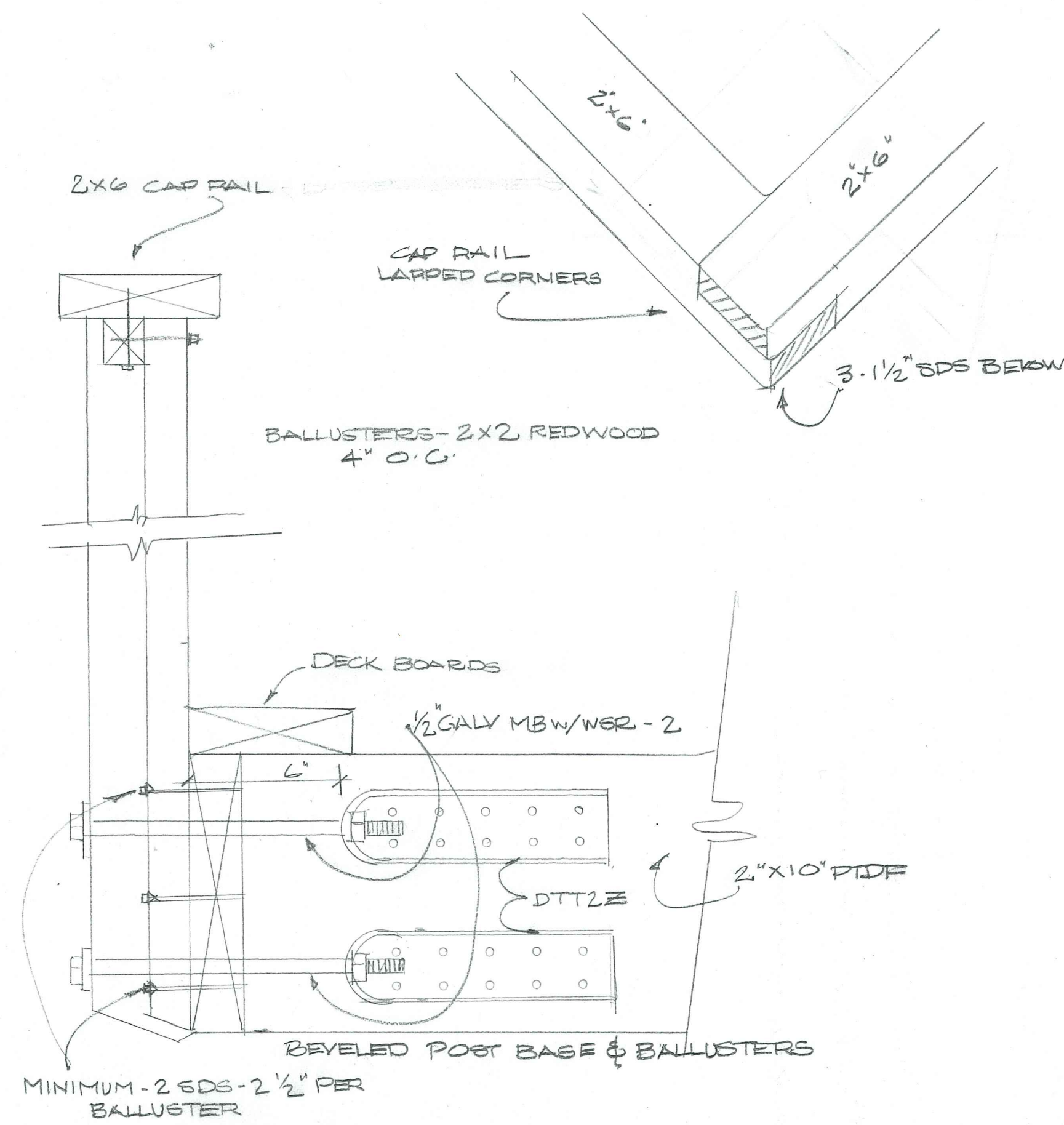
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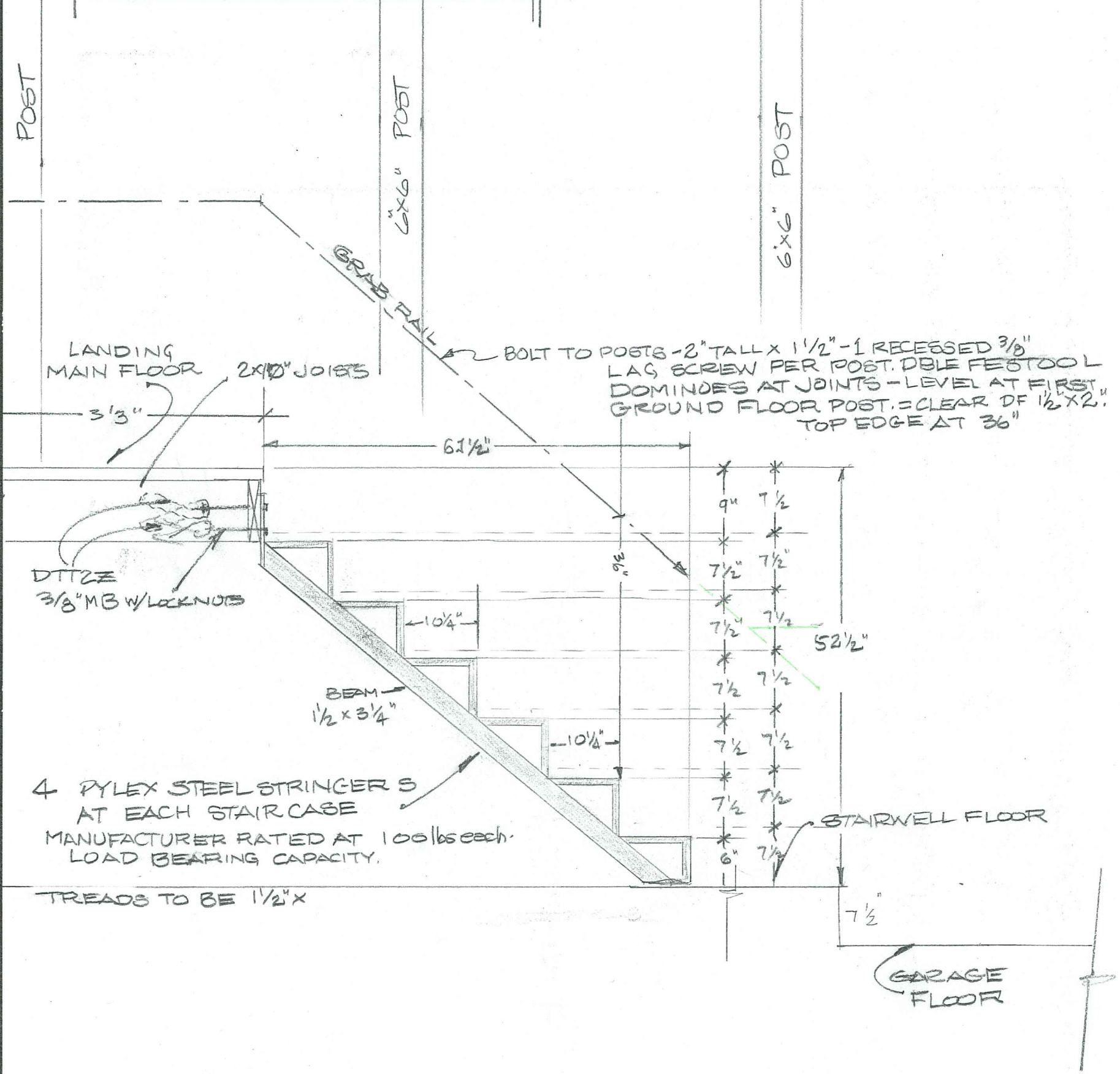
APPENDUM

NORTH DECK RAIL DETAIL

EXTERIOR



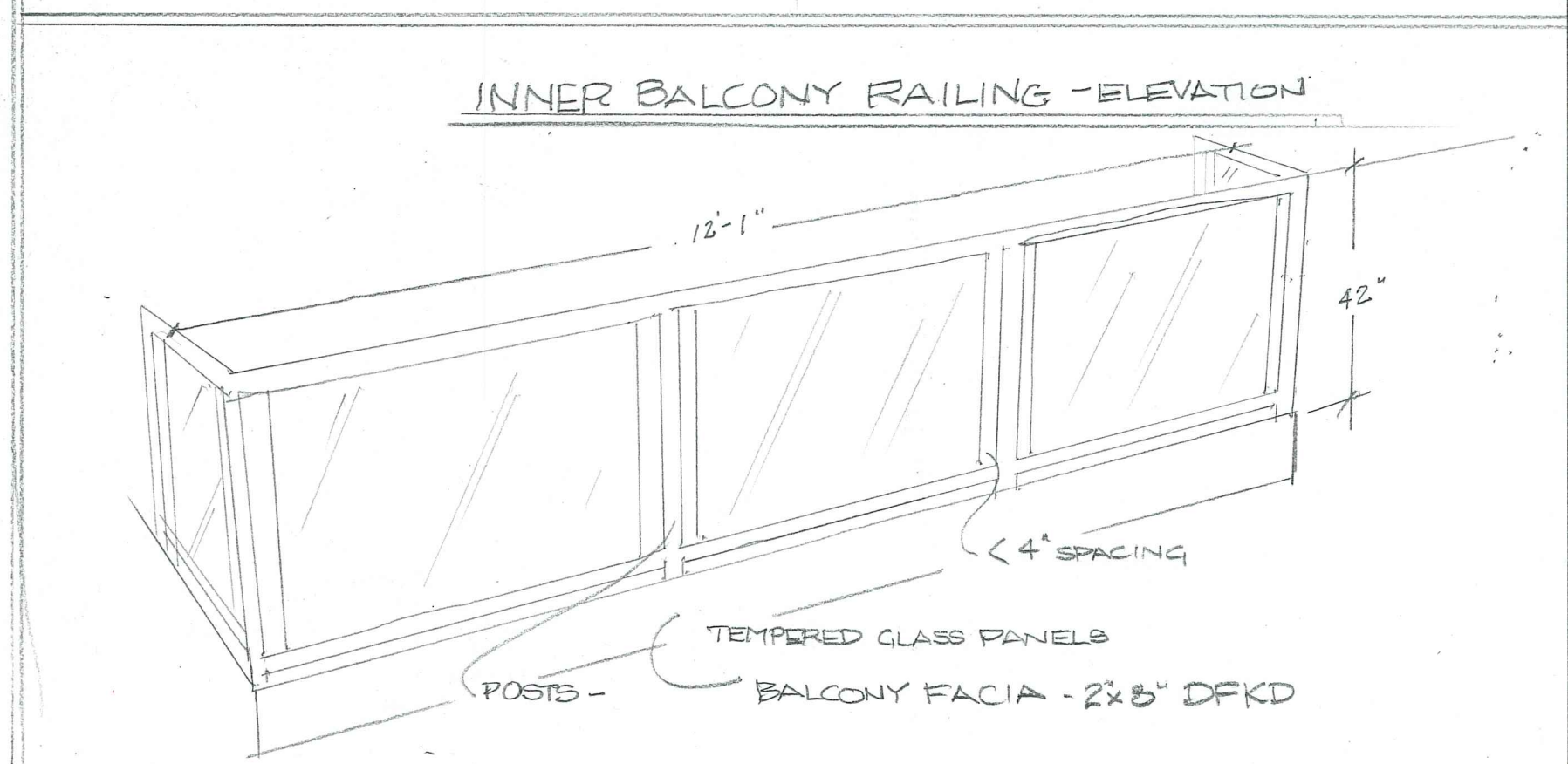
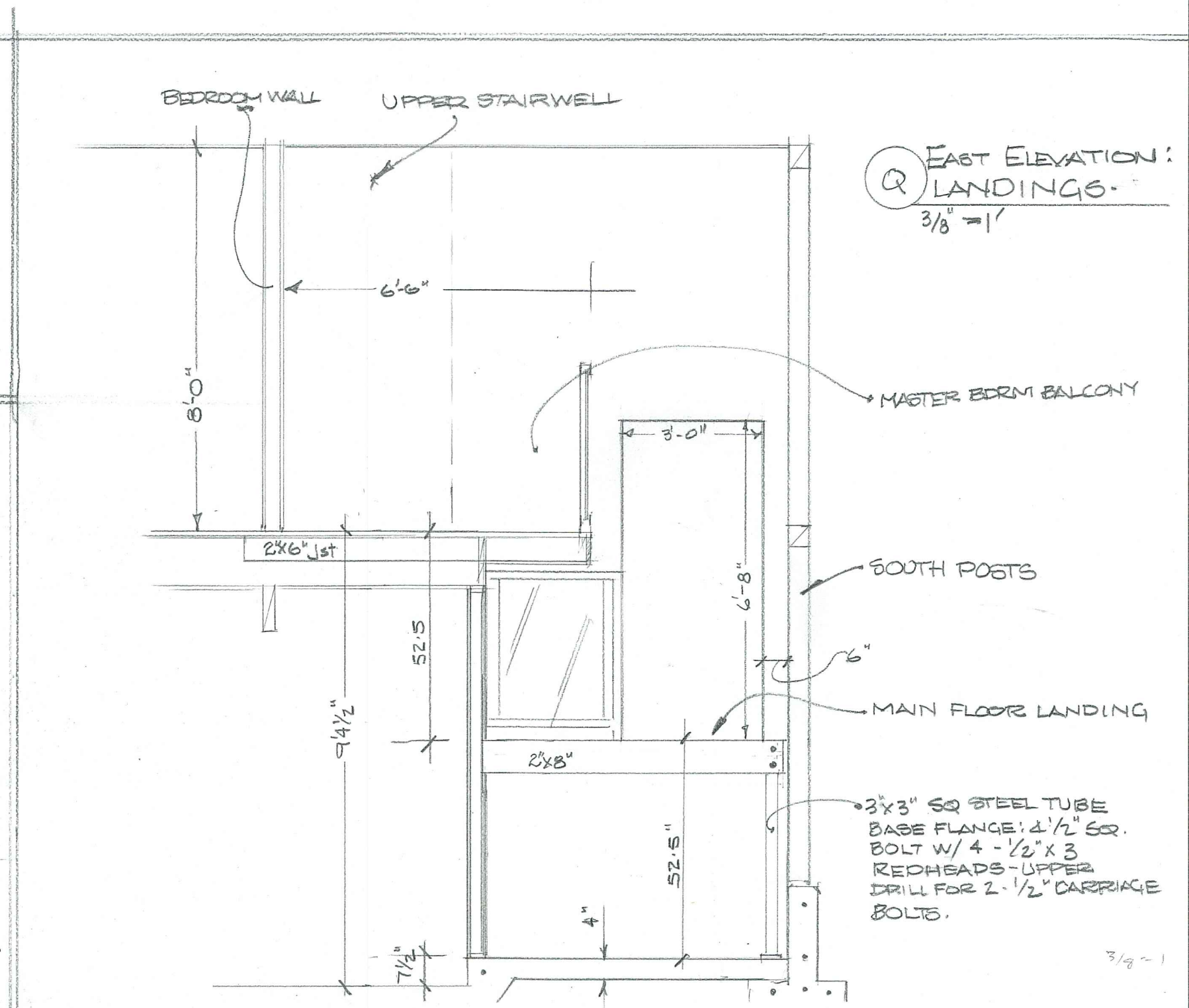
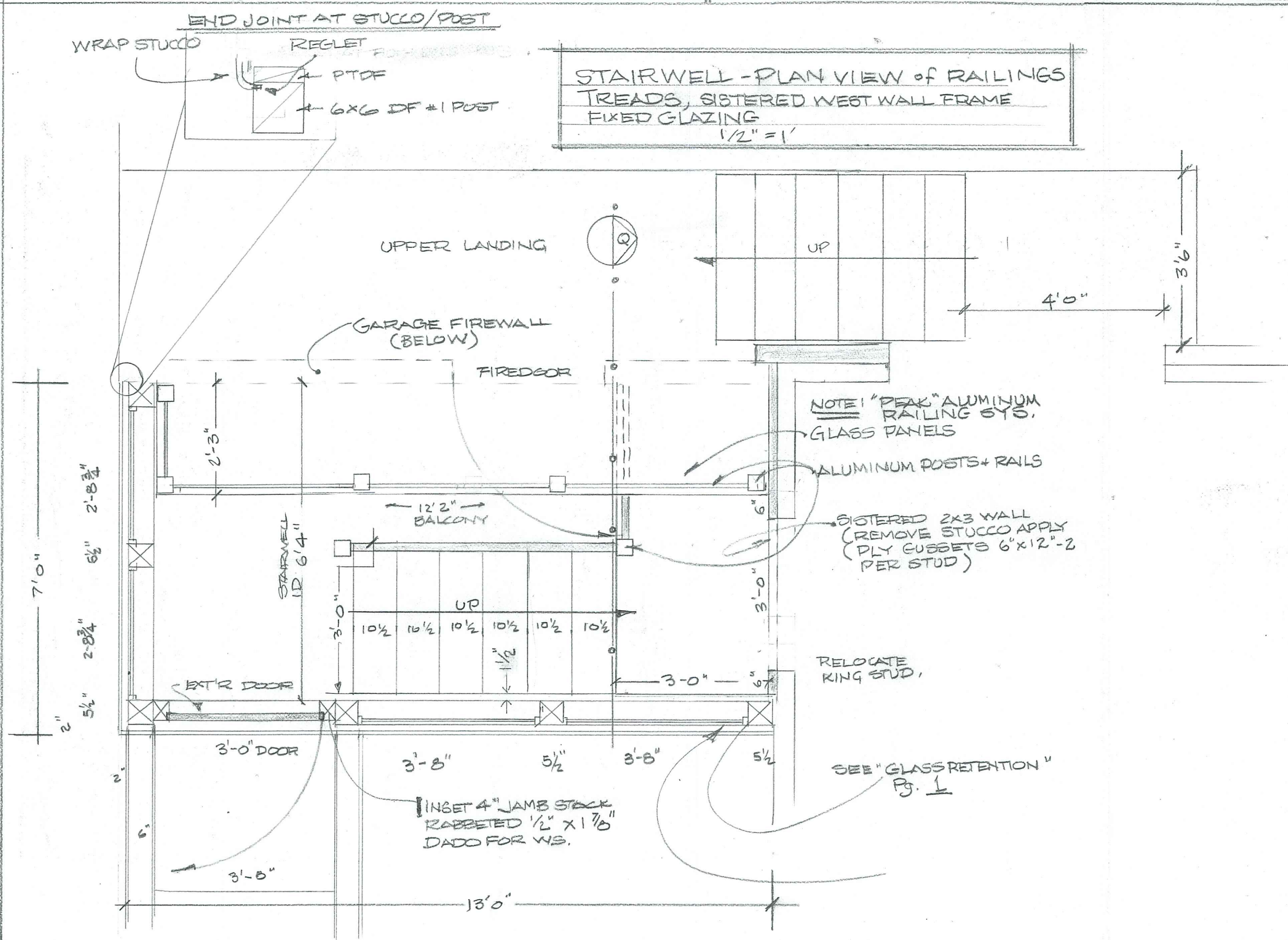
DETAIL SOUTH ELEVATION STAIR AND WINDOW GUARD RAIL



FINISH SCHEDULE

Fenestration		
Master Bath Glazing	1	5-0/6-8 dual glazed, low E Vinyl patio door
Master Bath Door	1	2-6/6-8 Plain slab pocket door and frame
Master Bedroom Ext'r Door	1	5-0/6-8 dual glazed, low E Vinyl patio door
Master Bedroom Int' Doors	2 pairs	5-0/6-8, 1 lite dual, low E, wood pre-hung french doors, interior
Garage to Stairwell Door	1	3-0/6-8/1-3/4" Solid core slab fire door, prehung
Stairwell Exterior Door	1	3-0/6-8, 1 lite, dual, lowE, 1/2 spacer mill finish, wood exterior door. 1 pe rabbeted exterior jambs, site mounted.
Stairwell Fixed Glass	3	3-8/7-4 (check actual dimensions before ordering) Fixed, dual glazed, lowE. Electives: "warm edged spacers", argon gas if affordable units can be found.
Stairwell Fixed Glass	2	3-8/6-0 (check actual dimensions before ordering) Fixed, dual glazed, lowE. Electives: "warm edged spacers", argon gas if affordable units can be found.
Stairwell Fixed Glass	2	2-10/7-4 (check actual dimensions before ordering) Fixed, dual glazed, lowE. Electives: "warm edged spacers", argon gas if affordable units can be found.
Stairwell Fixed Glass	2	2-10/6-0 (check actual dimensions before ordering) Fixed, dual glazed, lowE. Electives: "warm edged spacers", argon gas if affordable units can be found.
Garage Overhead Door	1	16-0/7-0 - to be selected
Garage East Window	1	4-0/3-0 - Vinyl, (ie Milgard or equal), dual glazed, lowE, 1/2" Electives: "warm edged spacers" if affordable
Stairwell Glazing Hardware	Site measure ments	CLLawrence store front glazing stock with integral thermal break.
Insulation		
Master Suite Ceiling	R-30	Kraft faced, fiberglass
Master Suite (all) Walls	R-13	Kraft faced, fiberglass
Garage Ceiling	R-13	Kraft faced, fiberglass
Garage/stairwell wall	R-13	Kraft faced, fiberglass
Plumbing		
Master bath	Free standing tub, low flow faucet	Anzzi FT009-0025
Master bath	Vanity/ stone top, I-flo faucet	DecoLav 5232-60
Master bath	Low flow toilet - 1.0 gpf	Kohler K-3519-T or equal
Entry exterior hose bib	With loose key	1
West wall hose bib	With loose key	1
Electrical		
Exterior		
Ext- Entry wall light	tbd	1
Ext - West walkway light	tbd	1
Garage Door Lights	tbd	2
Ext - South stairwell light	tbd	1
Ext - Entry keyed receptacle	GFCI	In weather box -1
Ext - West keyed receptacle	GFCI	In weather box -1
Garage		
Workbench	LED recessed light	1
Workbench	15 Amp receptacle	1
Garage Ceiling	LED recessed light	2
Garage walls interior	West & South walls	2
Garage door opener	TBD - for 16' sectional door	1
Sub panel	Square D, 100amp	6 space, 12 circuit - for addition

Stairwell Lower		
High ceiling lights	LED, recessed	2 - 3 way switches
Under balcony light	LED, recessed	1 - single pole switch
Under balcony receptacle	15 amp tamper proof	1
Stairwell Upper		
Ceiling light, second staircase	LED, recessed	1 - single pole switch
Second staircase receptacle	15amp, tamper proof	1
Balcony receptacle	15amp, tamper proof	1
Master Bedroom/Closet		
Ceiling & closet lights	LED, recessed	7 - 2 single pole switches
Bedroom/closet receptacles	15amp, tamperproof	7
Master Bath		
Vent/heater/ceiling light	110cfm, nightlight, htr.	3 switches
Vanity light	tbd	1 ?
Vanity/west wall receptacles	Gfci 15 amp	2



REVISIONS	BY

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CARMEL, CAL. 93921
(831) 236-7181

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1226 AMADOR AVE.
SEASIDE, CA 92705
APN# - 012-263-002-000
(831) 601-5103/601-4142

BALCONY - NORTH & INTERIOR STAIRWELL
LOWER LANDG EAST ELEVATION

FINISH SCHED.

Date 5.7.10

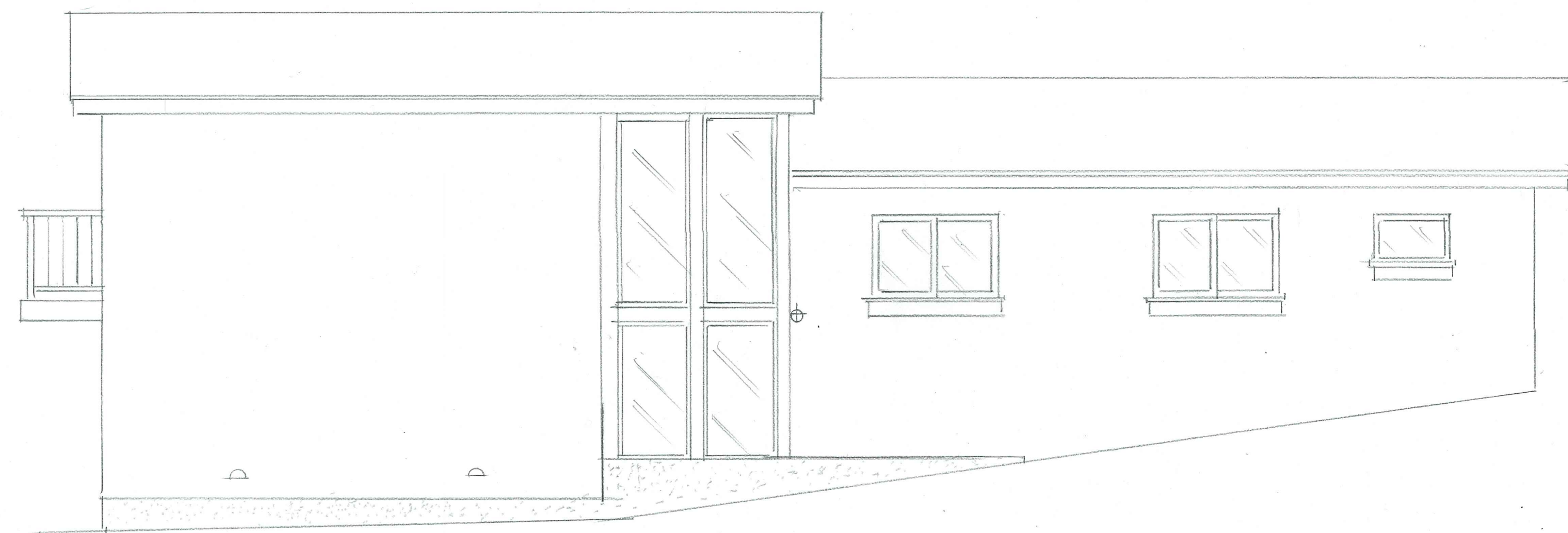
Scale

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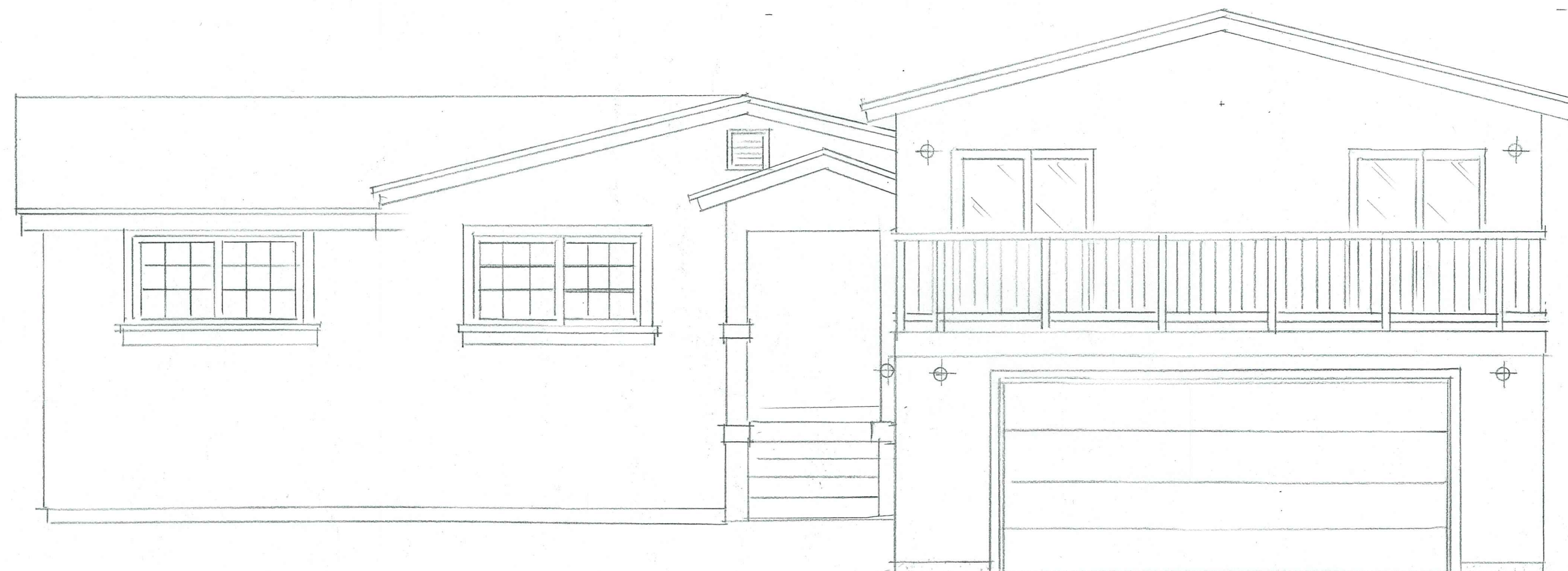
Job

Sheet 4

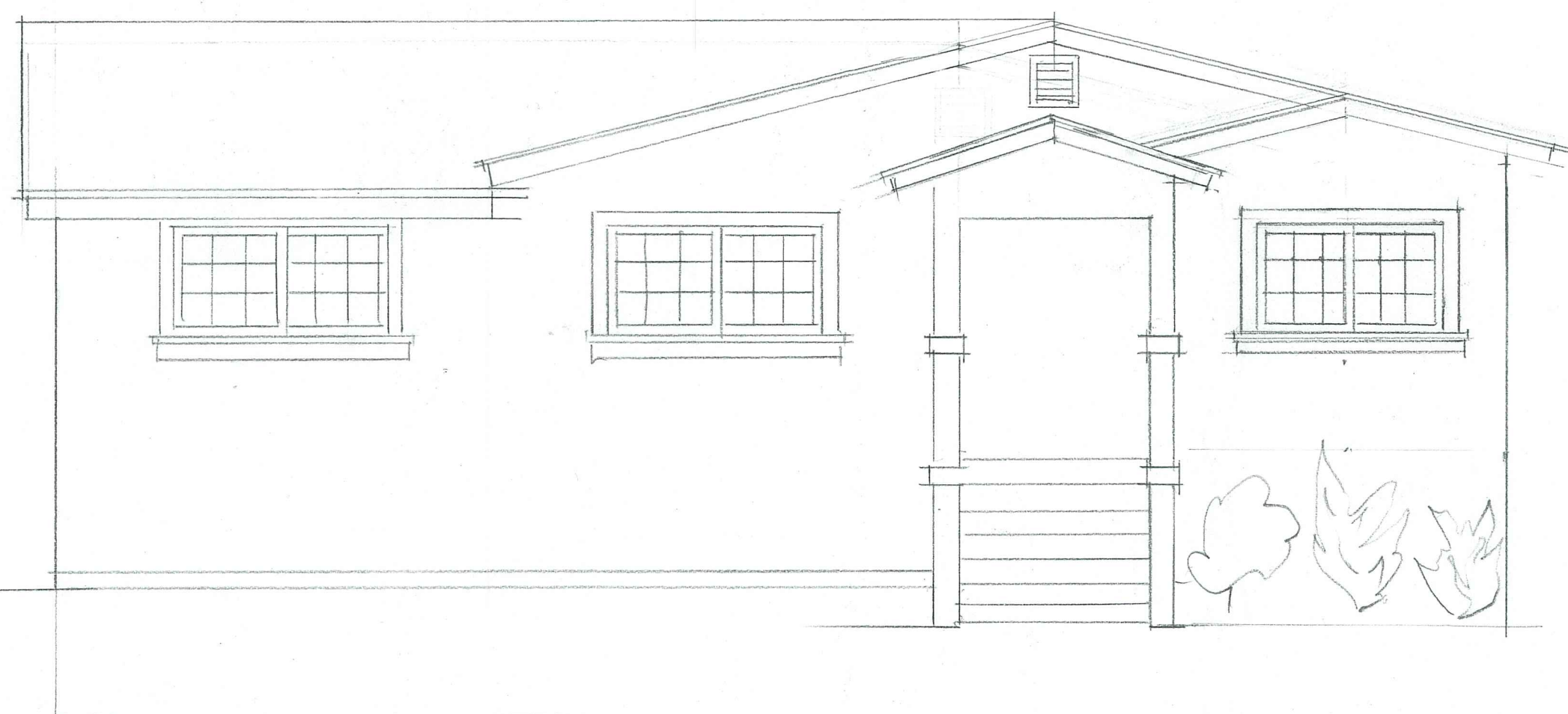
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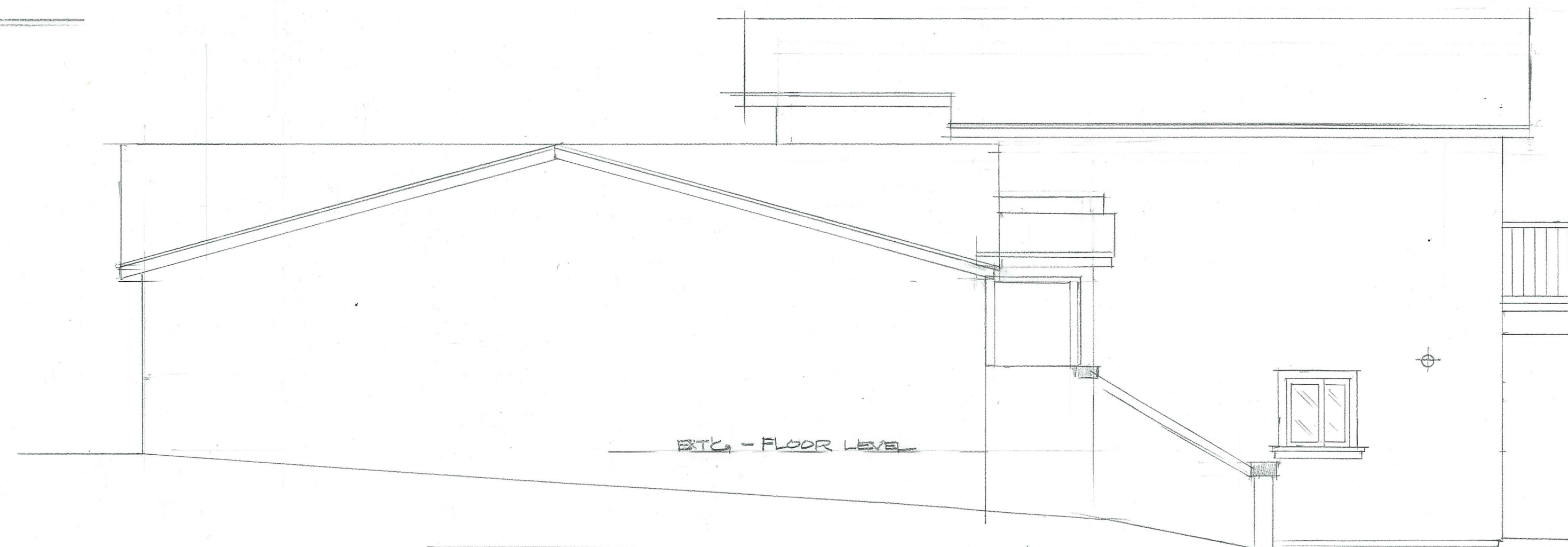
WEST ELEVATION 1/4" = 1" PROPOSED



NORTH ELEVATION 1/4" = 1" PROPOSED

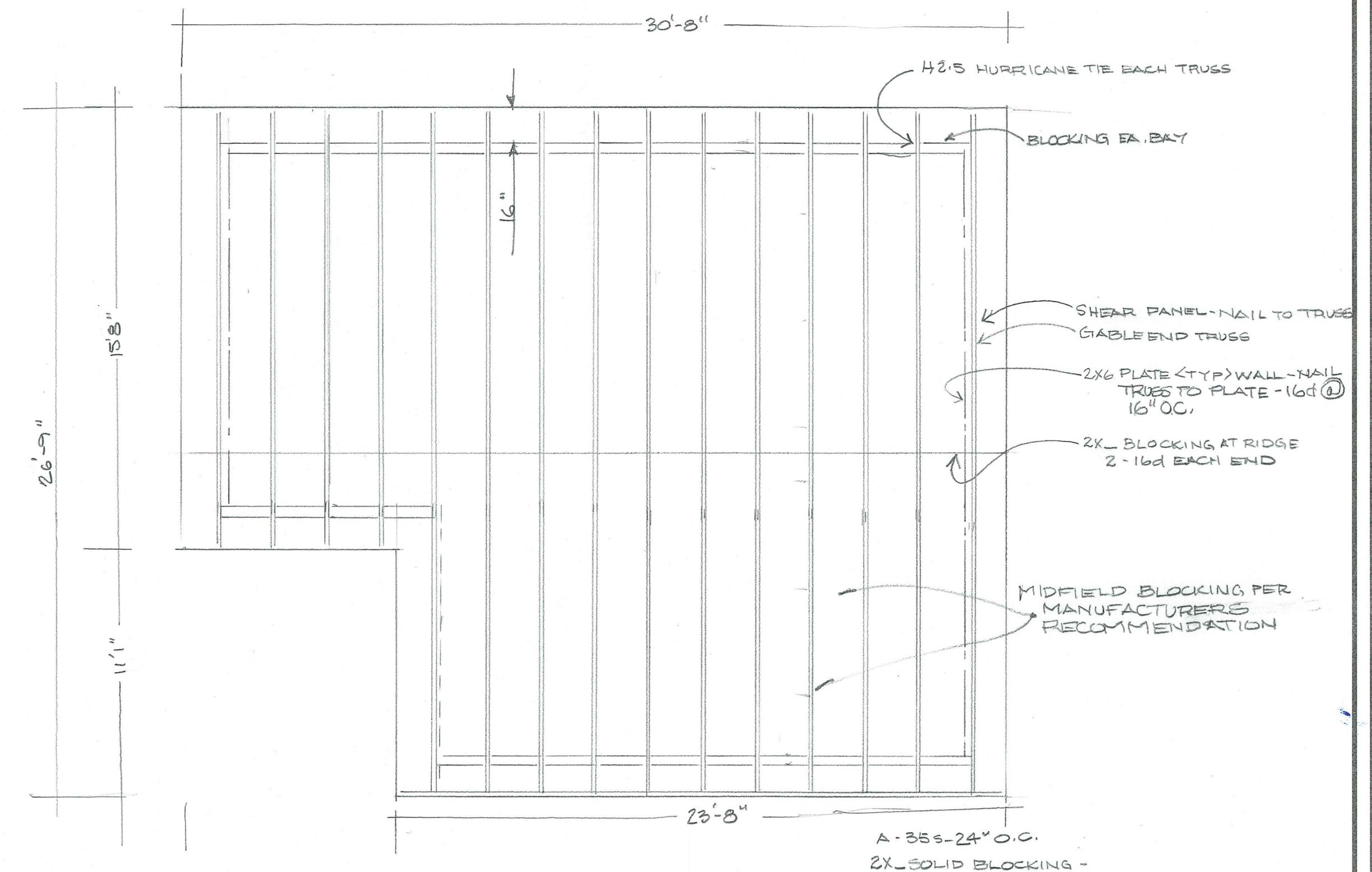
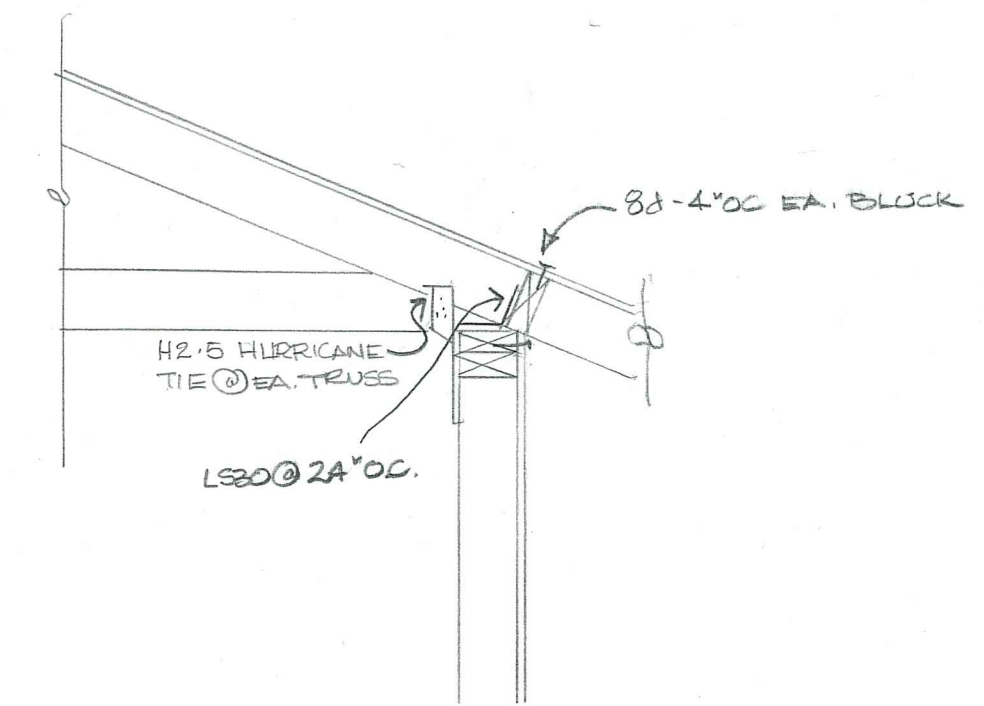


NORTH ELEVATION 1/4" = 1" EXISTING



EAST ELEVATION 1/4" = 1" PROPOSED

ROOF FRAME - TRUSSES
1/4" = 1' 2'-0" O.C.



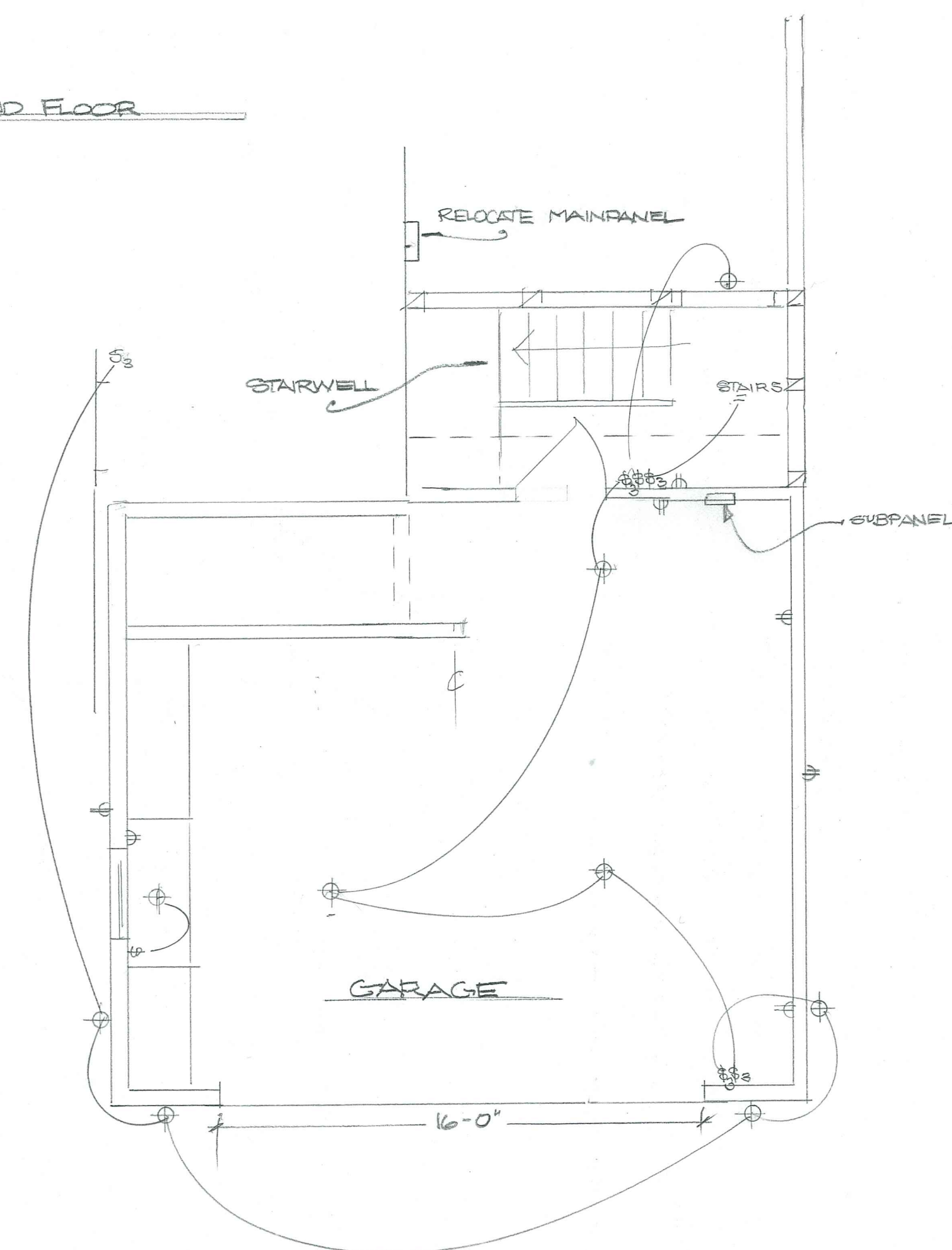
DRAFTING/DESIGN
NICK HOVICK - HOVICK DESIGN
PO BOX 1436 CARMEL, CA
(831) 236-7151

DANIEL JANA DE CAMP
1226 AVADORE AVE
SEASIDE CA 92755
PHONE - 927-263-0001
FAX - 927-263-0002

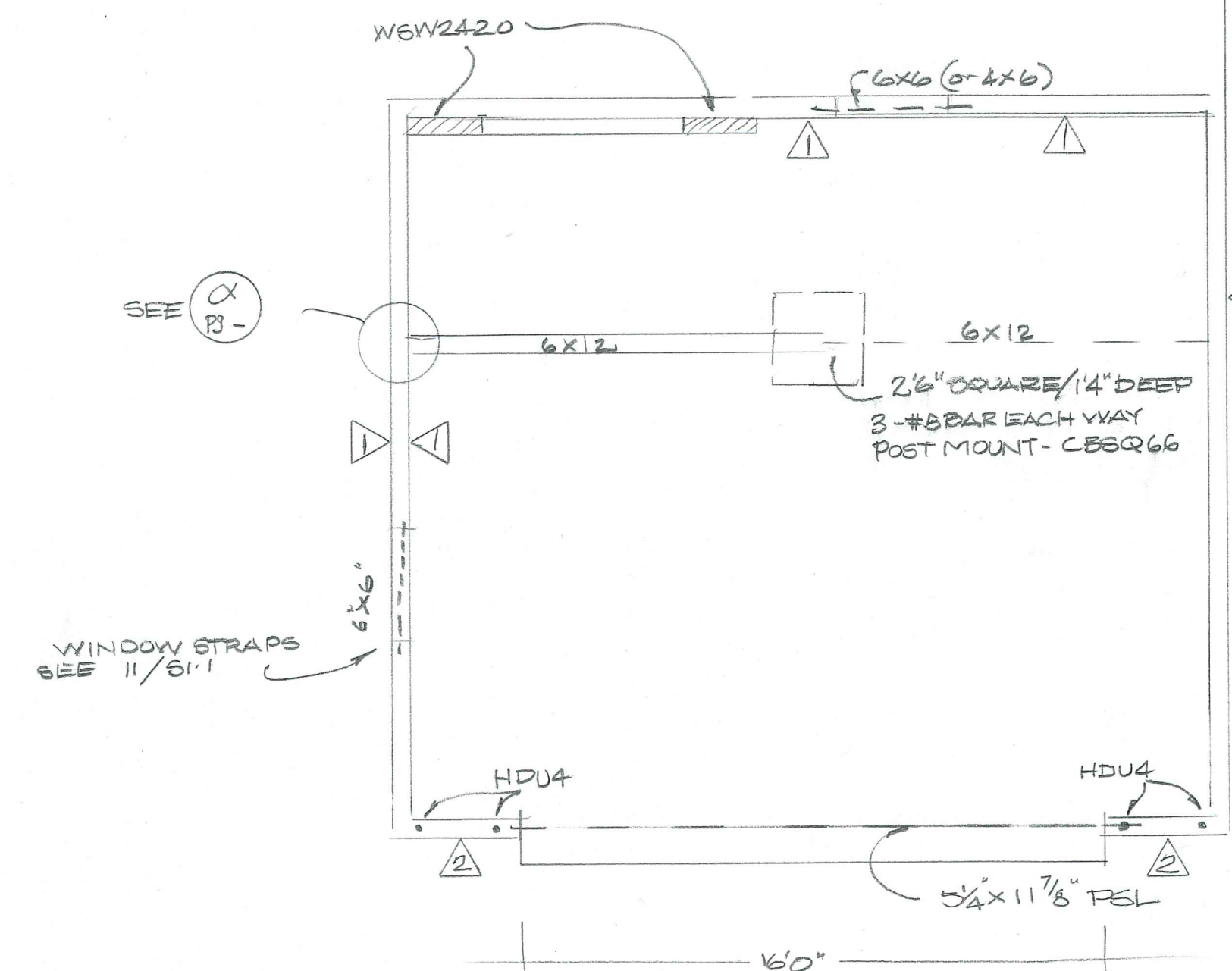
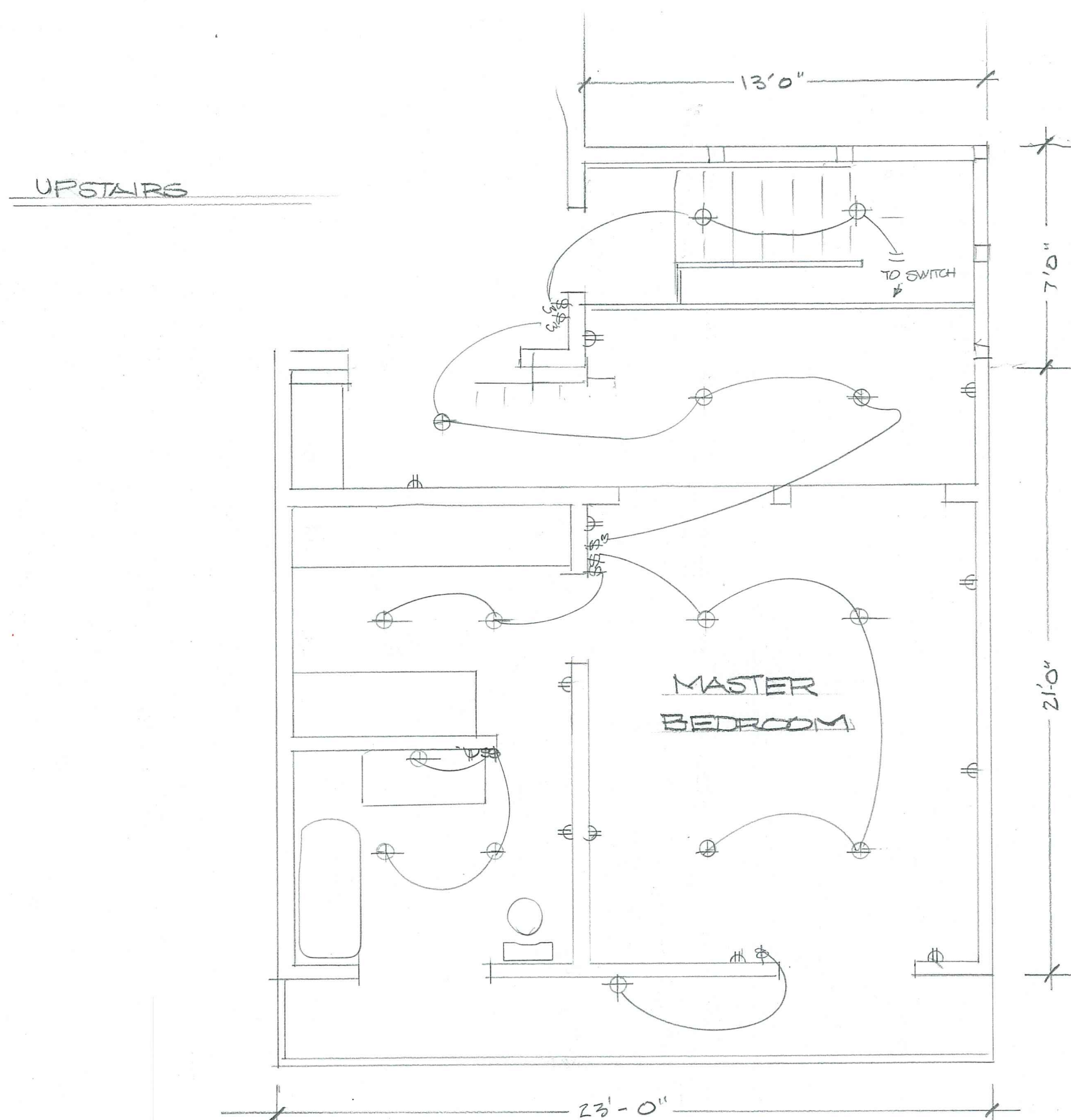
ELEVATIONS
ROOF FRAME

Date
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Drawn
Job
Sheet 2
Of Sheets

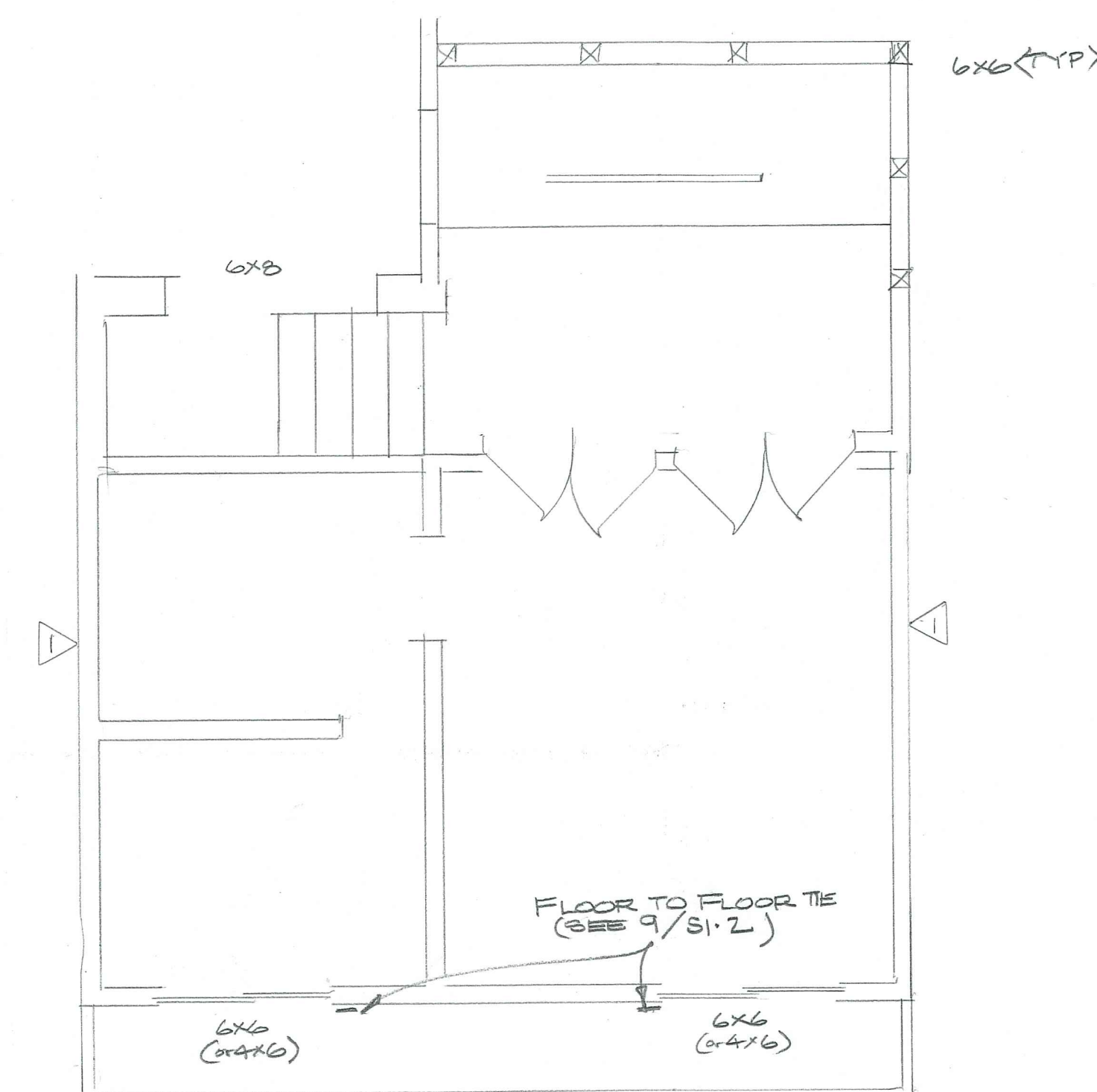
GROUND FLOOR



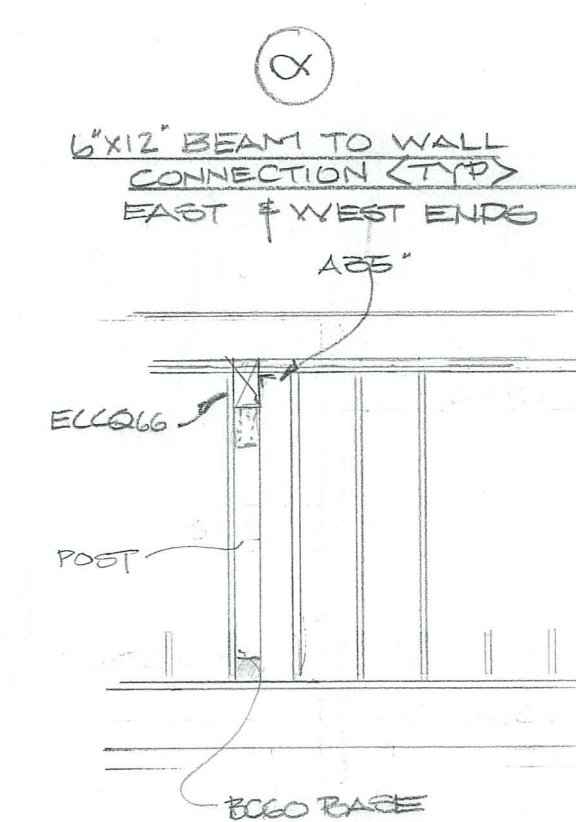
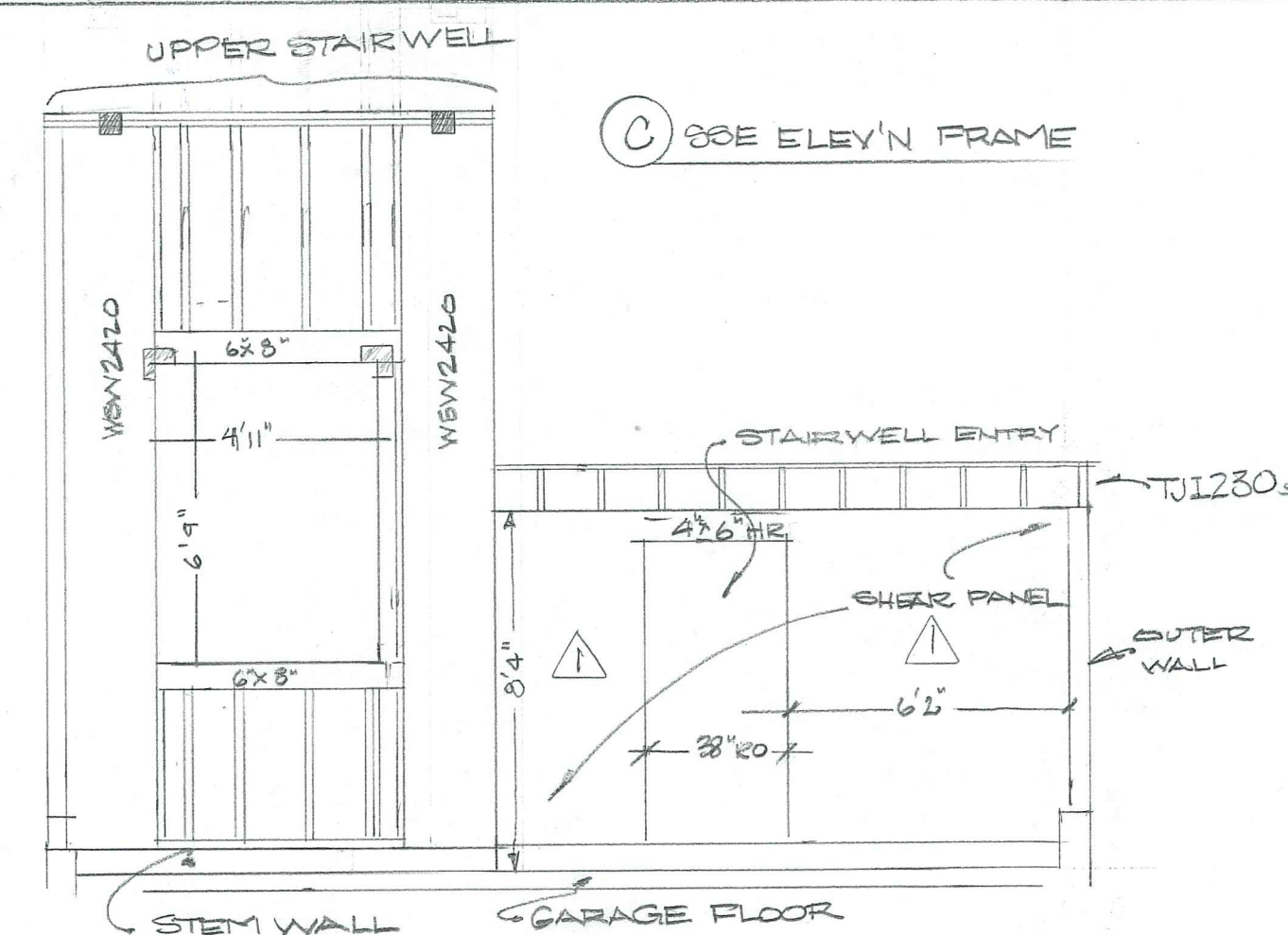
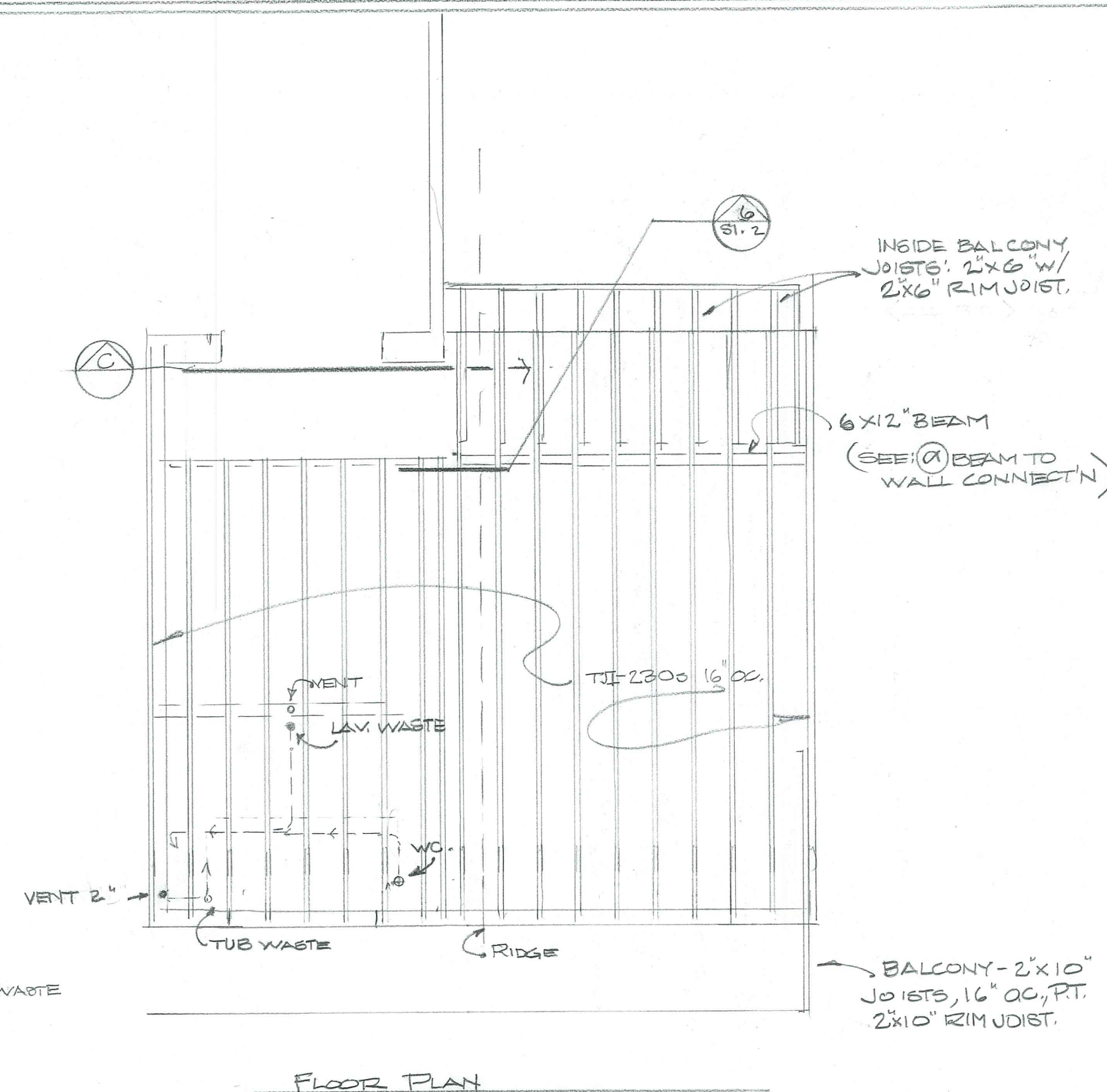
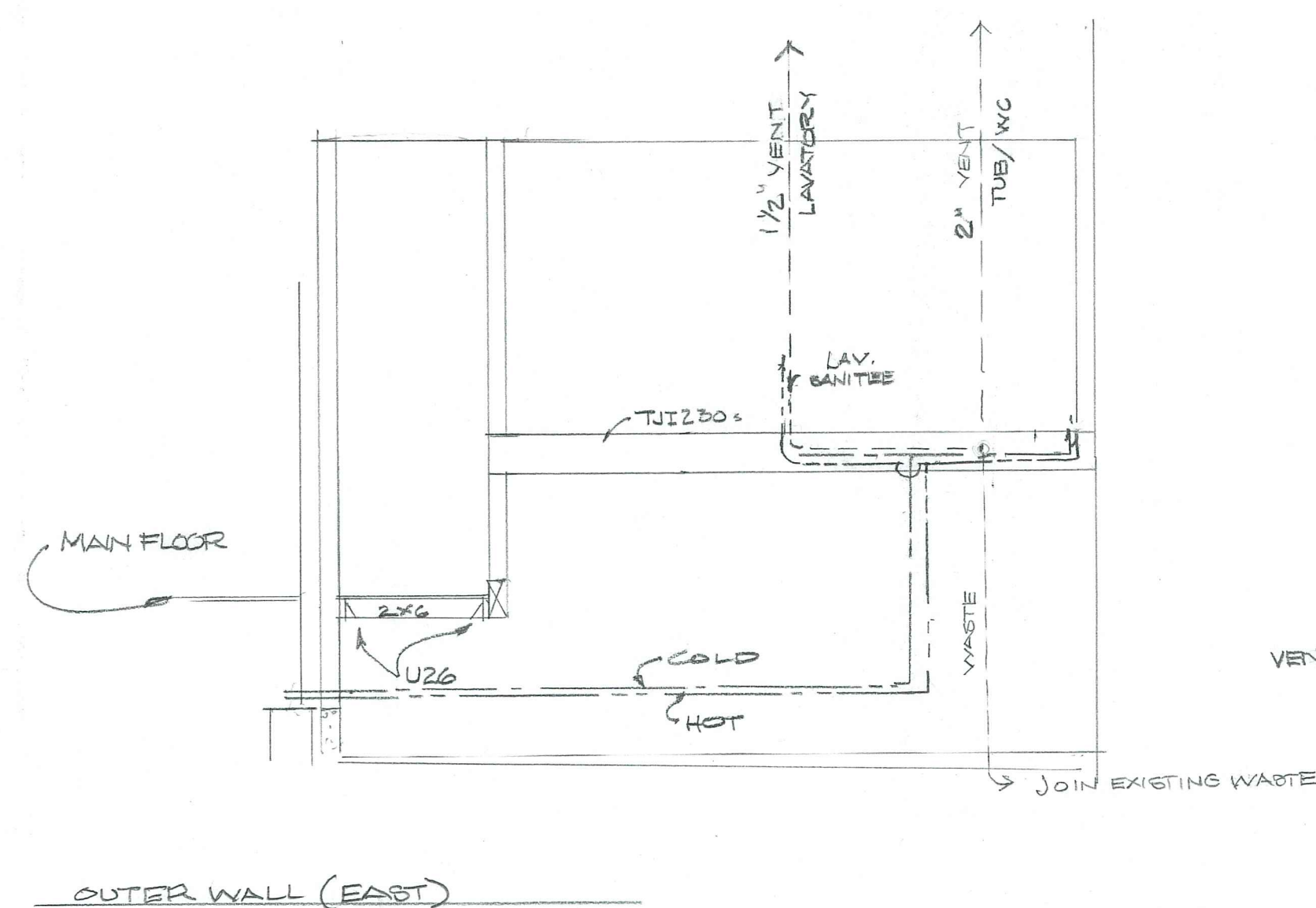
ELECTRICAL LAYOUTS

$$y_4^H = 1$$


LOCATION & HARDWARE
NOTED IN ENGINEERS
NOTATIONS



PLUMBING LAYOUT & FLOOR FRAME

$$1/4^n = 1'$$


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(831) 601-5103

ELECTRICAL
FLOOR & FRAME
DETAILS
SHEAR
PLUMBING
HARDWARE
NOTES

Date 4/26/18

Scale

Drawn

Job	Rate	Time	Cost
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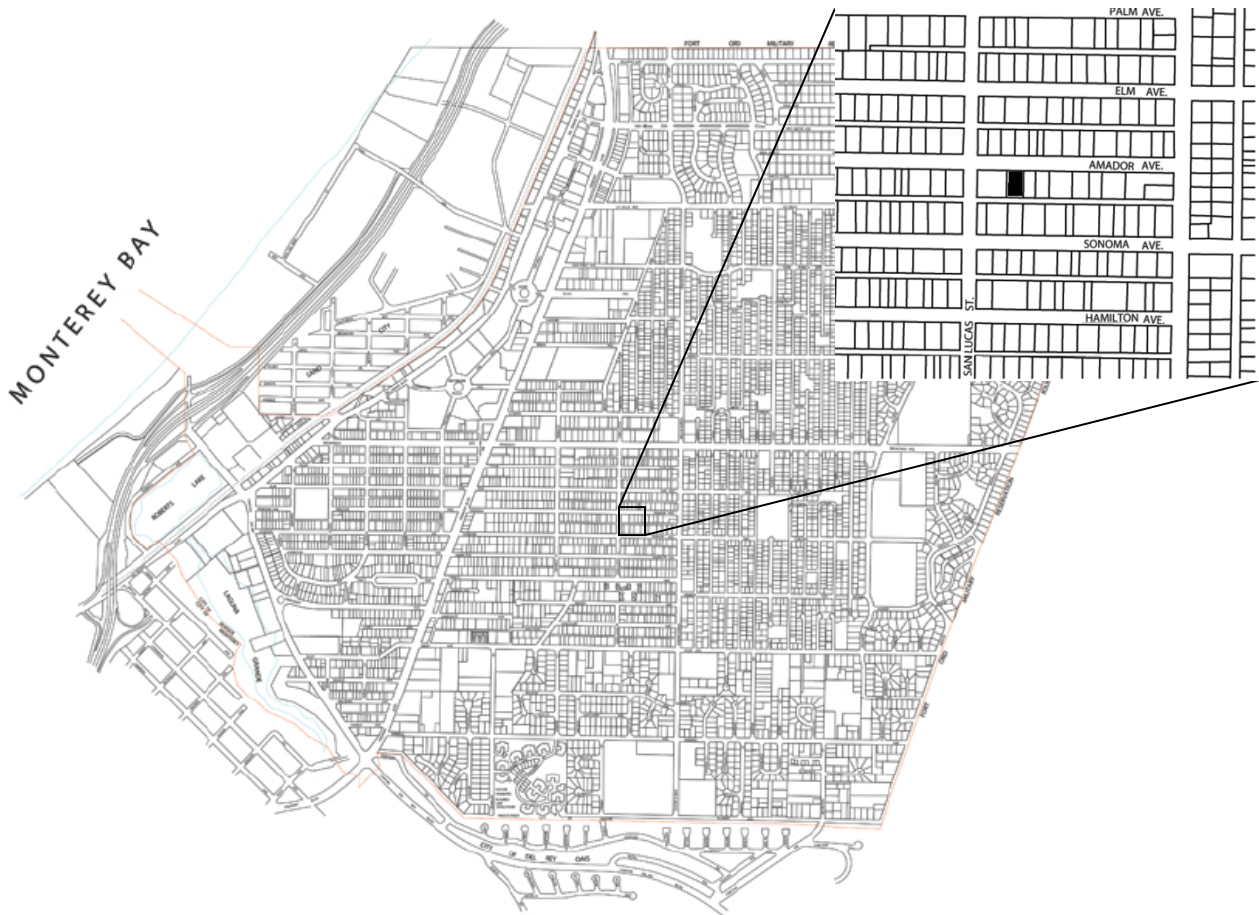
Sheet 3

Of Sheets

Attachment 2

Location Map

Project Site: 1226 Amador Avenue



Attachment 3



View of front façade looking southwest



View of Front façade looking southeast



View of front yard

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

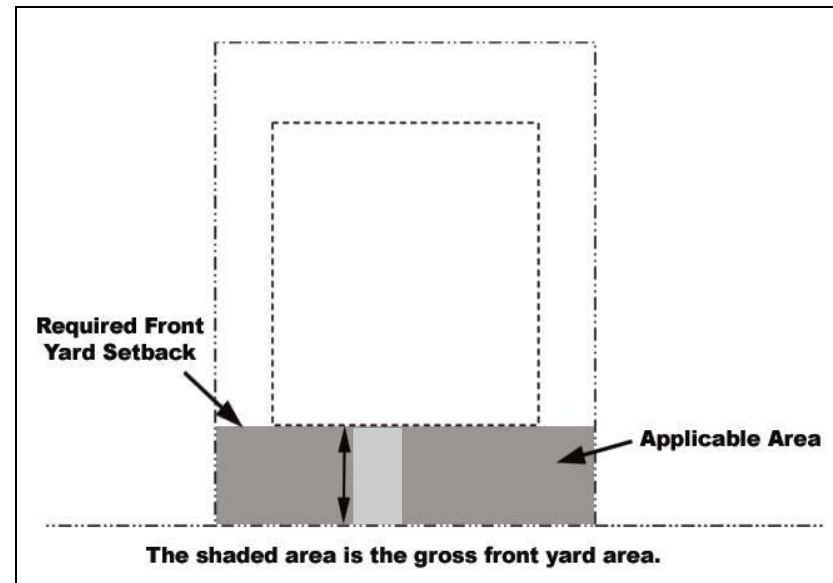
I. SITE PLANNING

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.



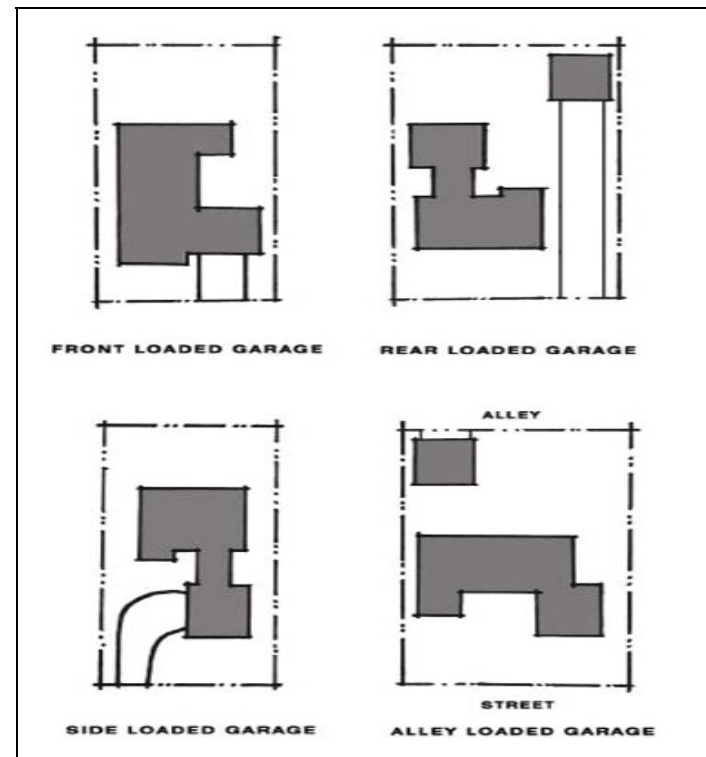
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should 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"

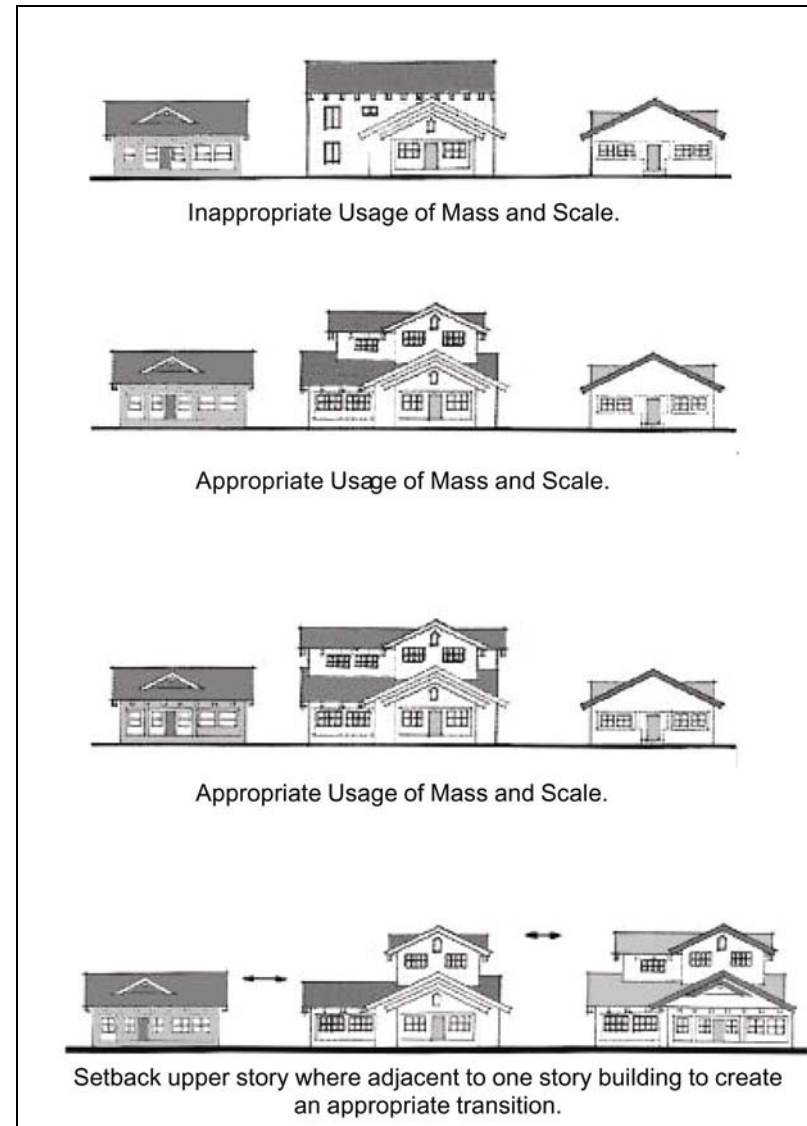
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback 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.



"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.

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.

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 Curles
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'	

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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
Helianthus 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

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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'	Sweetheart 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