



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, June 5, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

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

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR MAY 15, 2019 REGULAR MEETING.

6. BUSINESS ITEMS

A. APPROVE THE CONSTRUCTION OF TEMPORARY STORAGE FACILITIES AT CITY HALL

RECOMMENDATION: The purpose is to review the construction of a temporary storage facilities at City Hall.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-08: MICHAEL AND REBECCA LANCASTER, PROPERTY OWNER, AND SAMUEL PITNICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 353 SQUARE-FOOT SECOND STORY ADDITION TO A ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2, second story additions are subject to the review and approval by the Board of Architectural Review (BAR). Additionally, in accordance with Section 17.62.030.C, based on a Minor Variance that will be required to accommodate the location of second uncovered parking space in front of garage due the dwelling exceeding 1,201 sq. ft. in area, the BAR action will serve as a recommendation to the Zoning Administrator with the Minor Variance Application.

- C. BOARD OF ARCHITECTURAL APPLICATION NO. BAR-19-09. MARC DRAMCHAK, PROPERTY OWNER, AND ALLEN ROBINSON, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 506 SQUARE FOOT ROOF DECK ABOVE A NEW TWO-CAR GARAGE ATTACHED TO ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1892 JUAREZ STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-015-018 AND 039). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2, design review approval is required for roof decks.

- D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-11. PETER LAVIN, PROPERTY OWNER AND CARY STIEBEL, APPLICANT ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 1902 FREMONT BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION:

In accordance with Section 17.40.080.D.3 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the installation of a mural in any commercial zone.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
June 19, 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, 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, May 15, 2019
5:30 PM

1. CALL TO ORDER

Chair Ventimiglia called the meeting to order at 5:30 PM.

BOARD OF ARCHITECTURAL REVIEW

PRESENT: Khalsa, Mori, Sawhney, Ventimiglia, Mitchell (arrived at 5:34 PM.)

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR APRIL 3, 2019 REGULAR MEETING.

On motion by Board Member Mitsugu Mori and seconded by Board Member Keith Mitchell and passed by the following vote the Board of Architectural Review approved minutes as presented.

RESULT: **Approved**

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

NOES: None

6. BUSINESS ITEMS

Board Member Sawhney left after the approval of minutes.

A. BOARD OF ARCHITECTURAL REVIEW No. BAR-19-10: FREDERICK M. BAKER, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A NEW EXTERIOR FACADE BRANDING UPGRADE AT 1175 FREMONT BOULEVARD (KFC), LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

On motion by Board Member Keith Mitchell and seconded by Board Member Mitsugu Mori and

passed by the following vote the Board of Architectural Review Approved project as presented.

RESULT: ***Approved***

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

NOES: *None*

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 5:50 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: City Council

BY: Rick Riedl, City Engineer

DATE: June 5, 2019

**SUBJECT: APPROVE THE CONSTRUCTION OF TEMPORARY STORAGE
FACILITIES AT CITY HALL**

PURPOSE & RECOMMENDATION

The purpose is to review the construction of a temporary storage facilities at City Hall.

BACKGROUND

The City is experiencing increased needs for providing services for homeless persons.

In April, the City applied for a HEAP grant that would provide relocation services and temporary housing and ancillary facilities for homeless persons. The City's grant application did not include facilities to store personal items that may be acquired from the public. The proposed facilities would provide temporary secure storage of these items that could be reclaimed by the public.

City staff met to discuss options for providing a secure storage facility. Upon careful consideration of the options, staff believes that a temporary storage facility at City Hall would be the most cost effective solution at this time. As shown in the attached figure, the proposed facilities would include a re-purposed freight storage container, a decomposed granite (DG) path, and area lighting.

NEXT STEPS

Staff applied for issuance of a Minor Use Permit to be granted by the Zoning Administrator on June 3, 2019. The Zoning Administrator will provide an update on the status of the Minor Use Permit.

ENVIRONMENTAL DETERMINATION

Per Title 14 of the California Code of Regulations, Chapter 3, "Guidelines for Implementation of California Environmental Quality Act (CEQA)," Article 19, "Categorical Exemptions," Section 15303(e), "New Construction or Conversion of Small

Structures,” the following actions are categorically exempt;

“Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.”

Evidence:

Based on the proposed temporary storage facility would not exceed 500 square feet in building footprint, the structure is an accessory to existing City Hall facilities.

ATTACHMENTS

1. Site Plan
-

CITY HALL

P.D.
PARKING

EXISTING
UTILITY
BOX

ENGINEERING

SPECIAL
INVESTIGATIONS

TEMPORARY
DG PATH

AREA
LIGHT
OVER
ACCESS
DOOR

EXISTING
KENNELS

EXISTING
STORAGE

TEMPORARY
STORAGE
CONTAINER

EXISTING
FENCE



PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
440 HARCOURT AVE. CA. 93955 (831) 899-6825

TITLE SHEET

SHEET STATUS:
☐ PRELIMINARY
☐ SEMI-FINAL
☒ FINAL
☐ OTHER

SCALE:
N.T.S.

PROJECT TITLE:
CITY HALL TEMPORARY STORAGE

APPROVED BY: CITY ENGINEER DATE
EXPIRATION DATE: R.C.E. No. Packet Page 8

SHEET
1

DRAWING FILE No.



P.D.
PARKING



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 5, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-08: MICHAEL AND REBECCA LANCASTER, PROPERTY OWNER, AND SAMUEL PITNICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 353 SQUARE-FOOT SECOND STORY ADDITION TO A ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2, second story additions are subject to the review and approval by the Board of Architectural Review (BAR). Additionally, in accordance with Section 17.62.030.C, based on a Minor Variance that will be required to accommodate the location of second uncovered parking space in front of garage due the dwelling exceeding 1,201 sq. ft. in area, the BAR action will serve as a recommendation to the Zoning Administrator with the Minor Variance Application.

BACKGROUND

The project site is located at 1740 Darwin Avenue and is developed with an existing, 946 square-foot one-story single family residence built in the 1975. The project site is a 4,661 square-foot parcel and is located at the end of a dead-end street. The adjacent neighborhoods to the east, south, west, and north are composed of one-story single family residences. See Attachment 1 for a Location Map. See Attachment 2 for Site Photos.

PROJECT DESCRIPTION

The project will consist of adding a 277 square-foot den/bonus room above the existing one-car

garage on the south side of the dwelling and converting 77 square feet within the garage to a stairway. The remaining area of the garage will maintain the minimum 10 foot width and 19 feet in depth. The height of the new second floor will measure 20 feet in height on the front, sides and rear elevations. The maximum height is 24 feet. The exterior siding will consist of stucco siding, vinyl windows and asphalt shingle roofing to match the existing dwelling. The project plans are provided as Attachment 3.

The total floor area with the addition proposed 27 percent Floor Area Ratio (FAR) is under the maximum 45 FAR for a single family residential zone. The existing 49 percent Lot Coverage is under the maximum 65 percent maximum. The project will not make any changes to the existing lot coverage. The footprint of the dwelling will be in compliance with the required setbacks listed below:

Front 15 feet required - Proposed 28 feet six-inches
Side Five feet required -Proposed 15 feet on north and nine feet on south
Rear 15 feet required - Proposed 17 feet

The exterior of the house will be a combination of stucco siding and vinyl windows, and a panel sectional roll up garage door. The hip 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

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. Entries and massing of a second story should be in proportion to the building façade as a whole. This project includes the following design elements from the SFRDG:

I.A.iii Entry walkways should extend to the sidewalk.

An existing walkway system parallel to the driveway from the entry to the sidewalk currently exists.

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

The proposed Floor Area Ratio (FAR) is 27%. The allowed FAR is 45%. The proposed Lot

Coverage is 49%. The allowed Lot Coverage is 65%.

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

The second story is setback from the front of the dwelling 14 feet and includes a roof overhang between the first and second floor on the south side and rear elevation to create the appearance of an offset. Section III C.ii, specifies that a second story should average three feet more than the first floor setback. In this case, the second floor would need to maintain an eight-foot setback from the south side. The BAR has the discretion to examine the how the roof overhang between the first and second floor adequately creates the break-up of the massing of the addition over the garage and the appearance of a pop-up above the existing first floor.

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

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

Zoning Ordinance

In addition to the design review approval, the applicant will be required to receive a Minor Use Permit from the Zoning Administrator to allow for the required uncovered parking space to encroach 1.5 feet into the 15-foot required front setback. For additions that result in the total floor area of the dwelling exceeding 1,201 square feet, a second uncovered parking space is required. The 1.5-foot encroachment into the 15-foot front setback would equal a 10% reduction which is the maximum permitted under a Minor Use Permit

Public Comment

Public comment letter was received from Mr. Stephon Parson, property owner at 1732 Vallejo Street (See Attachment 5). Mr. Parson has informed staff that the addition will have an impact on his view of the Monterey Bay. In the correspondence, Mr. Parson will enter his specific concerns into the record at the meeting.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 50% if the existing floor area if the area in which the project is located is not environmentally sensitive.

Evidence: The proposed addition to the existing structure is less than 50% of the existing floor area and is not located in an environmentally sensitive area.

CONCLUSION

The Board of Architectural Review approval is contingent upon approval of a Minor Variance for the second uncovered parking space located in front of the garage. The BAR has the

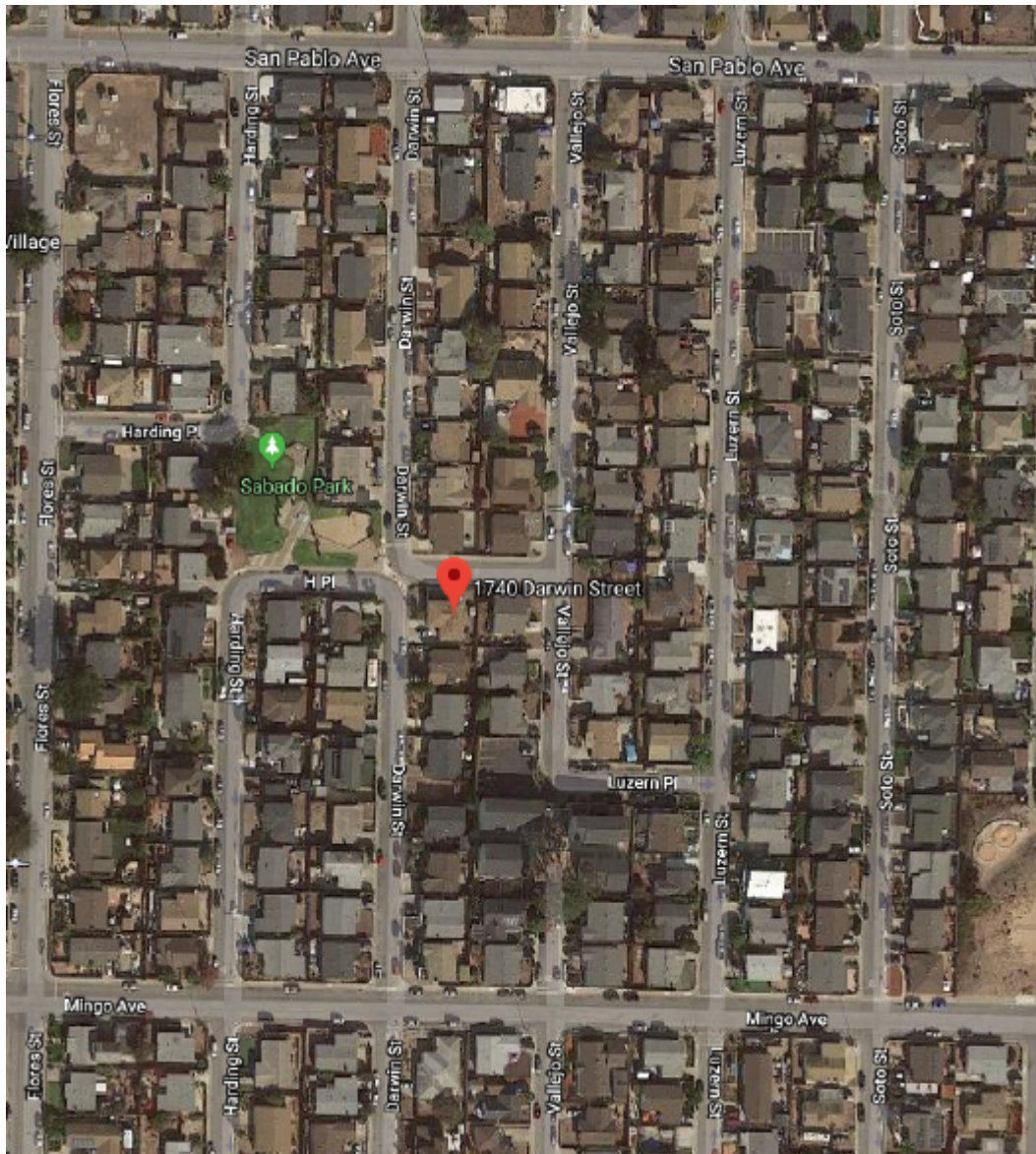
discretion to make suggested comments on the architectural design and/or have the second story design come back to the BAR for final approval after the Minor Variance is approved.

ATTACHMENTS

1. Attachment 1 - Location Map
 2. Attachment 2 - Site Photos
 3. Attachment 3 - Project Plans
 4. Attachment 4 - Single Family Residential Guidelines
 5. Attachment 5 - Public Comment Letter
-

Attachment 1 – Location Map

Project Site: 1740 Darwin Street



Attachment 2 – Site Photos



View of front facade



View of dwelling looking north



View of dwelling looking south



View of dwelling looking southeast

EXISTING SITE PHOTOS

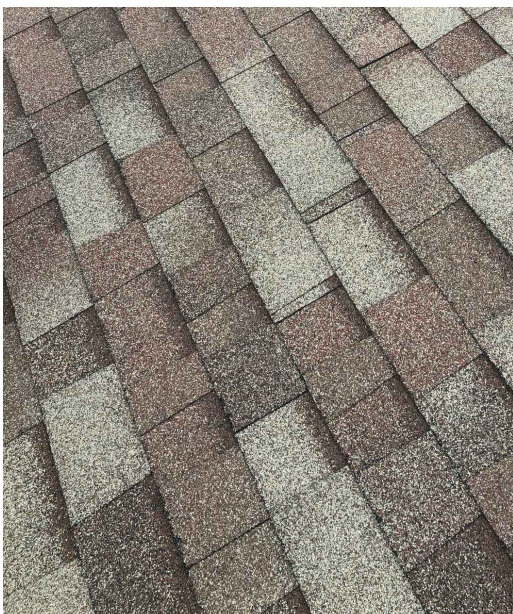


STREET VIEW OF HOUSE & GARAGE LOOKING EAST

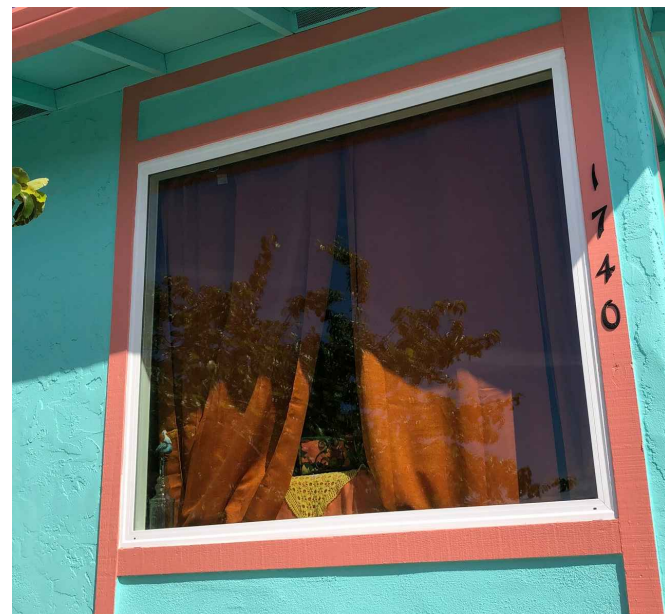


STREET VIEW OF HOUSE & GARAGE LOOKING SOUTHEAST

PROPOSED MATERIALS



NEW ASPHALT SHINGLE TO MATCH (E)



NEW WHITE VINYL WINDOWS & WOOD TRIM TO MATCH (E)



NEW STUCCO & WOOD BUILDING TRIM TO MATCH (E)

SHEET INDEX

G1.0	PROJECT INFORMATION
A1.0	SITE PLAN
A2.0	EXISTING & PROPOSED FIRST FLOOR PLANS
A2.1	EXISTING & PROPOSED SECOND FLOOR PLANS
A2.2	PROPOSED ROOF & CEILING PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS

SCOPE OF WORK

REMODEL & ADDITION TO AN (E) SINGLE FAMILY HOME - ADD A 2ND BATHROOM, 30 SF IN SIZE, USING MPWMD'S 2ND BATHROOM PROTOCOL, CONSTRUCT A NEW 277 SF SECOND STORY OVER THE (E) GARAGE. CONSTRUCT NEW INTERIOR STAIRS TO CONNECT (E) FIRST FLOOR WITH NEW SECOND FLOOR. ALL NEW MATERIALS INCLUDING STUCCO SIDING, WINDOWS, AND ASPHALT SHINGLE ROOF TO MATCH EXISTING HOUSE.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT SEASIDE PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

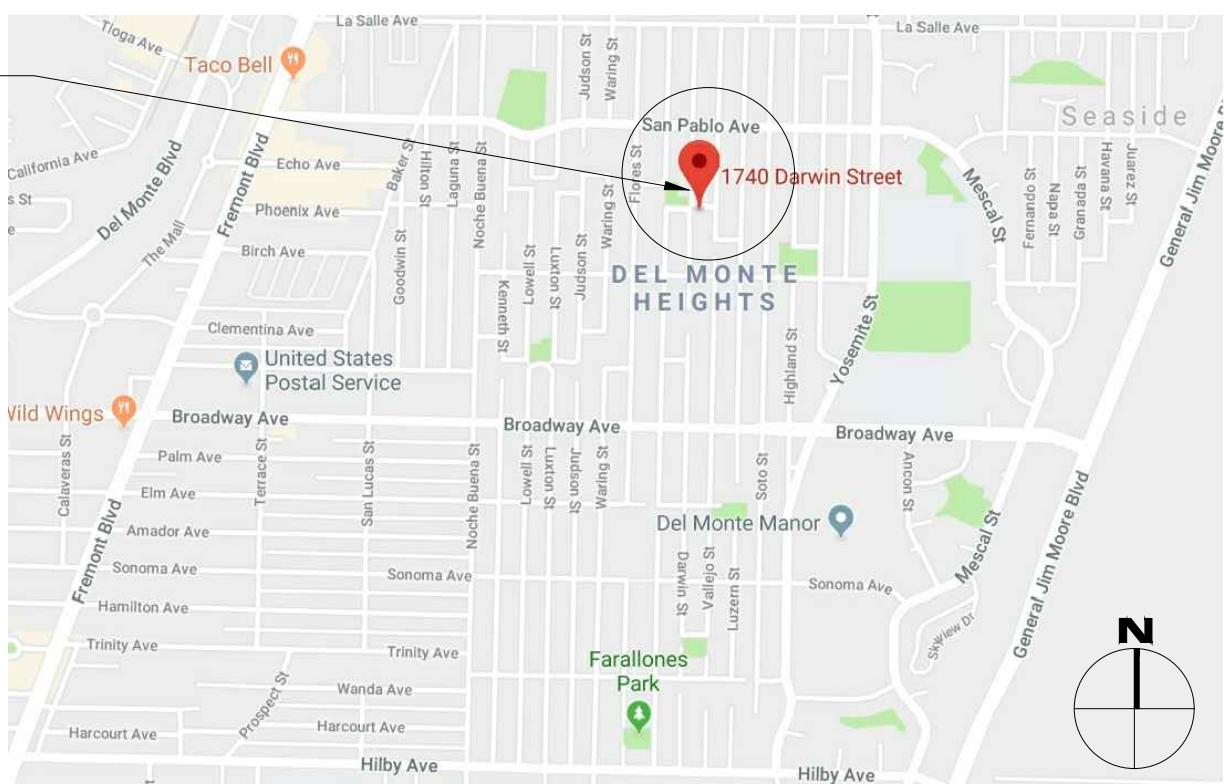
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP

PROJECT SITE



PROJECT TEAM

OWNER	MICHAEL & REBECCA LANCASTER 1740 DARWIN STREET, SEASIDE, CA 93955 PHONE: (760) 417-9180
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
CONTRACTOR	HARE CONSTRUCTION LICENSE #883990 221 15TH ST, PACIFIC GROVE, CA 93950 PHONE: (831) 655-9507

PROJECT INFORMATION

PROPERTY ADDRESS	1740 DARWIN STREET SEASIDE, CA 93955
APN	012-762-026-000
ZONING	RS-12 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1975

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,661 SF
ALLOWABLE FLOOR AREA	2,097 SF (0.45 FAR)
ALLOWABLE SITE COVERAGE	3,029 SF (65%)

(E) FLOOR AREA	
(E) HOUSE	946 SF
(E) GARAGE	308 SF
TOTAL	1,254 SF

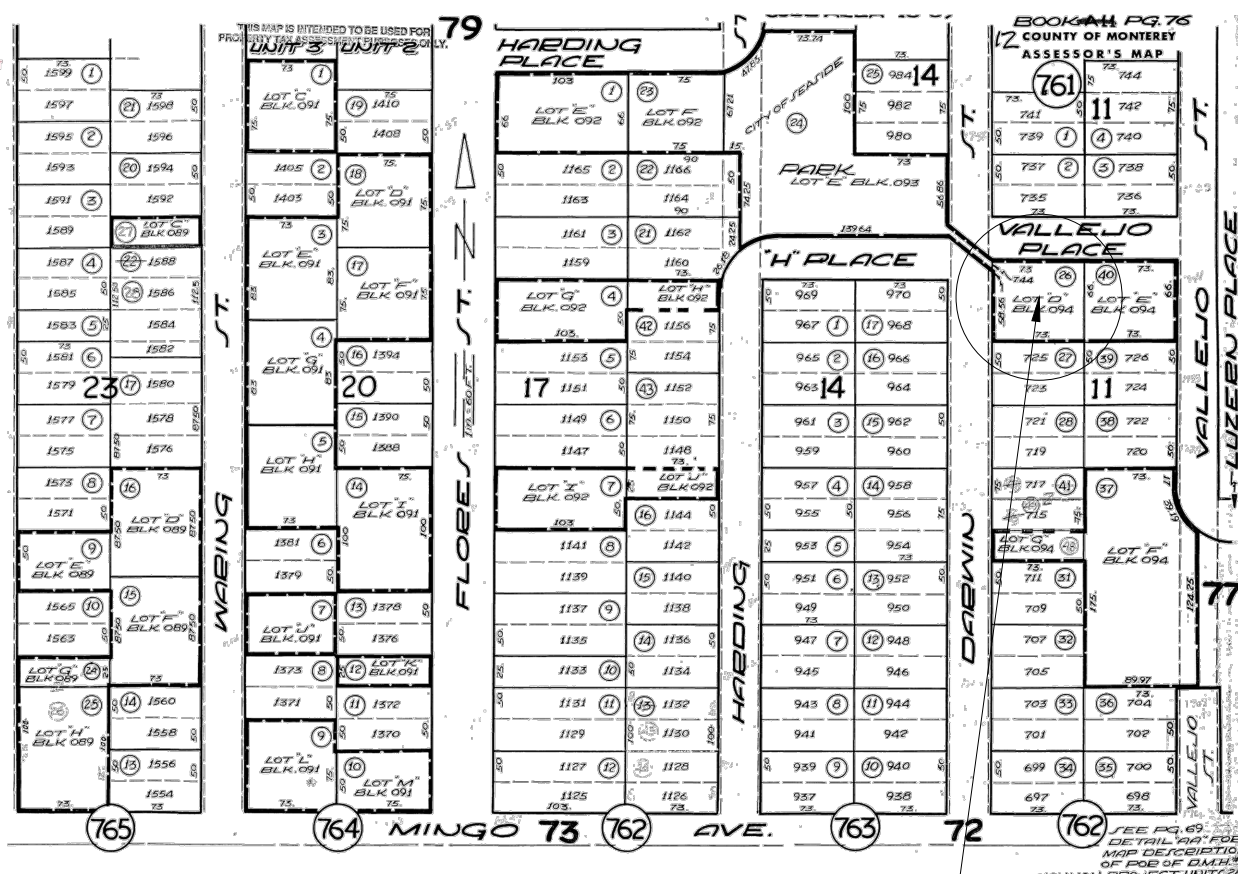
(P) FLOOR AREA	
(P) FIRST FLOOR	1,022 SF
(P) SECOND FLOOR	277 SF
(P) GARAGE	232.5 SF
TOTAL	1,531.5 SF

(E) SITE COVERAGE:	
(E) STRUCTURES	1,254 SF
(E) CONC. PAVING	1,051 SF
TOTAL	2,305 SF (NO CHANGES PROPOSED)

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	NONE
(E) PARKING	1 SPACE (COVERED) 1 SPACE (UNCOVERED)
(P) PARKING	1 SPACE (COVERED) 1 SPACE (UNCOVERED)
BUILDING SPRINKLERED	NO

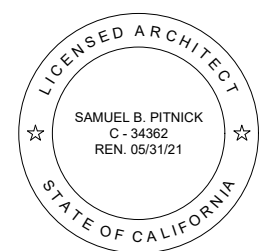
PARCEL MAP



PROJECT SITE

LANCASTER
RESIDENCE
ADDITION

1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS

P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

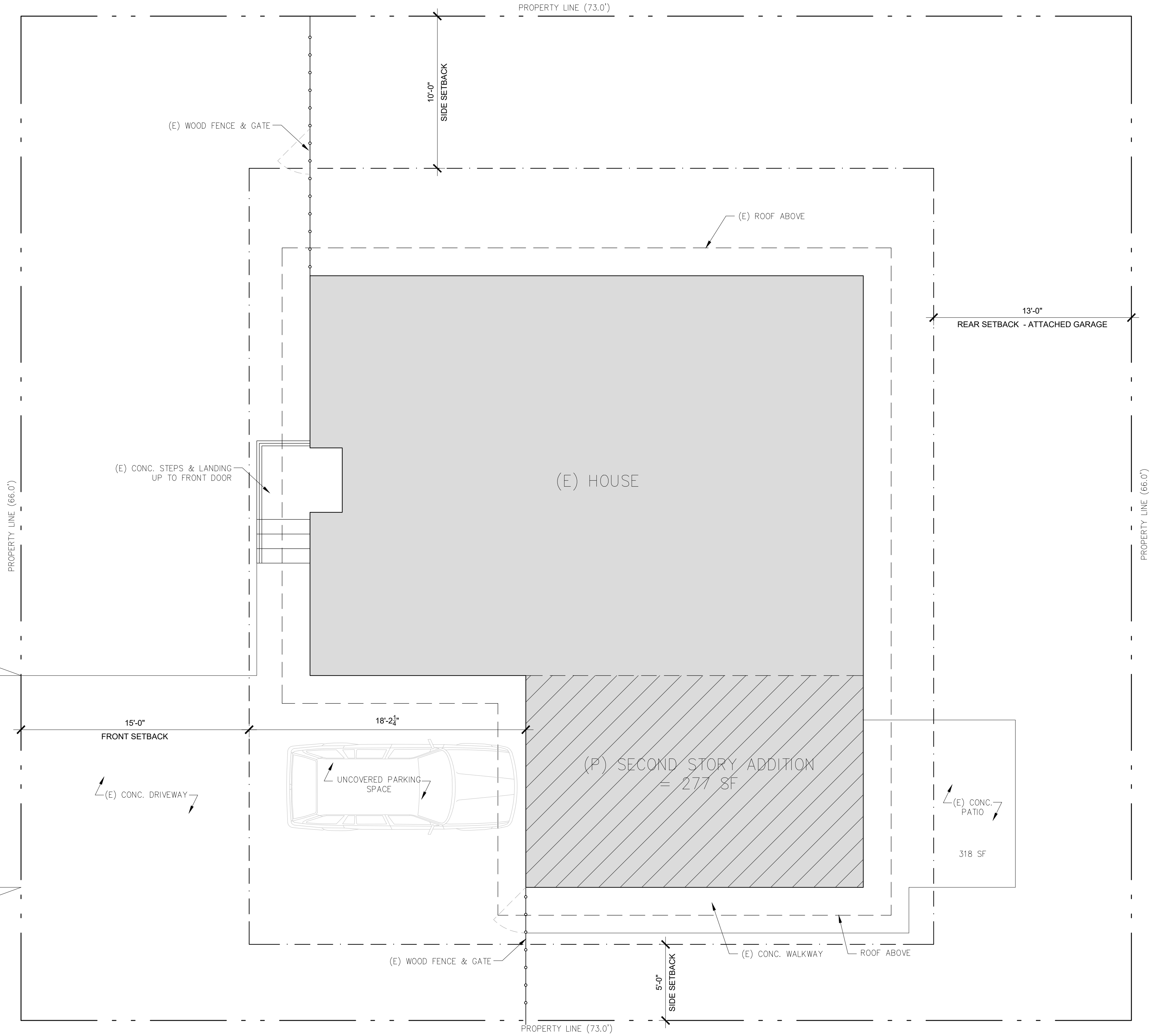
Job: -

G1.0

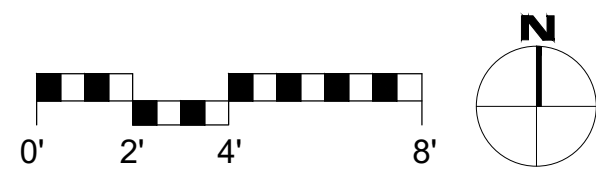
05/01/2019

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

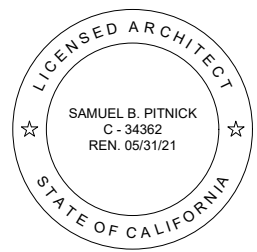
DARWIN STREET



1 SITE PLAN
SCALE: 1/4"=1'-0"



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

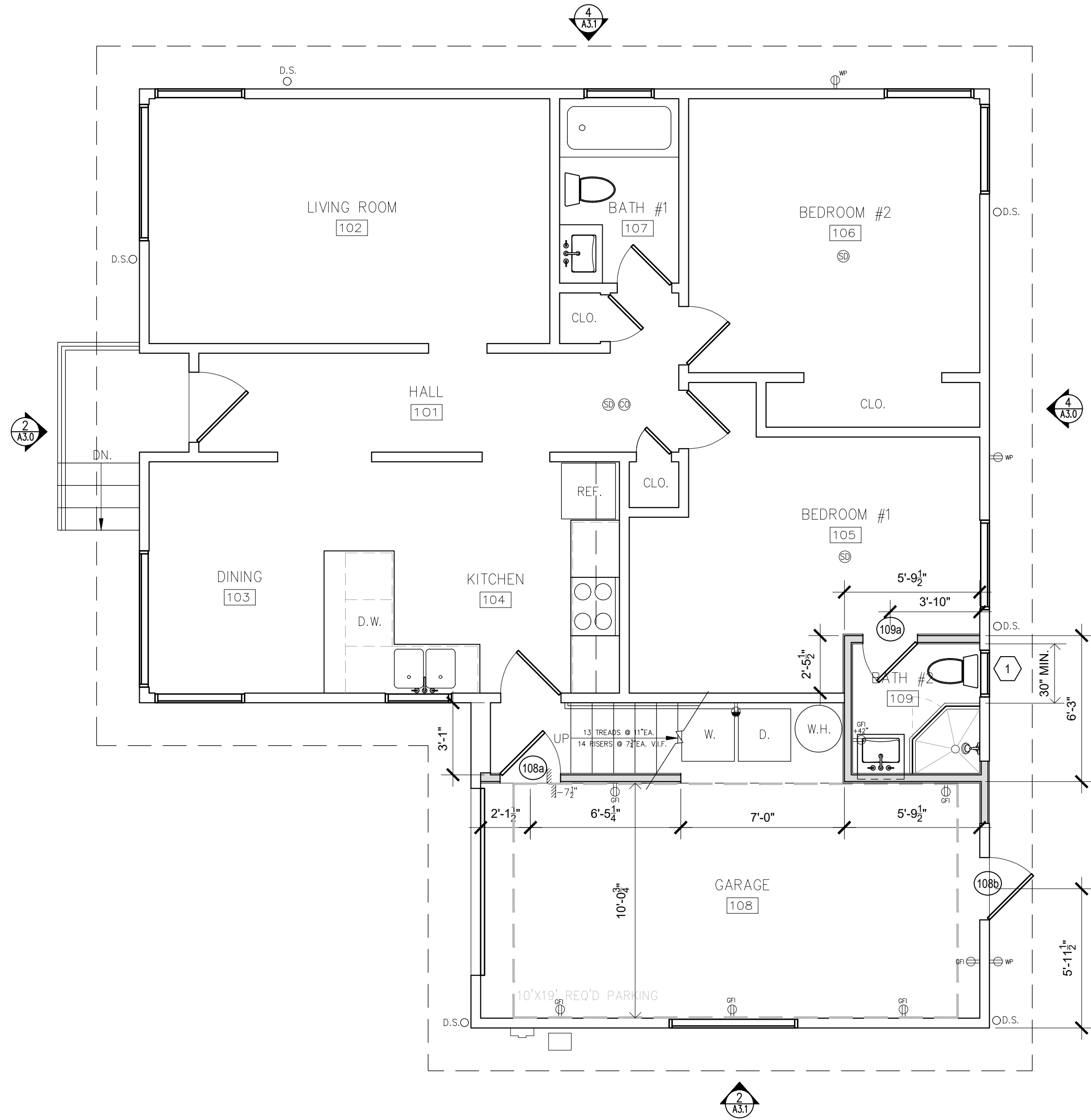
ARCHITECTURAL
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

05/01/2019

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

ELECTRICAL NOTES

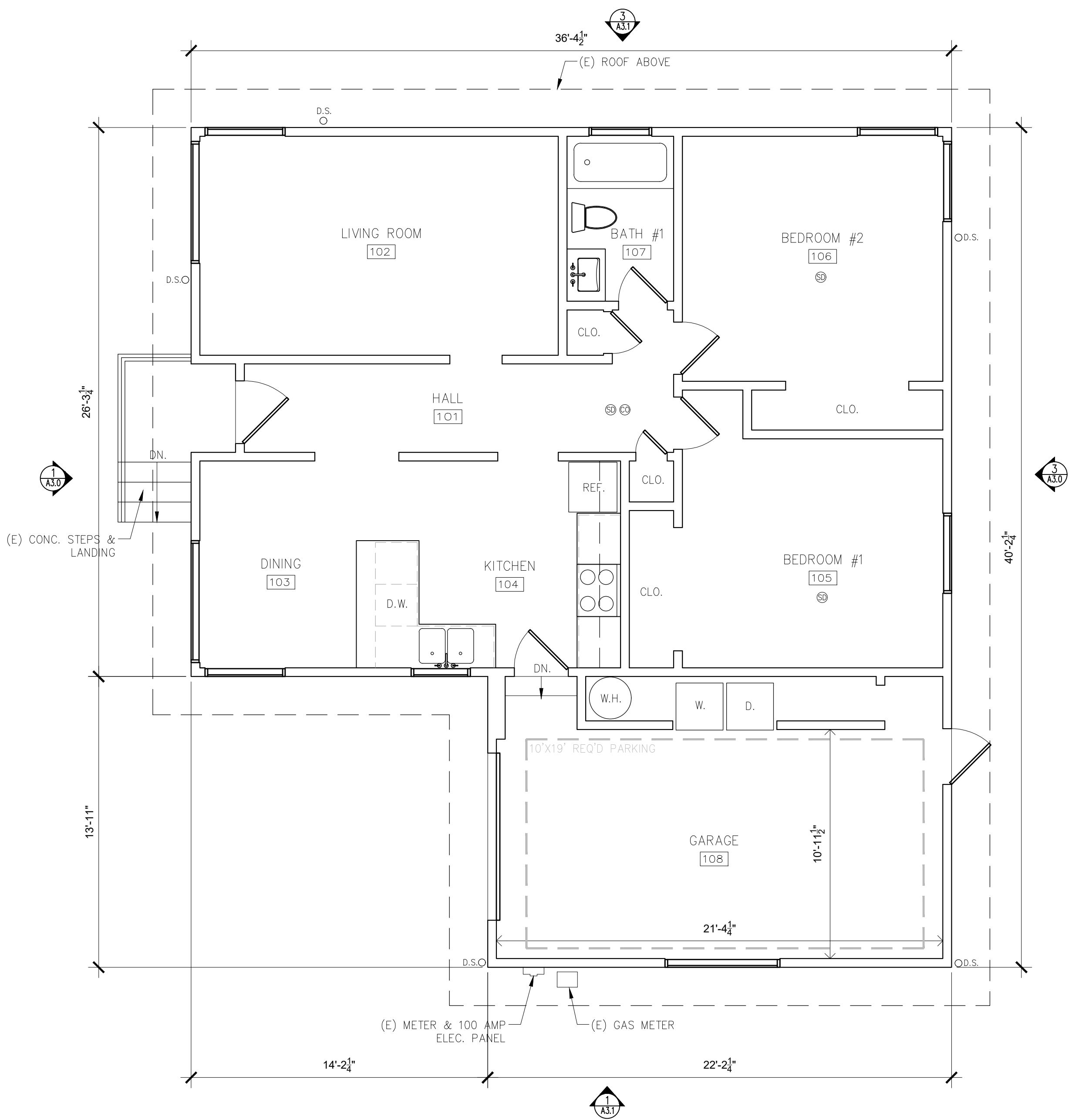
- ONLY PROPOSED ELECTRICAL SHOWN. ALL OTHER EXISTING ELECTRICAL TO REMAIN AS IS & NOT SHOWN FOR CLARITY.

ELECTRICAL PLAN SYMBOL LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	3'-0"		GLASS	VINYL	DBL. HUNG	OBSCURE GLAZING
2	2'-0"	5'-0"		GLASS	VINYL	CASEMENT	
3	6'-0"	5'-0"		GLASS	VINYL	FIXED	
4	5'-6"	3'-0"		GLASS	VINYL	FIXED	TEMP. GLAZING
5	5'-6"	4'-0"		GLASS	VINYL	SLIDER	
6	2'-0"	2'-0"		GLASS	ALUM.	SKYLIGHT	LOW PROFILE

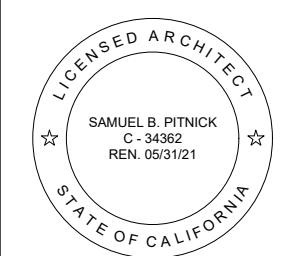
1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE / ACTION	COMMENTS
108a	2'-6"	6'-8"		WOOD	WOOD	SWING	
108b	2'-8"	6'-8"		METAL/GLASS	METAL	SWING	TEMP. GLAZING
109a	2'-4"	6'-8"		WOOD	WOOD	SWING	

WALL TYPE LEGEND:
--- (E) WALL TO REMAIN
--- (E) WALL TO REMOVE
--- (P) WALL

LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



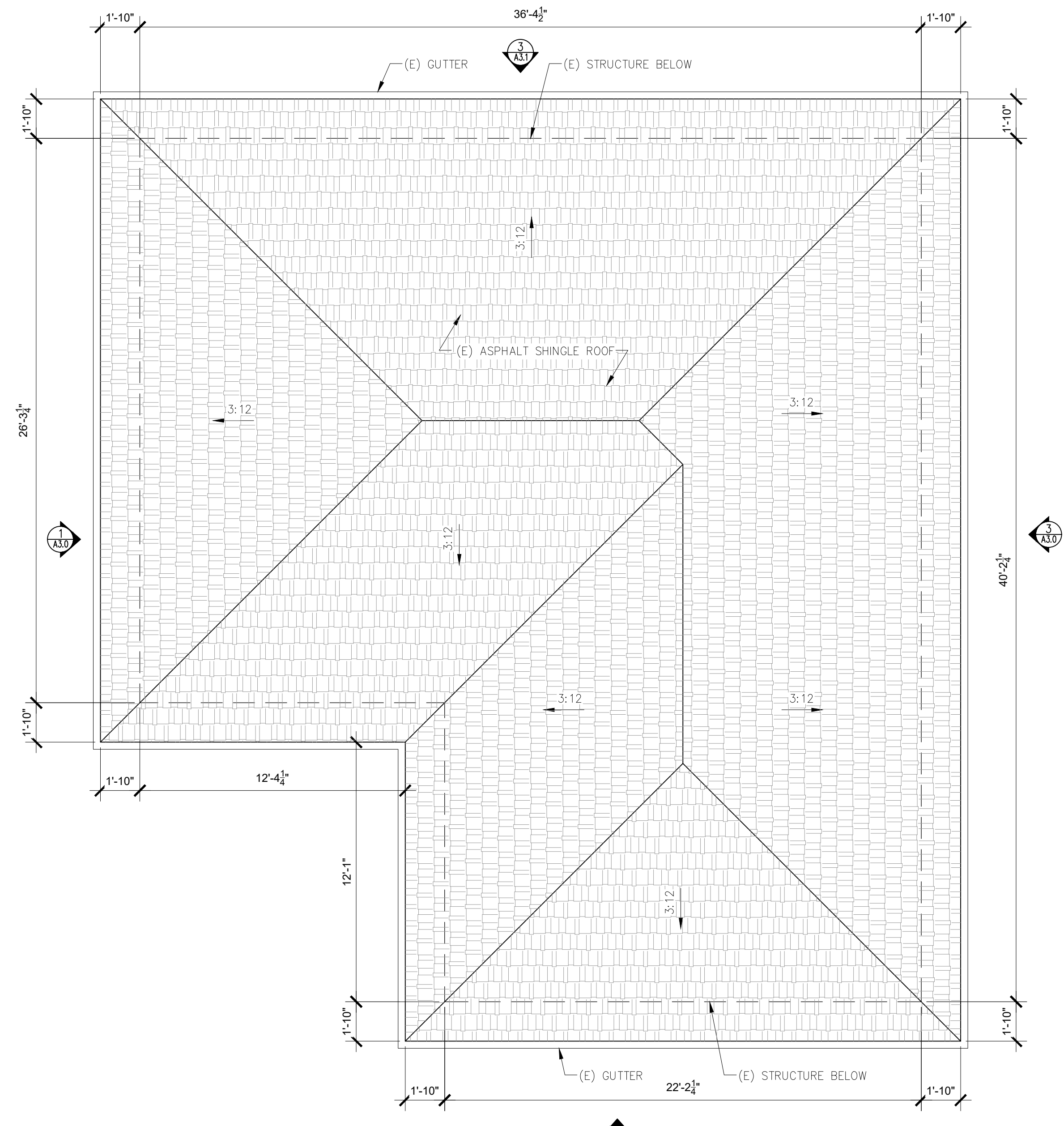
SAMUEL PITNICK ARCHITECTS
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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

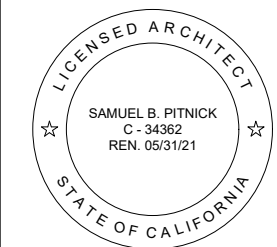
ARCHITECTURAL
EXISTING &
PROPOSED
FLOOR PLANS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

05/01/2019



**LANCASTER
RESIDENCE
ADDITION**
1740 DARWIN STREET
SEASIDE, CA
93955



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REVISIONS	DATE

ARCHITECTURAL

EXISTING & PROPOSED FLOOR PLANS

Scale: SEE DWG.

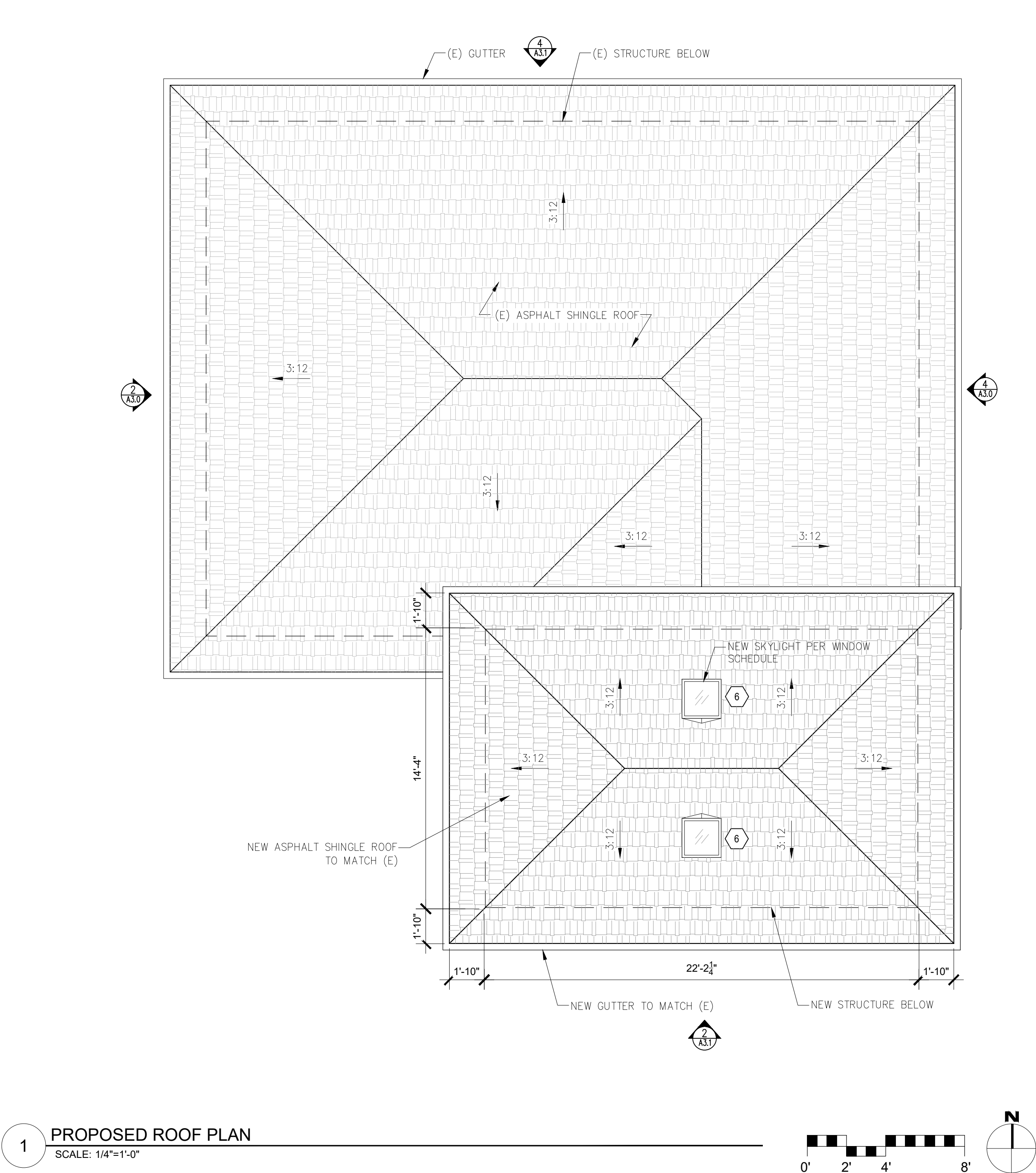
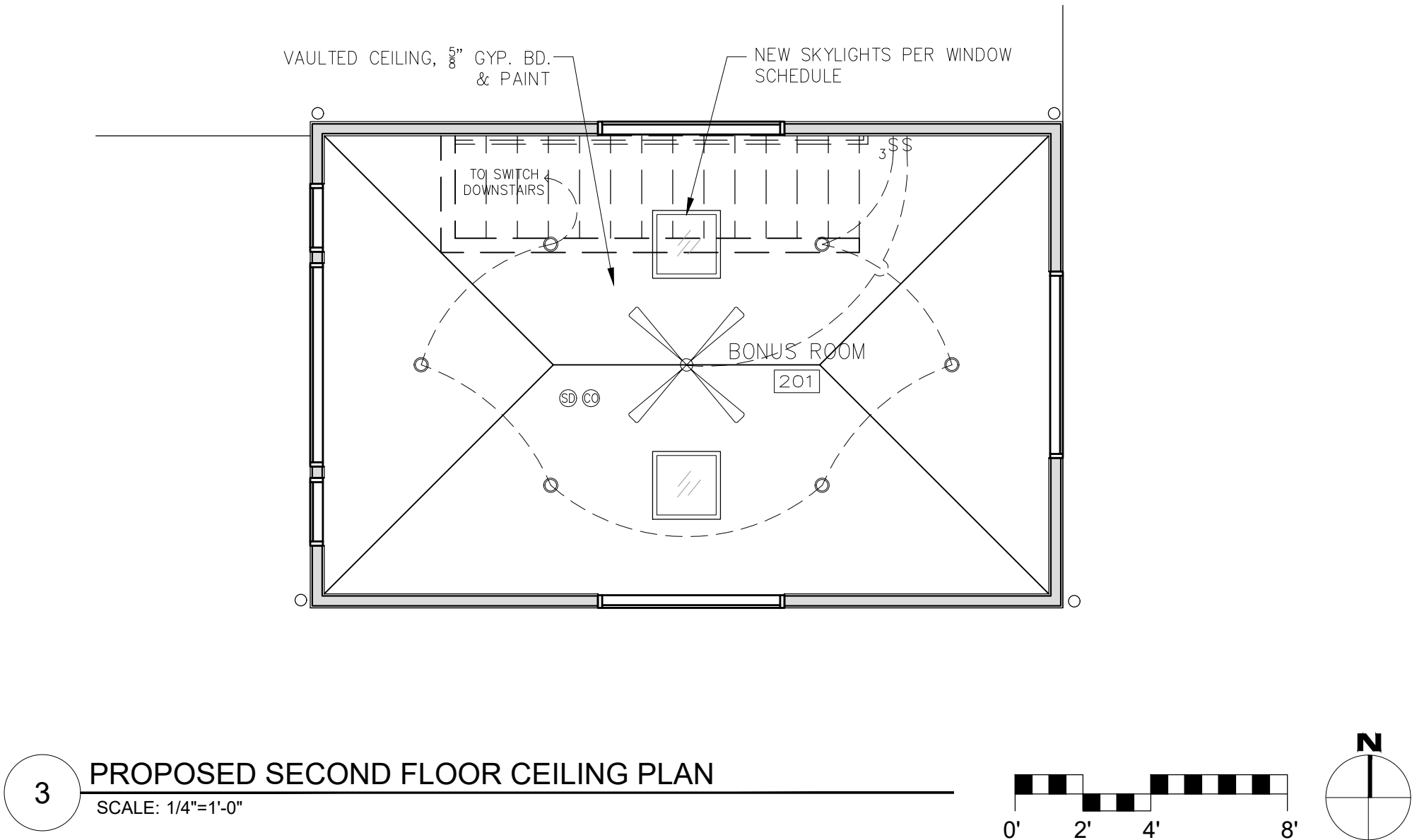
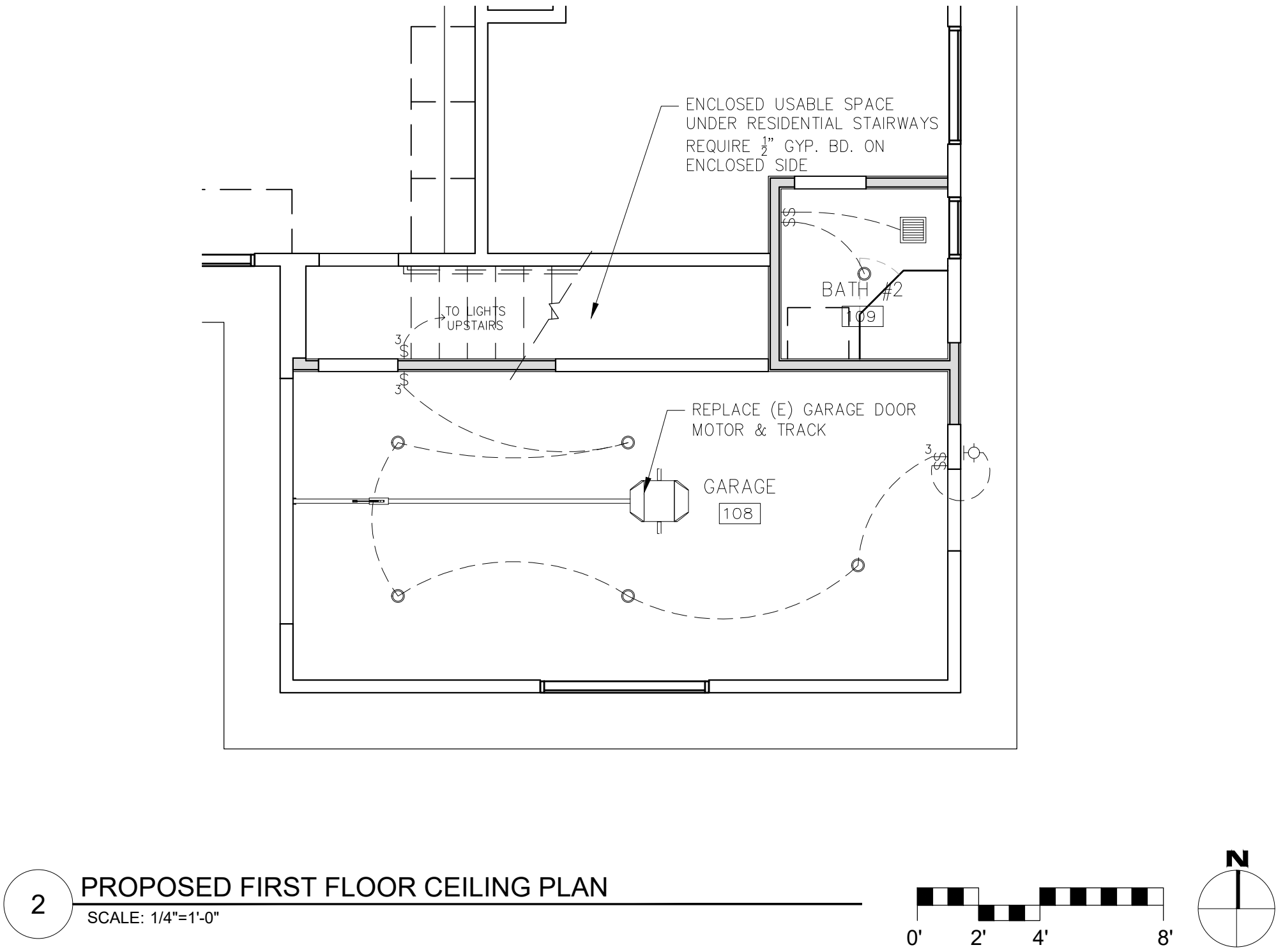
Drawn By: SBP

Job: -

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05/01/2019

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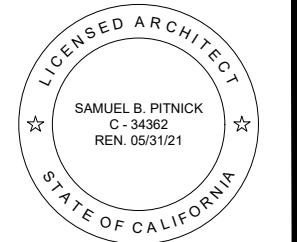
- CEILING PLAN SYMBOL LEGEND
- 4" LED RECESSED LIGHT FIXTURE "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS
 - INTERIOR LED WALL SCONCE
 - EXTERIOR LED DOWNLIGHT
 - SINGLE SWITCH, WITH DIMMER U.N.O.
 - SMOKE DETECTOR - INTERCONNECTED
 - CARBON MONOXIDE DETECTOR
 - EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM - NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT
 - CEILING FAN, SWITCHED

- LIGHTING NOTES
- ONLY PROPOSED LIGHTING SHOWN. ALL OTHER EXISTING LIGHTING TO REMAIN AS IS & NOT SHOWN FOR CLARITY.

WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

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ARCHITECTURAL

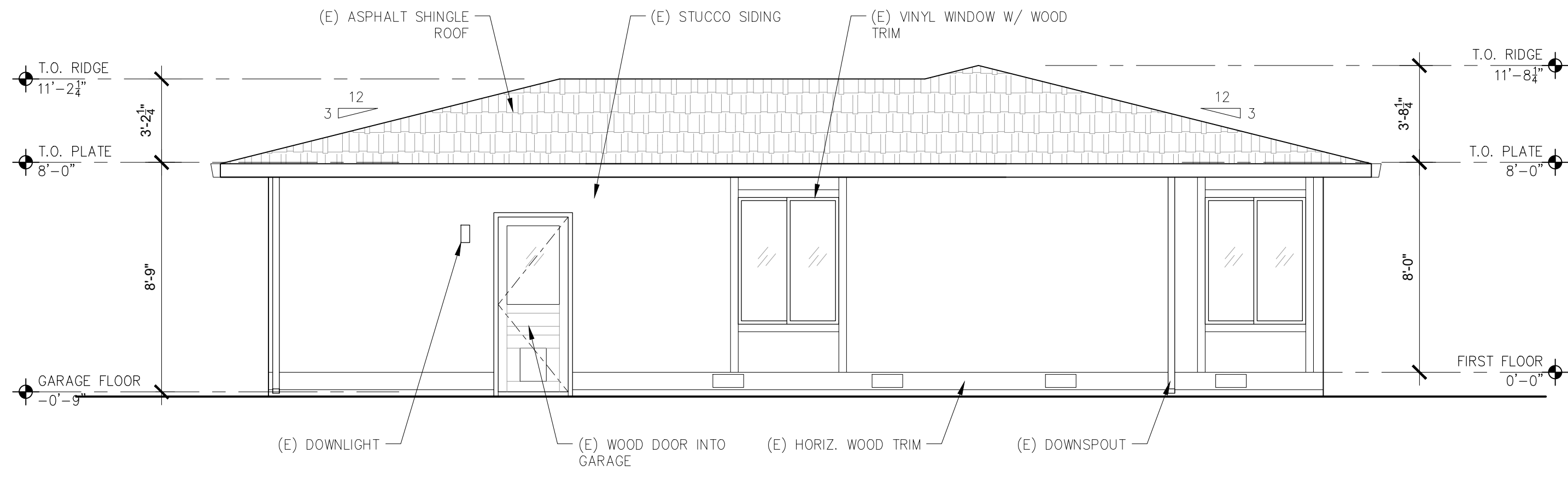
PROPOSED ROOF
& CEILING
PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

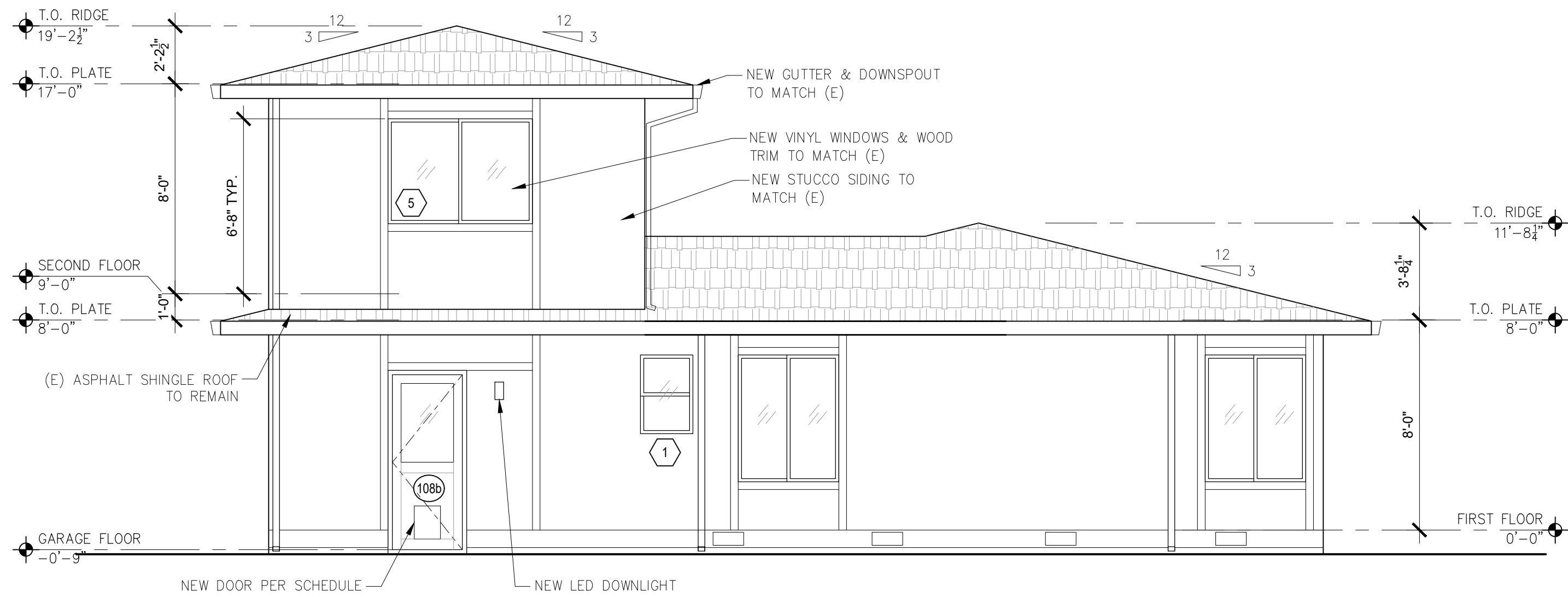
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05/01/2019

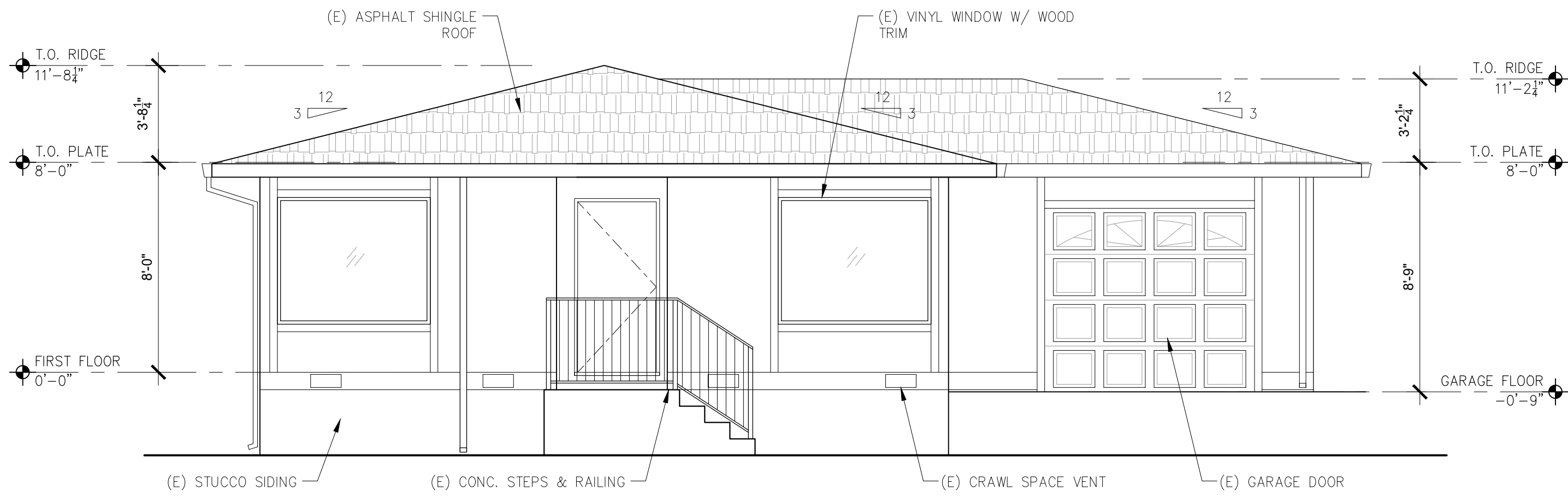
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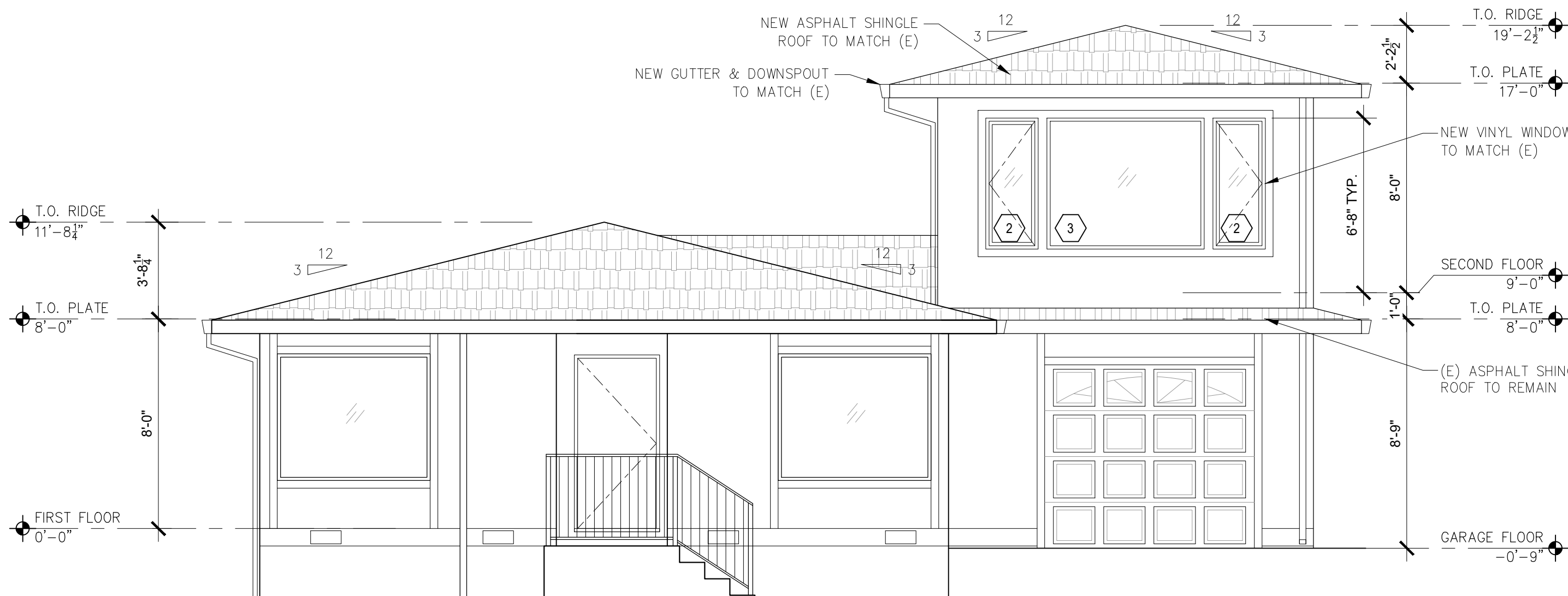
3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

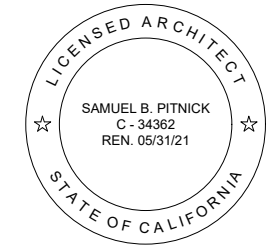


1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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

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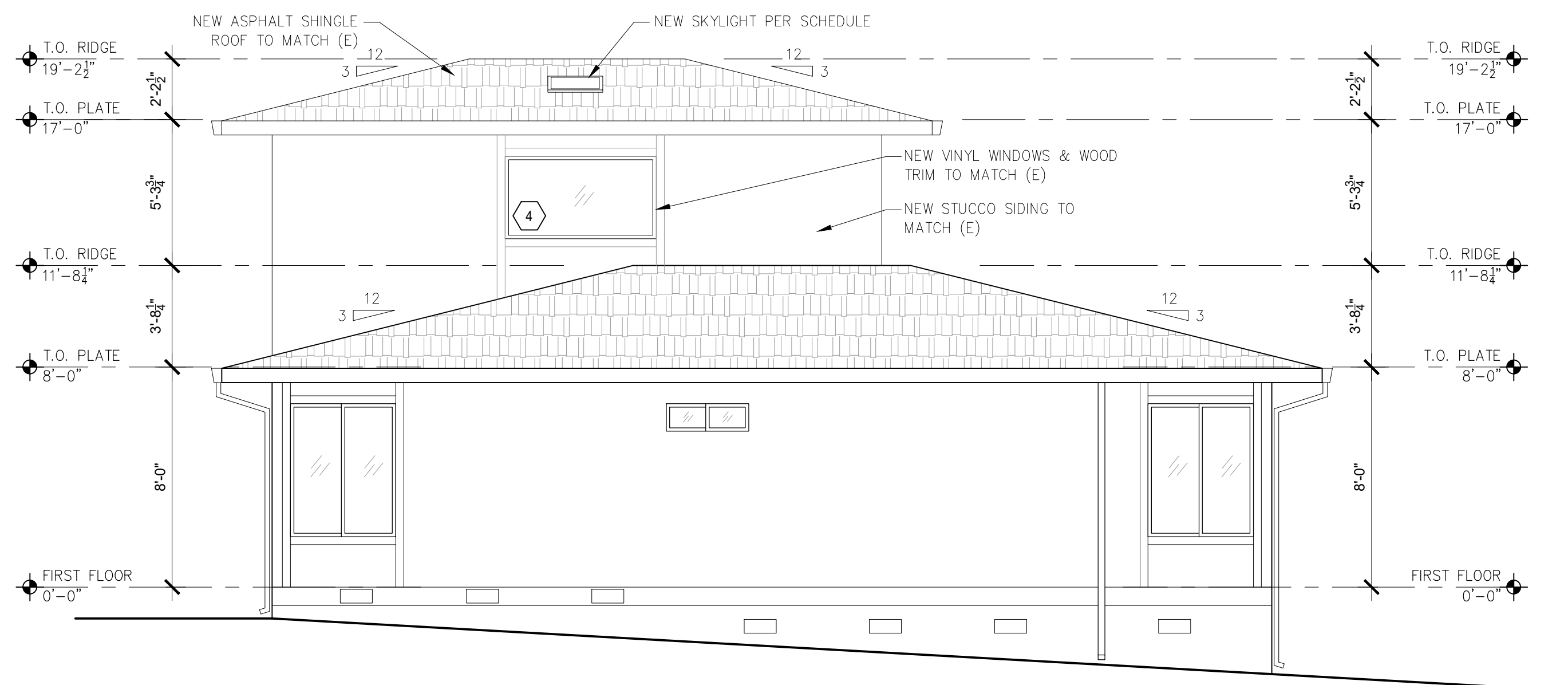
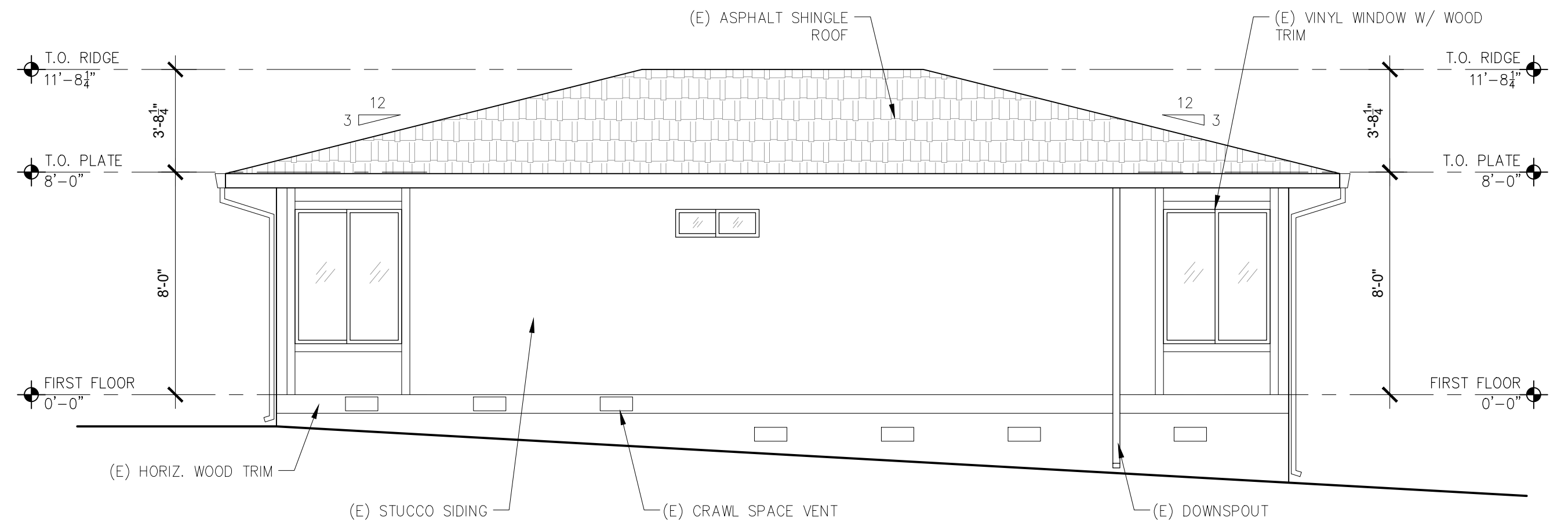
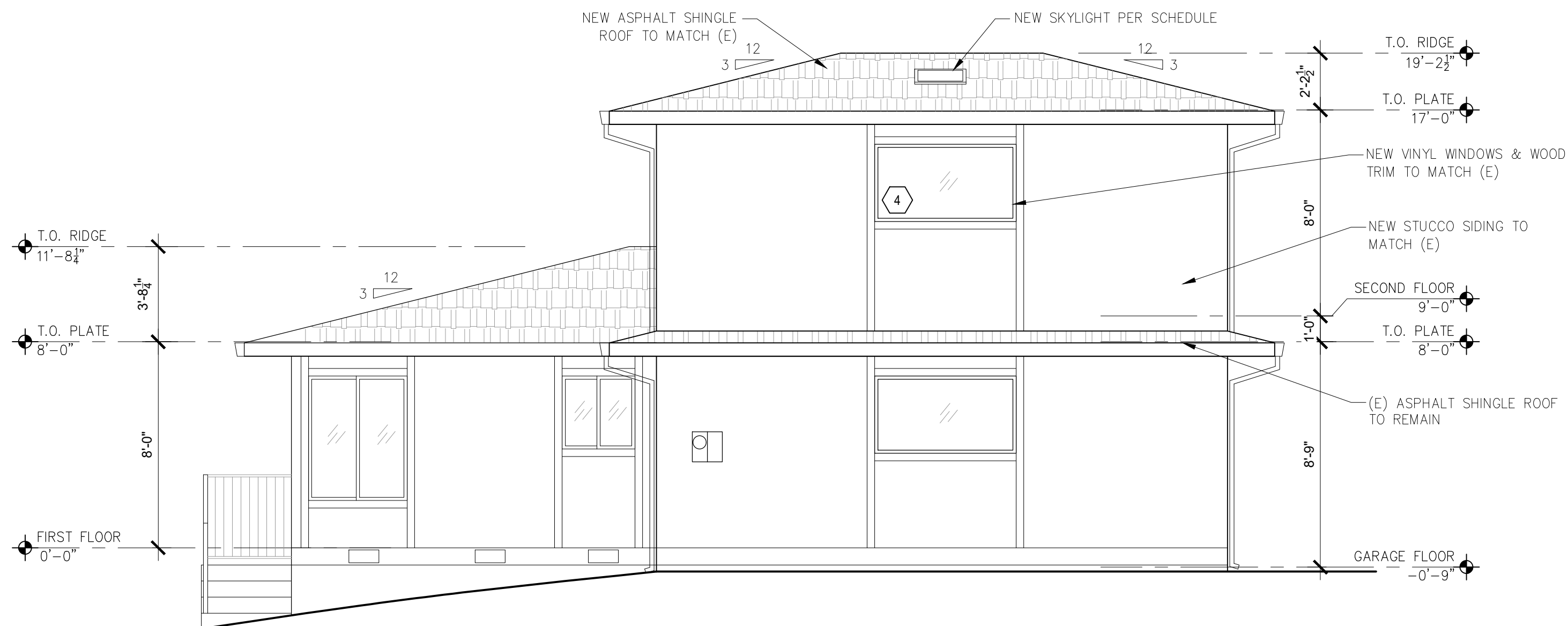
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

05/01/2019

Architectural elevation drawing of the front of a house. The drawing shows a gabled roof with asphalt shingles, a front porch with concrete steps and railing, and a garage. Key features include: (E) ASPHALT SHINGLE ROOF, (E) CONC. STEPS & RAILING, (E) PG&E METER, and (E) VINYL WINDOW W/ WOOD TRIM. Dimensions are provided for the roof pitch (12/3), overall height (8'-0"), and garage floor height (-0'-9").



Professional Engineer Seal for Samuel B. Pitnick, State of California, License C-34362, Renewal 05/31/21.

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Scale: SEE DWG.

Drawn By: SBP

Job: -

05/01/2019

City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

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

PURPOSE

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

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

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

ACCEPTED JULY 6, 2005

APPLICABILITY

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

BOARD OF ARCHITECTURAL REVIEW

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

SEASIDE GENERAL PLAN

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

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

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

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

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

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

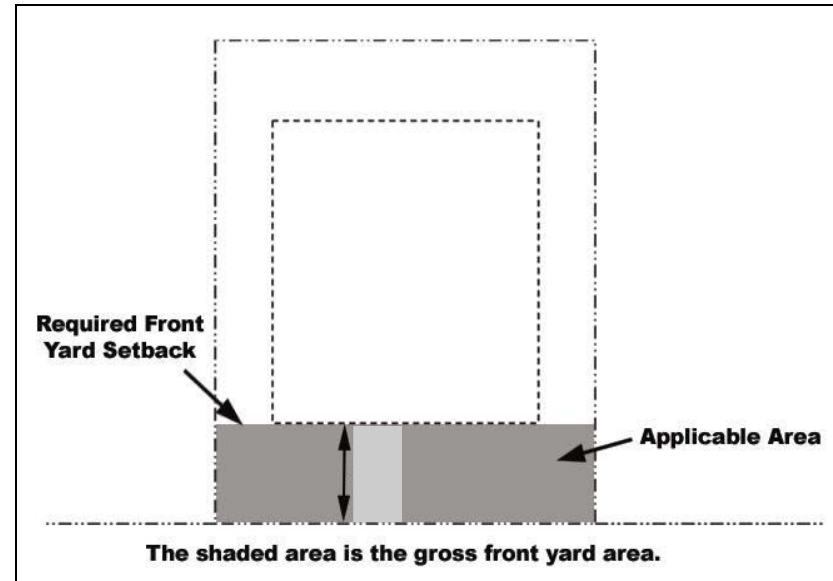
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

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

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

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



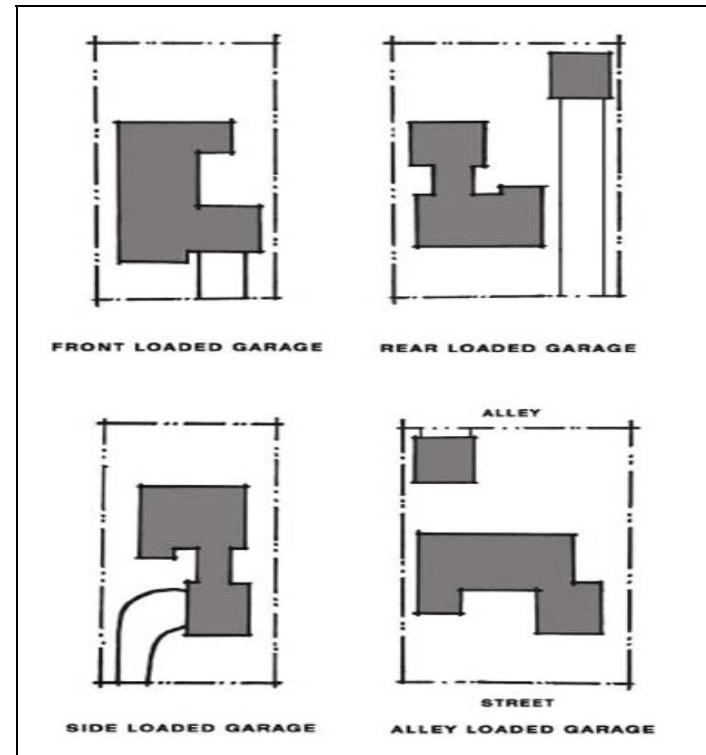
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should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

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

B. Garage Placement

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

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



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

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



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

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

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

C. Driveways

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

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

D. Walls, Fences, and Screening

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



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

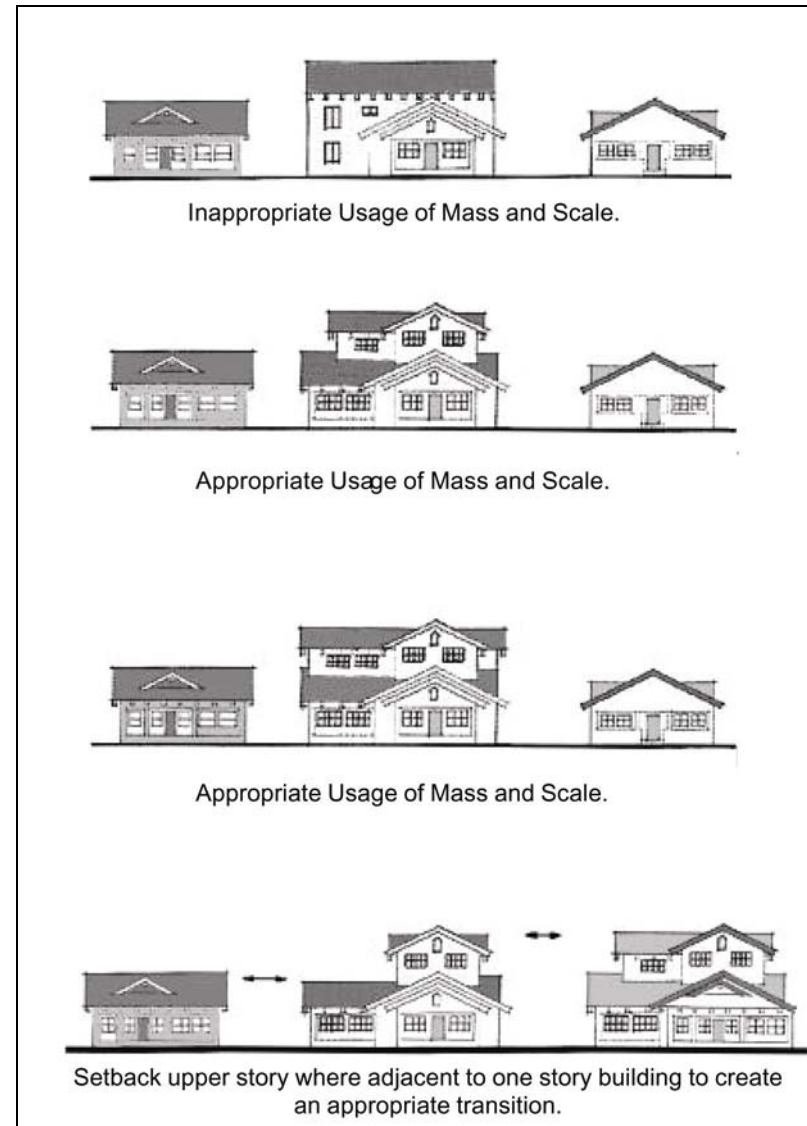
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback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

II. MASS AND SCALE

A. General

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

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



B. Building Height and Second Story Decks

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

C. Second Story Setbacks

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



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

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

III. Architectural Features

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

A. General

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

construction should be harmonious within the proposed architectural style.

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

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



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

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.

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

C. Roof Articulation

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

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



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

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

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



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

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

should be taken into consideration when designing a roof addition.

D. Materials

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

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

DROUGHT TOLERANT PLANTS

Trees

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

Small Shrubs

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

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

Large Shrubs

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

APPENDIX "A"

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

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

Groundcovers

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

<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Osteospermum fruticosum</i>	Highway Daisy
<i>Ribes viburnifolium</i>	Red Flowering Currant
<i>Rosmarinus officinalis</i> 'prostatus'	Creeping Rosemary

Perennials

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

Bulbs

Botanical Name	Common Name
<i>Amarillis belladonna</i>	Naked Lily
<i>Crocasmia crocosmiiflora</i>	Montbretia
<i>Heimerocallis</i>	Daylily

APPENDIX “A”

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

Vines

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

Ornamental Grasses

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

Rick Medina - Re: Design Review 1740 Darwin Street

From: stephon parson <stephon.parson@yahoo.com>
To: Rick Medina <RMedina@ci.seaside.ca.us>
Date: 5/30/2019 5:21 PM
Subject: Re: Design Review 1740 Darwin Street

Rick,

Per our phone conversation, I would like to speak at the meeting held June 05, 2019. I plan to voice my concerns with the planned second story addition at 1740 Darwin. With the Addition of Darwin, I am concerned of losing my ocean view as well as losing property value. I will be accompanied by my real estate agent Jette Ferguson, who would also like to speak.

Sincerely,

Stephon Parson

408-802-9284



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 5, 2019

SUBJECT: **BOARD OF ARCHITECTURAL APPLICATION NO. BAR-19-09.**
MARC DRAMCHAK, PROPERTY OWNER, AND ALLEN ROBINSON, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 506 SQUARE FOOT ROOF DECK ABOVE A NEW TWO-CAR GARAGE ATTACHED TO ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1892 JUAREZ STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-015-018 AND 039). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2, design review approval is required for roof decks.

BACKGROUND

The subject site consists of a 5,625 square-foot parcel located on the east side of Juarez Street between La Salle Avenue to the north and San Pablo Avenue to the south. The property is developed with a 1,074 square-foot, one-story single family dwelling with an attached 225 square-foot, one-car garage built in 1960's. The parcel is relatively flat with a gradual east to west slope within the front yard. The adjoining parcels consist of one-story single family dwellings on the east, north, south and west. Location Map is provided as Attachment 2. Aerial photo is provided as Attachment 3. Site Photographs is provided as Attachment 4.

PROJECT DESCRIPTION

The project will consist of adding a rooftop deck above a proposed two car garage. The deck will have a top rail height of 2.5 feet which will one-foot above the highest roofline (approximately 15 feet from the ground). The finished floor of the deck will be four feet below the top rail. Project plans are provided as Exhibit A to Attachment 1 (Conditions of Approval). Access to the roof deck will come from an exterior stairway behind the proposed

two-car garage.

The following improvements would also be made to the dwelling as part of the new two-car garage and rooftop deck: The overall project consists of a lot merger, remodeling the interior kitchen, additions to existing house that include a 231 expansion of the garage, and a master bedroom and suite. The proposed remodel will also include modifying the roof at the front of the existing dwelling to provide a flat parapet design on front half with the existing gable 5/12 roof remaining on the rear half. With the added square footage from the master bedroom suite, the residence would have 1,600 square feet of living area.

Staff

Analysis

1. The proposed roof deck is consistent with the General Plan.

General

Plan

Conformance

The Seaside General Plan Land Use Designation for the project site is Single Family Low Density Residential. Roof decks consist of an accessory use that would be allowed in a single family dwelling with design review approval. With an exterior stairway, the design review approval is subsequent to the granting of a use permit. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies: The General Plan provides the following guidelines with respect to Streetscapes/View sheds and land use compatibility:

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 overall design and scale of surrounding residential land uses. The placement of an exterior stairway on the east side elevation of a two-car garage leading to the roof deck above garage will not detract from the character of the neighborhood in that roof deck would be screened from public view on Juarez Street and the adjoining residential property on the south side by a horizontal rail and would have a solid parapet screening the deck area from the adjoining residential properties to the east. The staircase facing the adjoining single family dwelling to the east would be screened with a horizontal rail. Furthermore, the modifications to the existing roof line and the addition of the master bedroom on the first floor of the south side of the main dwelling will serve to blend the mass and height of the new garage/roof deck into existing dwelling and minimize the appearance of a unbalanced pop-up appearance over one side of the dwelling.

Single-Family Residential Design Guidelines

The proposed rooftop deck and addition of the garage and front porch will provide breaks in the roofline to provide interest and break-up of the massing. The following Single-Family

Residential Design Guidelines support this proposed modification:

“Architectural elements should be designed to eliminate the appearance of box-like buildings,” (II.A.iii.) and, “Avoid box-like appearance through variation in the roofline and building elevations” (III.C.iv.)

The visual impact of the proposed rooftop deck is relevant to design review based on the following Single-Family Residential Design Guidelines: “Secondary Story or Roof Decks should use appropriate screening measures to reduce privacy invasion (i.e., solid railing walls, latticework and landscaping)” (II.B.ii.c)

- *Evidence: The neighborhood has a variety of architectural styles and colors, with ranch and mid-century modern as the predominant architectural styles. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood and provide a cohesive modern architectural appearance.*

Evidence: Due to a grade differential between the uphill adjacent rear residence and the project site, staff finds that the proposed rooftop deck will not significantly impact the viewshed of the adjacent property.

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

1. The proposed additions will comply with all standards of development associated with the RS-8 zoning district as follows:

Evidence: The applicant has incorporated design features and architectural styles of the existing structure such as wood railing, plaster siding, panel garage door with transom windows to have a contextual relationship with the existing neighborhood. As a result of the grade for the garage located slightly above the street, the view of persons on the roof deck would be minimized from both the pedestrian viewpoint and vehicles. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.

Setbacks

Front – 15 feet required - 20 feet proposed

Side - 5 feet required - 31 feet proposed from north side and 22 feet from south side.

Rear – 15 feet required – 31 feet proposed

Floor Area Ratio

45% allowed – 22.7% proposed

Lot Coverage

65% allowed – 52.4% proposed

Off-Street Parking

Two-covered Parking Spaces – Two-car garage proposed to eliminate non-conforming one-

car garage.

Height

24 feet – The roof line on the dwelling will measure 15 feet with the roof deck measuring 13 feet to the parapet and 15 feet to the top rail. Additions under 18 feet in height are not subject to staking and flagging.

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

Evidence: The proposed exterior stairway has been designed to be screened from the public view and the adjoining properties. The height and scale of the roof deck is compatible with the existing building and adjacent buildings.

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.

1. *Evidence:* The site is an existing residence in the RS-8 zoning district. Access to the roof deck will be provided by an exterior stairway. Extension of public utilities is not required for the proposed project. The completion of the roof deck and exterior stairway will not alter the location of existing utilities or access to the roof deck from the ground level.

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

EVIDENCE: THE CITY OF SEASIDE'S FIRE DEPARTMENT, BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT HAVE REVIEWED THE CONCEPTUAL PROJECT PROPOSAL. THE FIRE DEPARTMENT, BUILDING DEPARTMENT AND PUBLIC WORKS DEPARTMENT HAD NO COMMENTS REGARDING THE PROPOSED ADDITION.

ATTACHMENTS

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

Conditions of Approval
File No. BAR-19-09
June 5, 2019

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Dramchak Residence 1892 Juarez Street” approved on June 5, 2019. The project plans are provided as Exhibit A.
2. 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.
3. 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.
4. 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.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

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-19-11

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

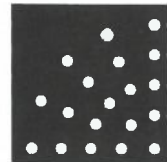
Date

Property Owner's Signature

Date

Dranchak Remodel & Additions

1892 Juarez Street, Seaside, CA 93955



THE SIENNA COMPANY, INC.

Project Development Consulting
Architecture
Planning
Construction Management

406 Calle Principal
Monterey, CA 93940

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Consultants:

Project:

Dranchak Remodel & Additions

Project Address:

1892 Juarez Street
Seaside, CA 93955
APN 012-015-018 & 039

Project No: 1804.001
Issue Date: 15 March 2019

RECEIVED BY
CITY OF SEASIDE

MAR 21 2019

COMMUNITY
DEVELOPMENT

Sheet Title:

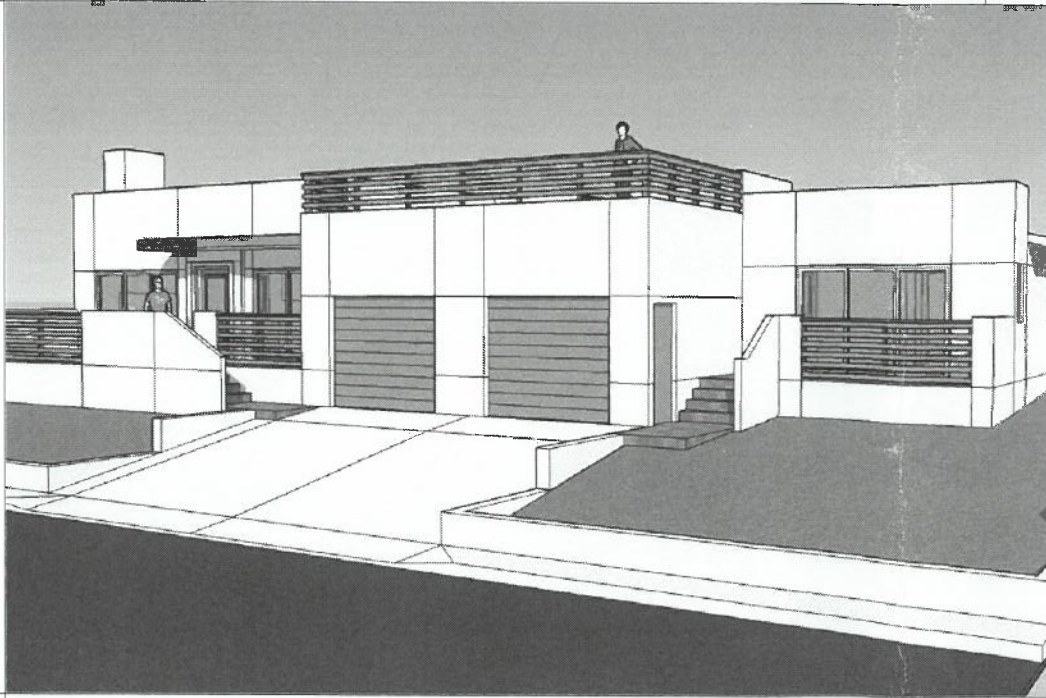
Title Sheet, Project Data

A100

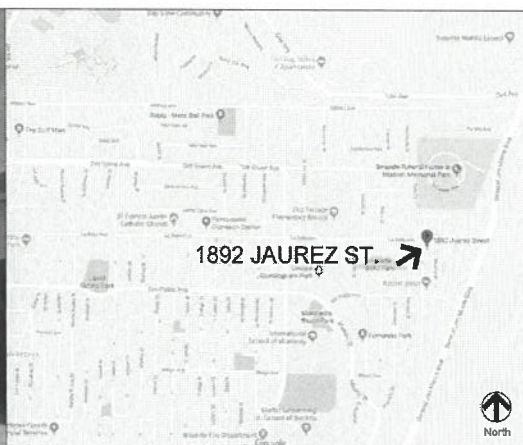
1892 Juarez St VP-19-06



View of Existing Conditions from Juarez Street 09



Proposed View 09



Project Location (Not to Scale) 07

ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE FOLLOWING:

2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE (CBC) - VOL. 1
2016 CALIFORNIA BUILDING CODE (CBC) - VOL. 2
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA REFERENCED STANDARD CODE
LOCAL AMENDMENTS - CITY OF SEASIDE MUNICIPAL CODE

Applicable Codes 06

PROJECT DATA

PROJECT DESCRIPTION: PROJECT CONSISTS OF A LOT LINE MERGER, REMODELING OF KITCHEN AND INTERIOR OF EXISTING HOUSE, ADDITIONS TO EXISTING HOUSE INCLUDING ADDITION OF ONE PARKING SPACE TO THE EXISTING GARAGE, MASTER BEDROOM AND ENSUITE BATHROOM, AND ROOF DECK OVER EXPANDED GARAGE WITH EXTERIOR STAIR TO ROOF DECK

PROJECT ADDRESS: 1892 JUAREZ STREET
SEASIDE, CA 93955

PROPERTY OWNER: MARC L. DRANCHAK
1505 S. SINOVA
MEZA, AZ, 85208-5512
TEL: (602) 884-5304
EMAIL: DASHARK77@YAHOO.COM

ARCHITECT/APPLICANT: ALLEN ROBINSON
THE SIENNA COMPANY, INC.
406 CALLE PRINCIPAL
MONTEREY, CA 93940
TEL: (831) 625-8143
EMAIL: arobinson@thesiennacompany.com

APN: 012-015-018 & 039

ZONING: R-1

OCCUPANCY GROUP: R-3/U

TYPE OF CONSTRUCTION: V-B, NON-SPRINKLERED

LOT AREA: 75' X 75' = 5,625 SF

FLOOR AREA RATIO (F.A.R.): PERMITTED (45%): .45 X 5,625 SF = 2,531 SF

F.A.R. PROVIDED:	(E) HOUSE:	1074 SF
	(E) GARAGE:	225 SF
	(E) COVERED PATIO:	316 SF
	COVERED PATIO DEMOLITION:	(316 SF)
	(N) HOUSE ADDITION:	510 SF
	(N) GARAGE ADDITION:	231 SF
	MINUS GARAGE ALLOWANCE:	(440 SF)
	TOTAL PROPOSED:	1600 SF

SITE COVERAGE: PERMITTED (85%): .85 X 5,625 SF = 3,656 SF

MAIN STRUCTURE:	SETBACKS:	REQUIRED:
	FRONT:	15' MIN.
	SIDE:	5' MIN.
	REAR:	15' MIN.

BUILDING HEIGHT: HOUSE: 25' MAX. ALLOWED

NUMBER OF STORIES: 1 STORY (EXISTING & PROPOSED)

PARKING SPACES: REQUIRED: 2 SPACES
PROVIDED: 2 COVERED SPACES

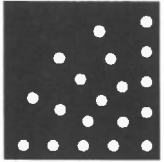
GRADING: NONE - SLOPES WITHIN BUILDING SITE >2%

TREES TO BE REMOVED: NONE

Project Data 02

A100	TITLE SHEET, PROJECT DATA
A101	EXISTING SITE PLAN & EXISTING FLOOR PLAN
A102	PROPOSED SITE PLAN AND NEW FLOOR PLAN
A103	PROPOSED ROOF PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	3-D REPRESENTATIONS OF PROPOSED PROJECT

Index to Drawings 01



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Consultants:

Project:

Dranchak Remodel & Additions

Project Address:

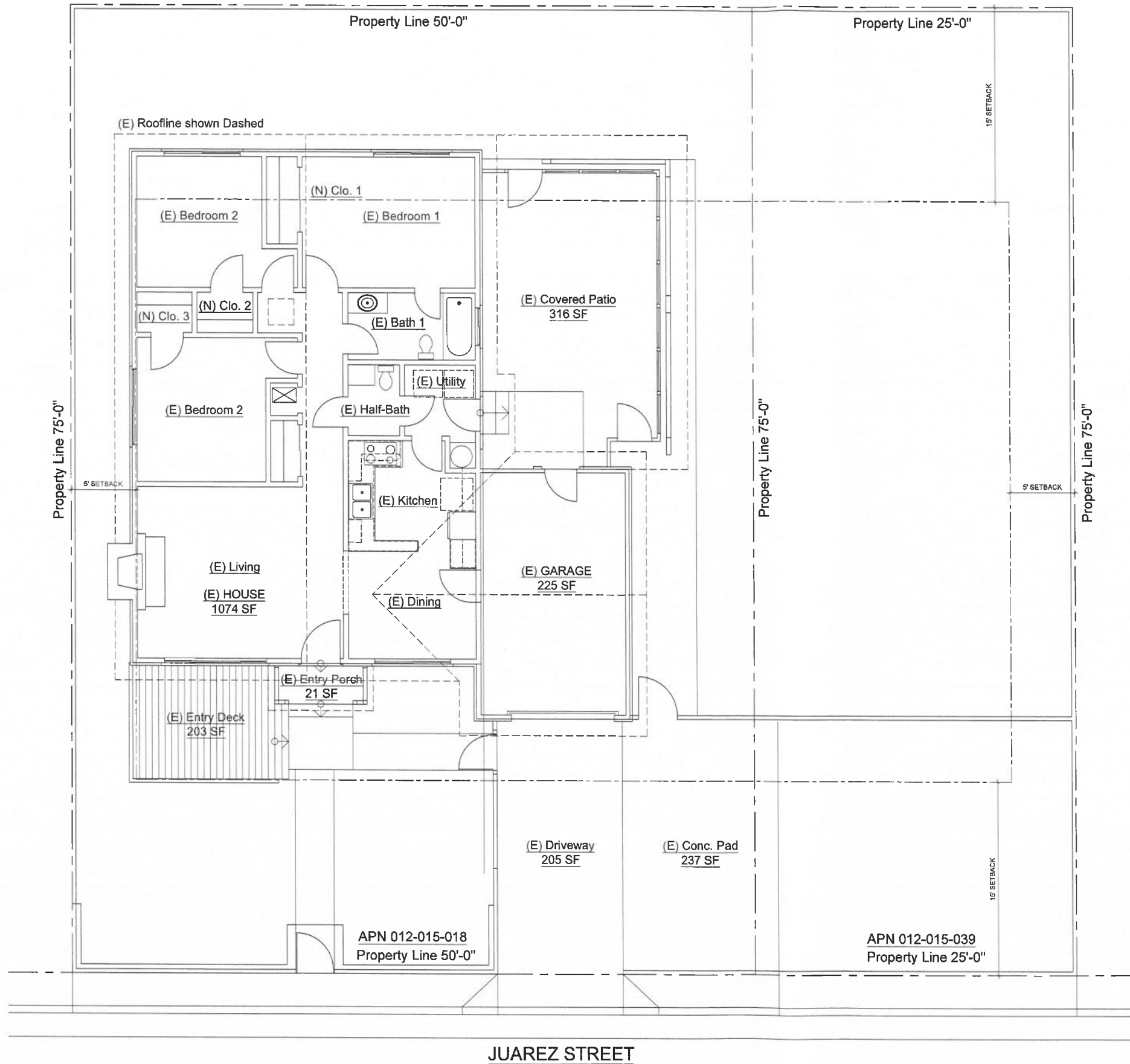
1892 Juarez Street
Seaside, CA 93955
APN 012-015-018 & 039

Project No: 1804.001
Issue Date: 15 March 2019
Revisions:

Sheet Title:

Existing Site Plan &
Existing Floor Plan

A101



Existing Floor Plan 1/4"=1'-0"

05

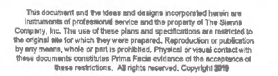


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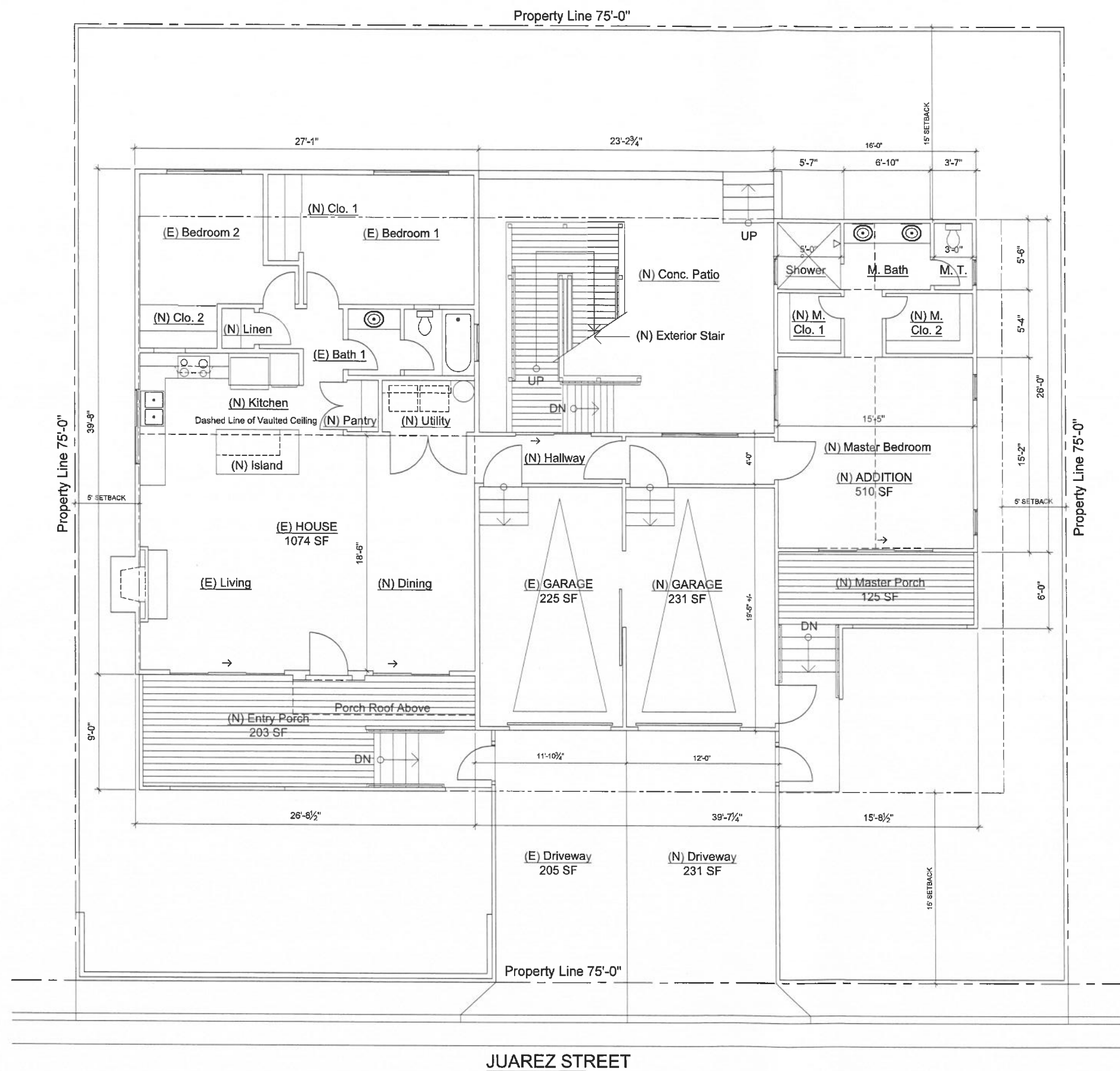
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Issue Date: 15 March 2019
Revisions:

Sheet Title:

Proposed Site Plan & New Floor Plan

A102

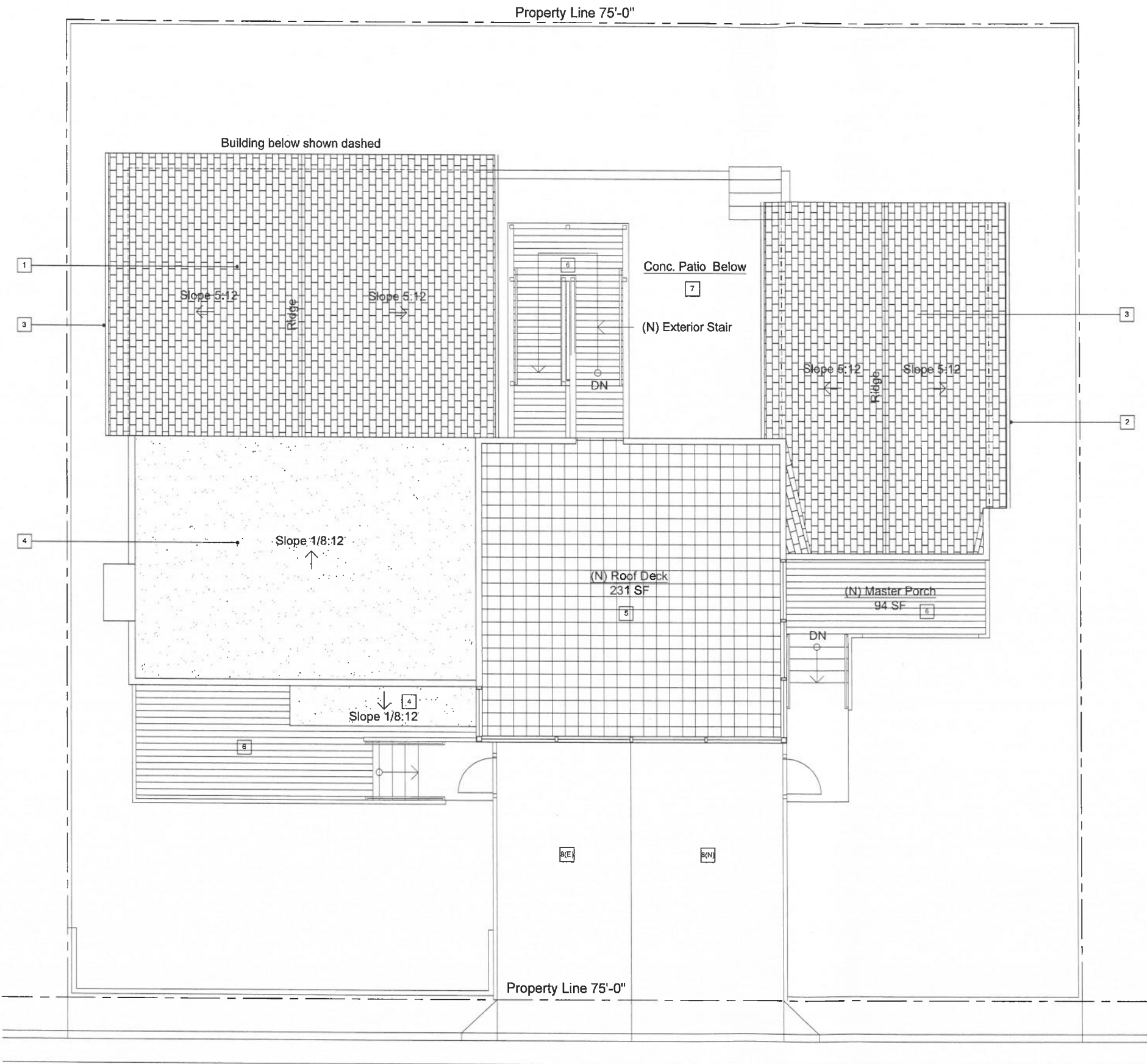
Packet Page 50



New Floor Plan 1/4"=1'-0"

North

05

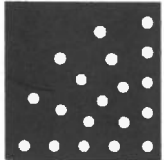


ROOF MATERIALS SCHEDULE

- 1 EXISTING ROOF - CLASS "A" ASPHALT COMPOSITION SINGLES
- 2 NEW ROOF AREA - NEW CLASS "A" ASPHALT COMPOSITION SHINGLES TO MATCH EXISTING OVER 30 # ROOFING FELT
- 3 (N) RAIN GUTTERS, (N) DOWNSPOUTS SHOWN AS CIRCLES, (E) DOWNSPOUTS NOT SHOWN - ALL DOWNSPOUTS DAYLIGHT ONTO HARD SURFACES
- 4 40 MIL CAP SHEET BY "DURALAST"
- 5 "EXCEL-COAT" FIRE-RATED, PEDESTRIAN TRAFFIC COATING
- 6 2X8 DECKING, FIRE-RETARDANT DECK SURFACE BY "TREX - SELECT"
- 7 BROOM-FINISHED CONCRETE PATIO & STAIRS
- 8 (E) CONCRETE DRIVEWAY & (N) CONCRETE DRIVEWAY TO MATCH

NOTES:

1. FOR VIEW OF EXISTING ROOF PLAN, SEE A101. ROOF PLAN SHOWN DASHED OVER EXISTING FLOOR PLAN. ALSO SEE EXISTING AND PROPOSED BUILDING ELEVATIONS FOR FURTHER CLARITY REGARDING EXISTING ROOF.



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Consultants:

Project:

Dranchak Remodel & Additions

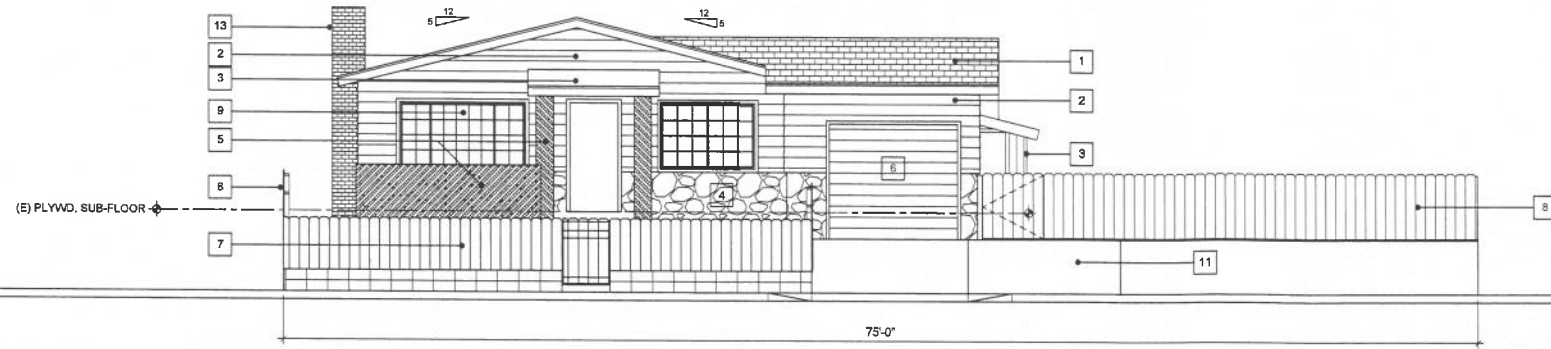
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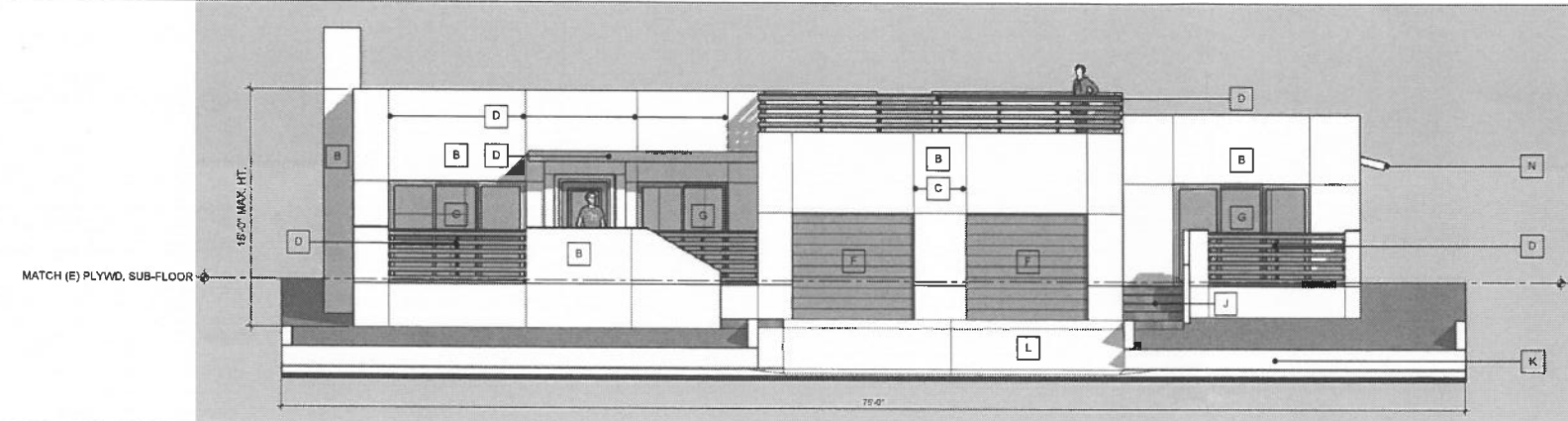
Project No: 1804.001
Issue Date: 15 March 2019
Revisions:

Sheet Title:

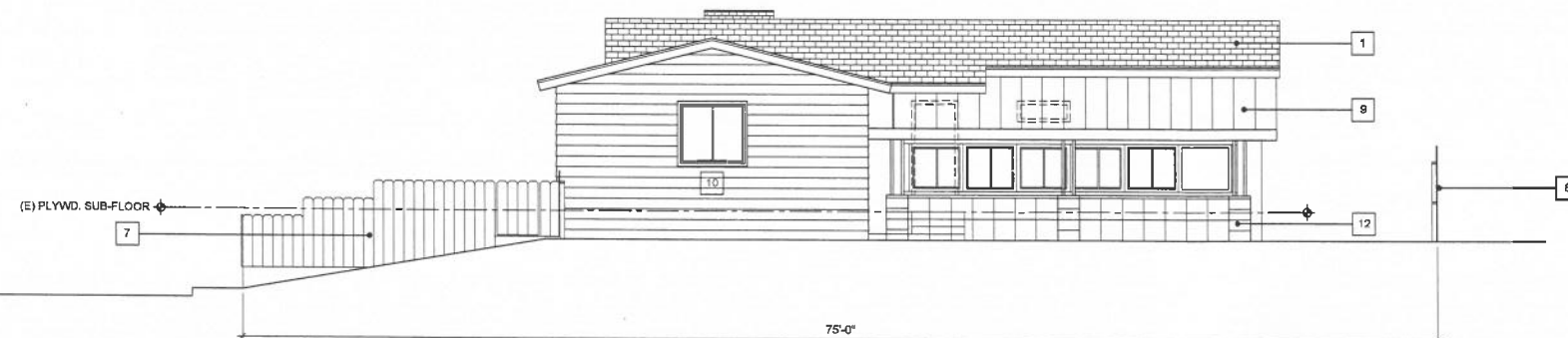
Proposed Roof Plan



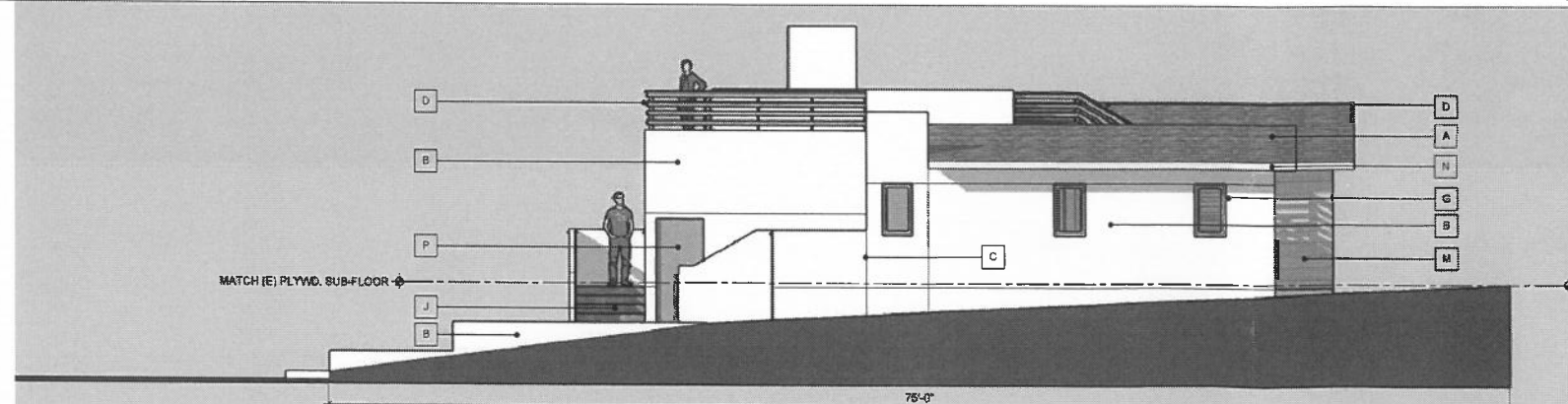
Existing West Elevation (Juarez Street Elevation) 3/16"=1'-0" 08



New West Elevation (Juarez Street Elevation) 3/16"=1'-0" 07



Existing South Elevation (Side Elevation) 3/16"=1'-0" 06



New South Elevation (Side Elevation) 3/16"=1'-0" 05

EXISTING BUILDING MATERIALS LEGEND

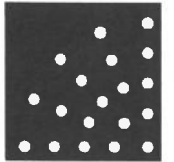
- 1 EXISTING ROOF - CLASS "A" ASPHALT COMPOSITION SINGLES
- 2 1X8 VINYL SIDING OVER (E) STUC CO - TO BE REMOVED AND STUCCO REPAIRED
- 3 ALUMINUM FRAMED, DIVIDED LITE WINDOWS TO BE REMOVED
- 4 LAVA ROCK VENEER OVER STUCCO - TO BE REMOVED AND STUCCO REPAIRED
- 5 TRELLIS OVER 4X4 POSTS @ FRONT ENTRANCE PORCH AND DECK - TO BE REMOVED
- 6 ROLL-UP GARAGE DOOR TO BE REPLACED
- 7 CMU GARDEN WALL W/ 1X8 BOARD FENCE ABOVE - TO REMAIN
- 8 6' HIGH, 1X8 BOARD WOOD FENCE TO BE REPLACED OR REMOVED
- 9 ALUMINUM AWNING STRUCTURE AND ALUMINUM WINDOWS - TO BE REMOVED
- 10 1X8 VINYL SIDING AND ALUMINUM FRAME WINDOW @ (E) GARAGE - TO BE REMOVED
- 11 CONCRETE PARKING PAD - TO BE REMOVED
- 12 CMU DECORATIVE WALL - TO BE REMOVED
- 13 BRICK CHIMNEY TO REMAIN

Existing Building Materials Legend 03

PROPOSED BUILDING MATERIALS LEGEND

- A NEW CLASS "A" ASPHALT COMPOSITION SINGLES - TO MATCH EXISTING
- B NEW AND REPAIRED EXTERIOR STUCCO WALLS & PARAPETS - PAINTED, WARM WHITE. VERIFY COLOR WITH SAMPLE TO BE PAINTED ON WALL, ON SITE.
- C STUCCO CONTROL JOINTS - TYPICAL
- D 2X4 NON-PERFORATED, PRESSURE TREATED, NO. 1 GR. GUARD RAIL & BALUSTERS
- E NEW DECORTATIVE ENTRY DOOR
- F NEW SECTIONAL OVERHEAD ROLLING DOORS - COMPOSITE WOOD FINISH PANELS
- G NEW VINYL-CLAD WOOD WINDOWS & SLIDING GLASS DOORS BY "ANDERSEN" - COLOR: WHITE
- H PAINTED ENGINEERED WOOD FASCIA, BACK-PRIMED
- J 2X6 DECKING @ STAIRS, FIRE-RETARDANT DECK SURFACE BY "TREX - SELECT"
- K NEW CMU GARDEN WALL TO MATCH EXISTING
- L NEW CONCRETE DRIVEWAY TO MATCH EXISTING W/ EXPANDED APRON
- M EXISTING SIMULATED 1X8 BEVELED WOOD SIDING IN VINYL TO REMAIN
- N NEW RAIN GUTTERS OVER 2X6 ENGINEERED WOOD FASCIA, BACKPRIMED - PAINTED TO MATCH EXTERIOR WALL COLOR, DOWNSPOUT TO BE DETERMINED.
- P "PERSON DOOR" TO GARAGE - FLUSH PANEL, COMPOSITE WOOD DOOR, NATURAL FINISH

New Building Materials Legend 01



THE SIENNA COMPANY, INC.

Project Development Consulting
Architecture
Planning
Construction Management

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Consultants:

Project:

**Dranchak
Remodel &
Additions**

Project Address:

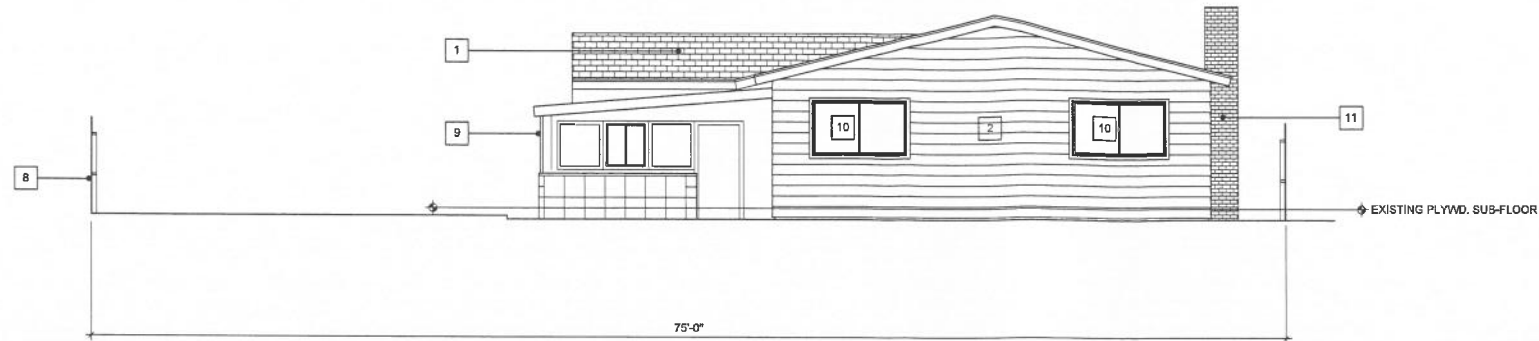
1892 Juarez Street
Seaside, CA 93955
APN 012-015-018 & 039

Project No: 1804.001
Issue Date: 15 March 2019
Revisions:

Sheet Title:

Building Elevations

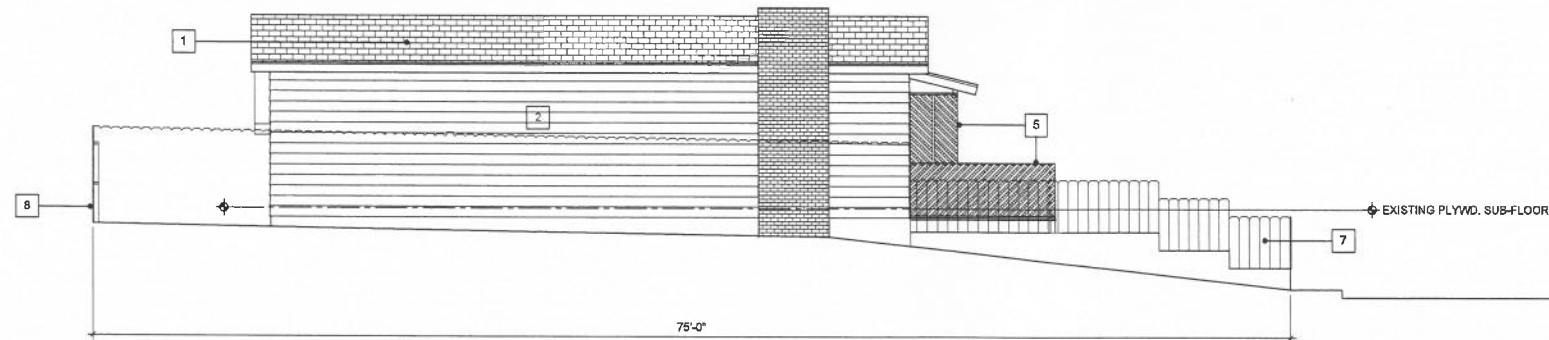
A201



Existing East Elevation (Rear Elevation) 3/16"=1'-0" 08



New East Elevation (Rear Elevation) 3/16"=1'-0" 07



Existing North Elevation (Side Elevation) 3/16"=1'-0" 06



New North Elevation (Side Elevation) 3/16"=1'-0" 05

EXISTING BUILDING MATERIALS LEGEND

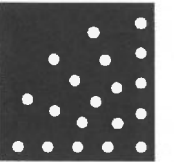
- 1 EXISTING ROOF - CLASS "A" ASPHALT COMPOSITION SINGLES
- 2 1X8 VINYL SIDING OVER (E) STUCCO - TO REMAIN
- 3 ALUMINUM FRAMED, DIVIDED LITE WINDOWS TO BE REMOVED
- 4 LAVA ROCK VENEER OVER STUCCO - TO BE REMOVED AND STUCCO REPAIRED
- 5 TRELLIS OVER 4X4 POSTS AND FRONT ENTRANCE PORCH AND DECK - TO BE REMOVED
- 6 ROLL-UP GARAGE DOOR TO BE REPLACED
- 7 CMU GARDEN WALL W 1X8 BOARD FENCE ABOVE - TO REMAIN
- 8 6' HIGH, 1X8 BOARD WOOD FENCE TO BE REPLACED OR REMOVED
- 9 ALUMINUM AWNING STRUCTURE AND ALUMINUM WINDOWS - TO BE REMOVED
- 10 ALUMINUM FRAME WINDOWS TO REMAIN
- 11 BRICK CHIMNEY TO REMAIN

Existing Building Materials Legend 03

PROPOSED BUILDING MATERIALS LEGEND

- A NEW CLASS "A" ASPHALT COMPOSITION SINGLES - TO MATCH EXISTING
- B NEW AND REPAIRED EXTERIOR STUCCO WALLS & PARAPETS - PAINTED, WARM WHITE. VERIFY COLOR WITH SAMPLE TO BE PAINTED ON WALL, ON SITE.
- C STUCCO CONTROL JOINTS - TYPICAL
- D 2X4 NON-PERFORATED, PRESSURE TREATED, NO. 1 GR. GUARD RAIL & BALUSTERS
- E NEW DECORATIVE ENTRY DOOR
- F NEW SECTIONAL OVERHEAD ROLLING DOORS - COMPOSITE WOOD FINISH PANELS
- G NEW VINYL-CLAD WOOD WINDOWS & SLIDING GLASS DOORS BY "ANDERSEN" - COLOR: WHITE
- H PAINTED ENGINEERED WOOD FASCIA, BACK-PRIMED
- J 2X8 DECKING @ STAIRS, FIRE-RETARDANT DECK SURFACE BY "TREX - SELECT"
- K NEW CMU GARDEN WALL TO MATCH EXISTING
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New Building Materials Legend 01



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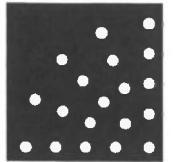
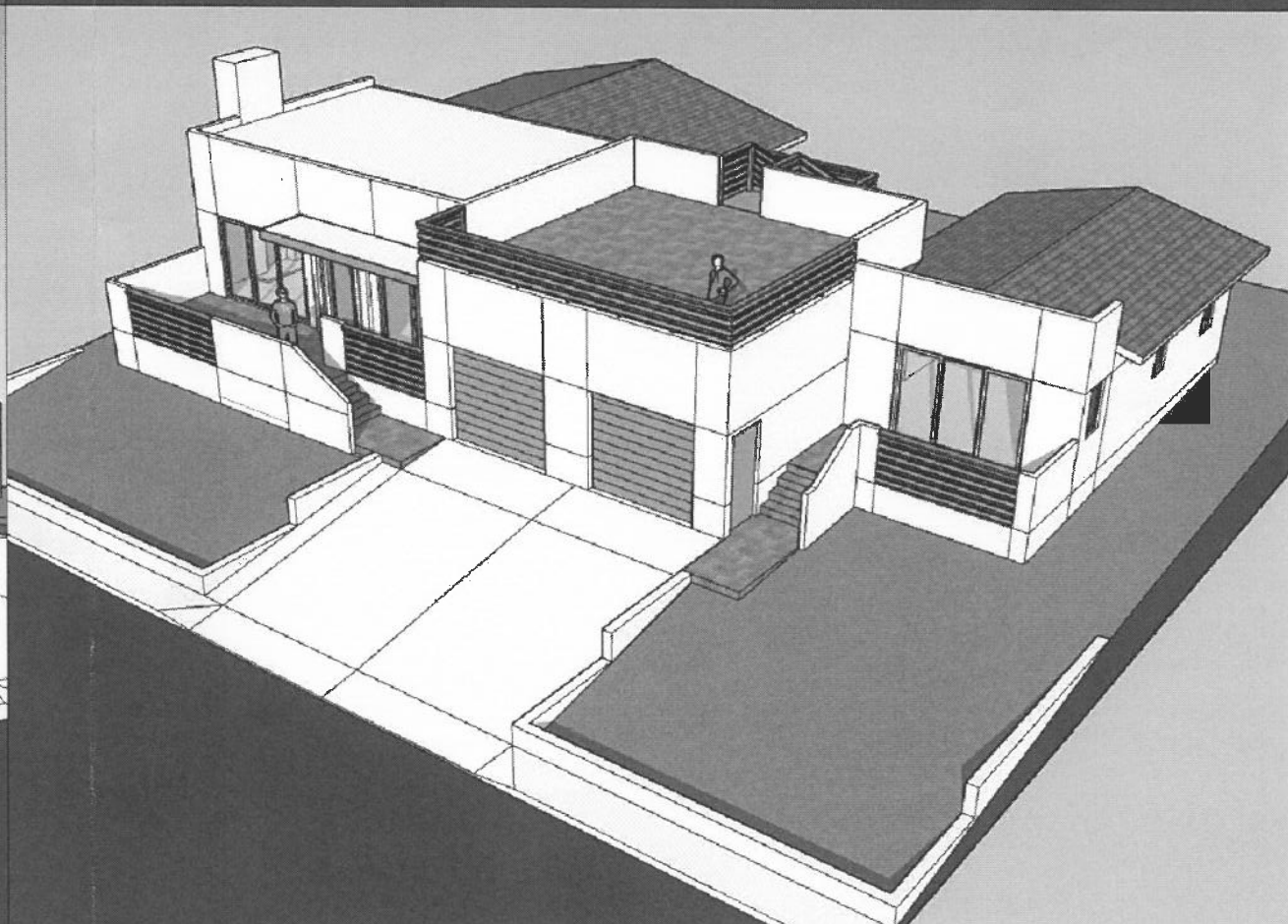
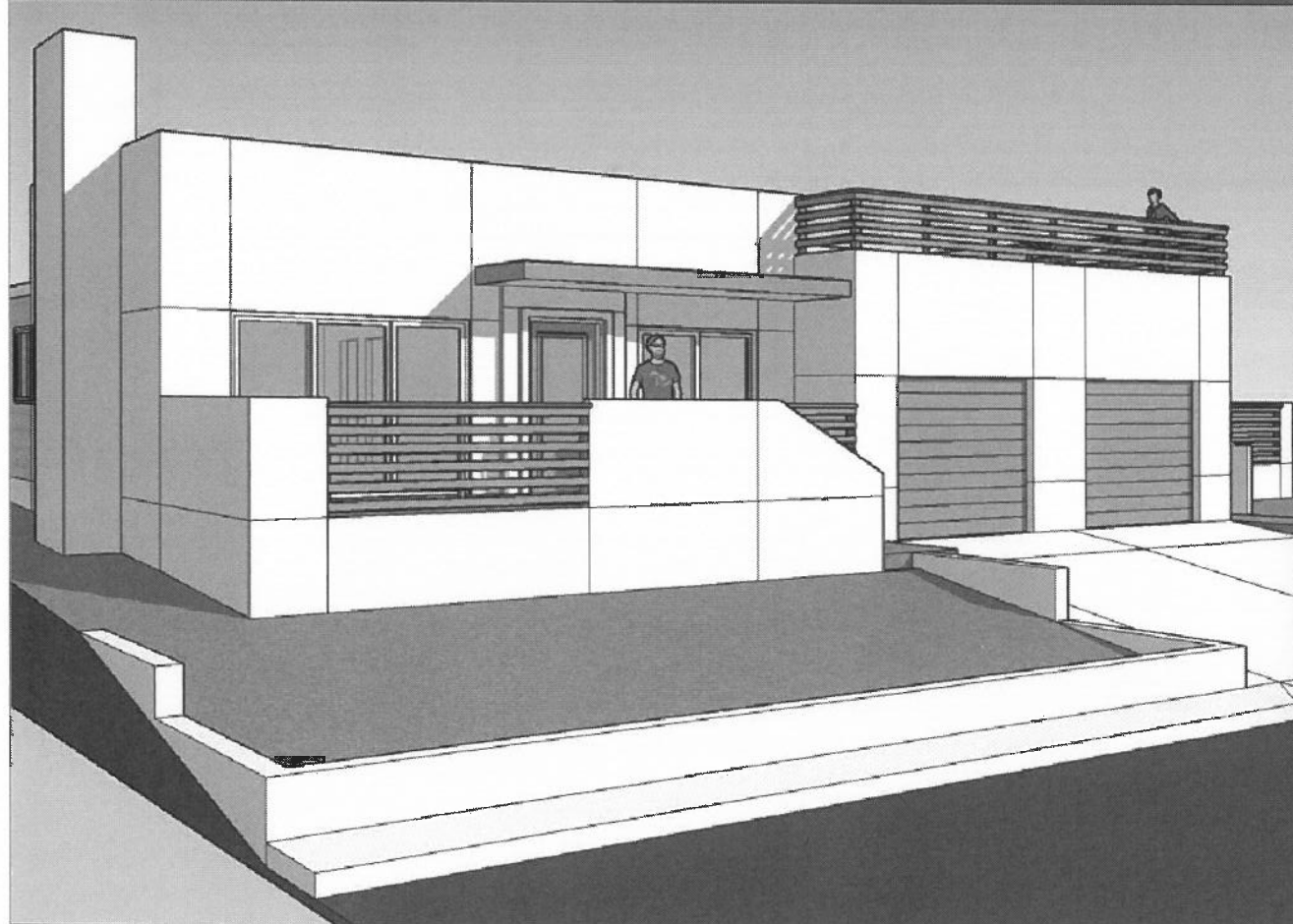
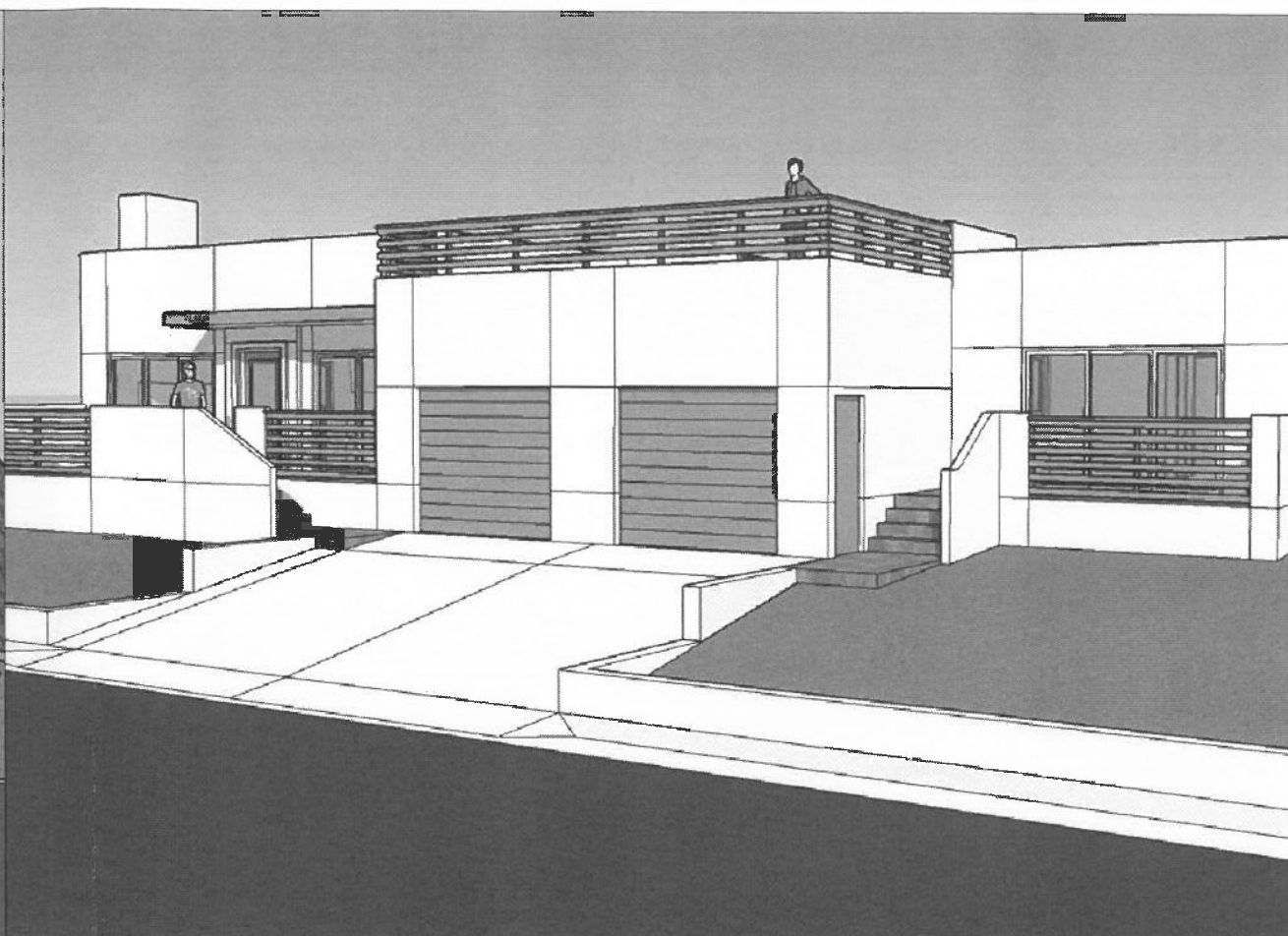
15 March 2019

Revisions:

Sheet Title:

Building Elevations

A202



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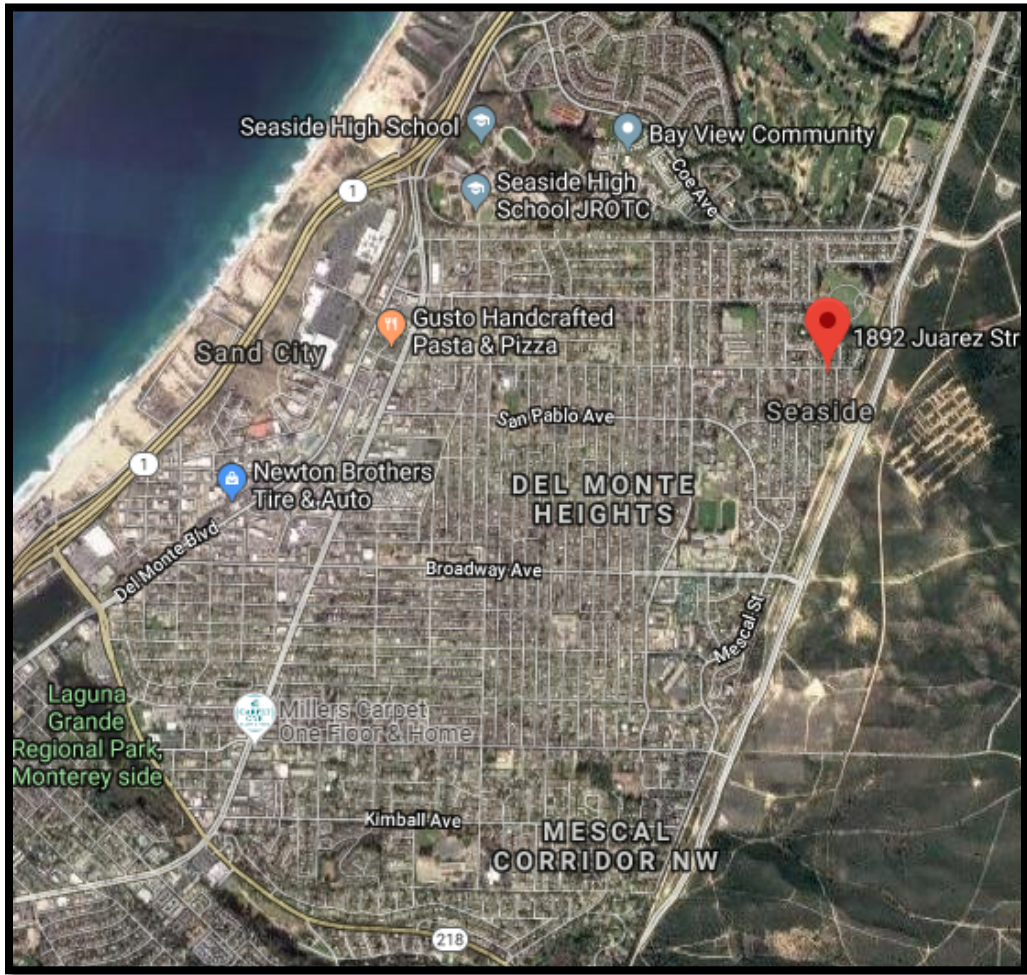
Project No: 1804.001
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Sheet Title:

3-D Representations
of Proposed Project

A203

1892 Juarez St.





Red square outlines the approximate location of the roof deck



Stree view of 1892 Juarez St



Side yard view of 1892 Juarez, with 1893 Nadina rear windows shown



Rear yard windows of 1893 Nadina, as taken from 1892 Juarez



Rear yard windows of 1893 Nadina, as taken from south side yard of 1892 Juarez



CITY OF SEASIDE STAFF REPORT

Item No.: 6.D.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 5, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-11. PETER LAVIN, PROPERTY OWNER AND CARY STIEBEL, APPLICANT ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 1902 FREMONT BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.40.080.D.3 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the installation of a mural in any commercial zone.

BACKGROUND

The project site is located at 1901 Fremont Boulevard and is developed with an existing strip center commercial retail building constructed in the 1950's. The business where the mural will be located is occupied by a Cannabis retailer identified as "The Reef". The adjacent neighborhoods to the south, west, and north are composed of commercial businesses. A Senior Living Facility is located to east. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

The mural was reviewed by the City's Art and History Commission on May 14, 2019 and acted to unanimously recommend that the BAR accept the mural as a design which illustrates the local setting of the community and reflects an artistic representation of the community's environment.

PROJECT DESCRIPTION

The mural will be installed on the street side elevation of the building facing La Salle Avenue. The entire wall measuring 16 feet in height and 80 feet in length will be used. The design will

consist of a whale under water in a four panel motif as shown on Attachment 1- Exhibit A.

STAFF ANALYSIS

Design Criteria

The design standards for murals are listed under Seaside Zoning Code section 17.40.080.D. The BAR shall consider the following findings in its review of a mural:

1. A mural without text visible from a public right-of-way may be approved in addition to the sign area allowed for the business signage; and
2. Murals that illustrate the local setting and history as sources of inspiration are encouraged; and
3. The approval of a mural shall require that the review authority first find that colors, placement and size of the mural are visually compatible with the structures architecture and that the mural will serve to enhance the aesthetics of the city.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.A, Existing Facilities.

Evidence: The proposed project will consist of a minor alteration to limited to the painting a wall mural on an existing commercial building.

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 mural complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. The mural design will reflect on the community's coastal environment and setting.

Evidence: The project proposal is compatible with the surrounding commercial land uses and will not detract from the character of the neighborhood due to the design of the mural which incorporates design features and architectural rhythms of the existing structure to result in a contextual relationship with the existing building. As a result, the mural has been designed to respect the existing architectural patterns, colors and scale in the neighborhood.

2. 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: Based on the overall design of the mural, its placement on the project site will benefit the overall design of the community both architecturally and culturally.

ATTACHMENTS

1. Attachment 1- Conditions of Approval
 2. Attachment 1 - Exhibit A Mural Rendering
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site photos
-

Conditions of Approval
File No. BAR-19-11
June 5, 2019

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the revised plans identified as “Mural 1902 Fremont Boulevard” approved on June 5, 2019.
2. 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.
3. 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.
4. 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.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

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-19-11

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



LaSalle

The Reef Mural Commission

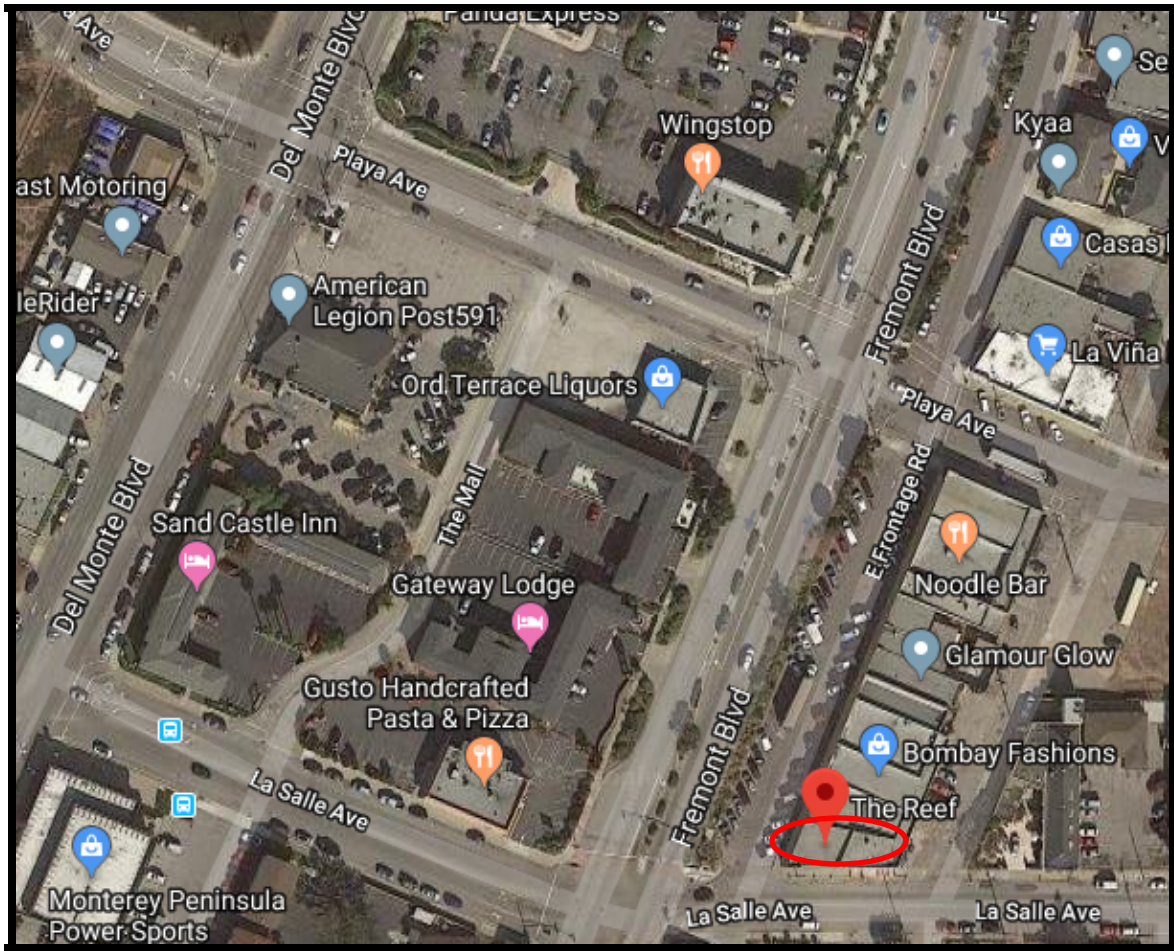
Project Site Location



LaSalle

Local artists:
Lisa Haas, Hanif Panni, Maryia Hryharenka





Attachment 3 – Site Photos



View of wall from La Salle Avenue elevation looking northeast



View of wall from La Salle Avenue elevation looking northwest



View of front façade of "The Reef" facing Fremont Boulevard