



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 1, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

BOARD OF ARCHITECTURAL REVIEW

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

3. **APPROVAL OF MINUTES**

4. **ORAL COMMUNICATION**

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

5. **BUSINESS ITEMS**

- A. **Board of Architectural Review Application No. BAR-15-08. Jim Vocelka, applicant, and Victoria Toensing, property owner, request design approval for a Board of Architectural Review application consisting of a 794 square foot second story addition to an existing single family residence. The subject property is located at 1726 Harding Street in the Single-Family Residential (RS-12) Zoning District (APN: 012-763-004). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A: Existing Facilities.**

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

RECOMMENDATION:

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

6. **REPORTS FROM BOARD MEMBERS**

7. **REPORTS FROM STAFF**

8. **ADJOURNMENT**

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

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

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

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

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

DATE: July 1, 2015

SUBJECT: **Board of Architectural Review Application No. BAR-15-08. Jim Vocolka, applicant, and Victoria Toensing, property owner, request design approval for a Board of Architectural Review application consisting of a 794 square foot second story addition to an existing single family residence. The subject property is located at 1726 Harding Street in the Single-Family Residential (RS-12) Zoning District (APN: 012-763-004). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A: Existing Facilities.**

PURPOSE

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

RECOMMENDATION

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

BACKGROUND

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

SITE LOCATION AND DESCRIPTION

The project site is located on the east side of Harding Street, north of Mingo Avenue. The 3,650 square foot rectangular lot is 50 feet wide and 73 feet deep. In 1954 the lot was improved with a 844 square foot two bedroom, one bath, single story house with a single carport attached to the

south side of the house. The house has horizontal lap wood siding with an asphalt shingle roof and vinyl windows. The house is painted yellow with white windows and trim.

Figure 1: Project Site Adjacent Land Uses

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

PROJECT DESCRIPTION

The existing 844 square foot single-story house consists of two bedrooms, one bath, kitchen, living room, and laundry. A single-car carport is attached to the south side of the house. The applicant proposes to add a 794 square foot second story addition to the house and a new 268 square foot single car garage towards the rear of the south side of the house. An open tandem parking space will be located in front of the garage. The proposed second story addition will consist of a new master bedroom and closet located at the front of the house. Two additional bedrooms will be located towards the rear of the house. The southerly of these two smaller bedrooms will be located over the new garage. A new central staircase will provide access to the upstairs addition. One bathroom will serve all three upstairs bedrooms via a door off of the hall at the top of the stairs. An L-shaped balcony extends from the master bedroom to the rear bedroom on the south side of the addition. Access to the balcony is through doors at the master bedroom and the rear bedroom. This balcony is five foot six inches wide off of the master bedroom and six feet eight inches wide off of the rear bedroom. The balcony railing off of the master bedroom lines up with the southerly exterior wall of the house while the portion of the balcony off of the rear bedroom will extend two feet forward beyond the westerly face of the garage. The proposed 4 in 12 asphalt shingle roof will match the existing roof and will keep the

house within the 24 foot maximum height limit. The addition will be painted yellow with white windows and trim to match the existing house.

Two neighboring properties have second story additions. The house directly behind the project site on Darwin Street completed a second story addition in 2001. The house across the street and slightly to the south of the project site on Harding Street completed a second story addition in 2007.

Per the requirements of the Seaside Zoning Ordinance, the site has been flagged since June 17, 2015 and notices were mailed to all property owners within 300 feet of the site on June 18, 2015. Staff has received one phone call from a neighbor on Darwin Street asking general questions regarding height restrictions.

STAFF ANALYSIS

The design of the house offers a traditional building style and incorporates varying building setbacks, a roof design that is consistent on all sides of the house and garage, the same colors and materials on all exterior elevations, and a proposed addition that is in proportion to other houses in the neighborhood. The balcony is a functional part of the addition and provides visual relief to the front and side elevations.

Design Criteria

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

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

- I. Site Planning – the retention of drought-tolerant and low water usage-intensive plants and garden material, and;
- II. Mass and Scale – the physical size and mass of the project is proportional to the lot size and the overall design of the house is compatible with the scale and mass of surrounding properties, and;
- III. Architectural Features – the architectural character continues on all elevations. The exterior siding, roof articulation, windows and doors, and overall design of the new construction is harmonious with the proposed architectural style. The architectural elements eliminate the appearance of a box-like building. The boundary between each floor is delineated through a belt course, balcony, and similar architectural detailing. The use of materials and design is consistent throughout the residence.

FINDINGS

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of 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 794 square foot second story addition to the existing single family house.

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 (RLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre.

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

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

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

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

Evidence: The site is an existing lot in the RS-12 zoning district. Access is provided off of Harding Street by a single 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.

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.

FISCAL IMPACT

There is a no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Exhibit A - Conditions of Approval
 2. Attachment 2 - Vicinity Map
 3. Attachment 3 - Existing Site Plan
 4. Attachment 4 - Proposed Site Plan
 5. Attachment 5 - Proposed Floor Plan
 6. Attachment 6 - Existing Exterior Elevations
 7. Attachment 7 - Proposed Exterior Elevations
 8. Attachment 8 - Site Photographs
 9. Attachment 9 - Site Photographs 2
 10. Attachment 10 - Color & Material Board
 11. Attachment 11 - Exterior Lighting - Front
 12. Attachment 12 - Exterior Lighting South Side
 13. Attachment 13 - Exterior Lighting Cut Sheet
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Conditions of Approval
File No. BAR-15-08
July 1, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Project – Ms. Victoria Toensing” stamped as received on May 18, 2015, and as approved on July 1, 2015.

Building:

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

Fire Department:

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

Public Works:

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

design to infiltrate storm water onsite. Show on plans location of infiltration of stormwater runoff.

- b. Additional stormwater from downspouts or newly constructed impervious surfaces shall be captured and infiltrated onsite.
- c. Building permit plans shall show downspouts directed to landscaping and/or onsite infiltration system. Applicant may complete standard S-480 or submit equivalent engineering design to infiltrate stormwater from addition onsite.

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-15-8

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

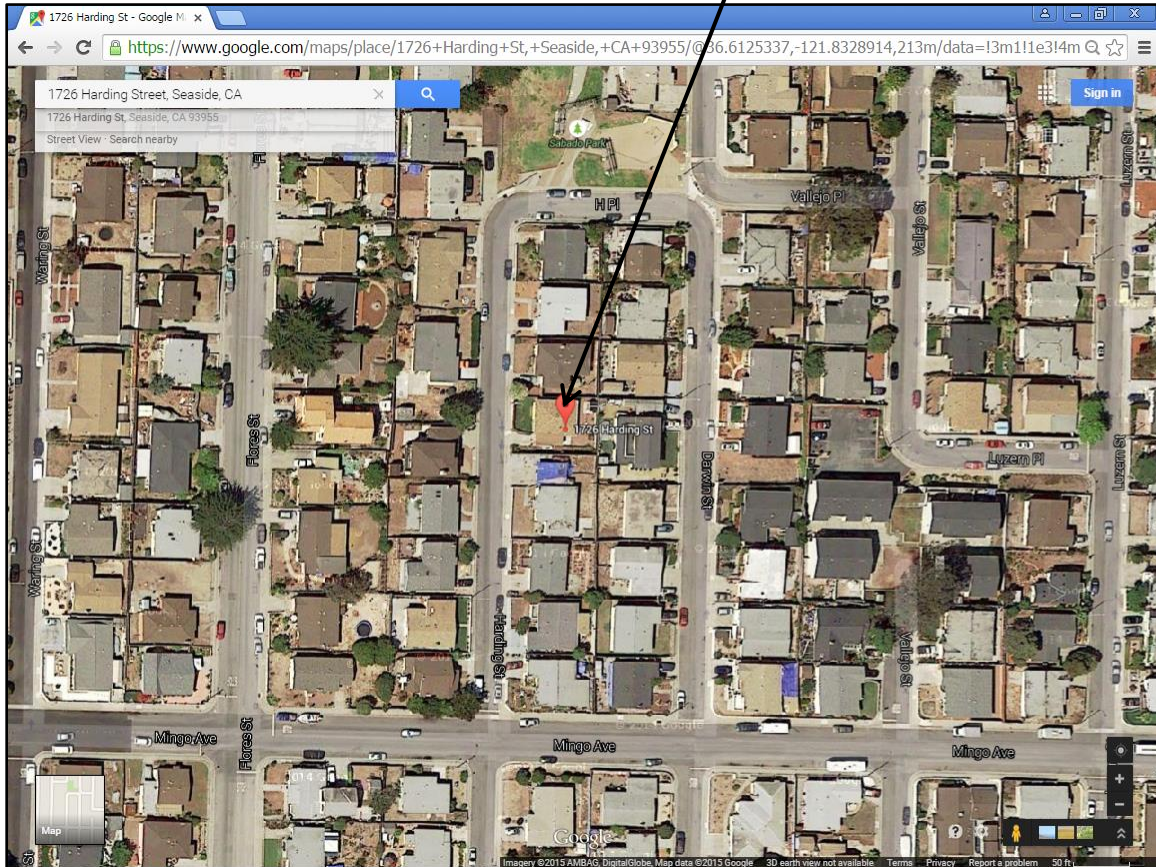
Date

Property Owner's Signature

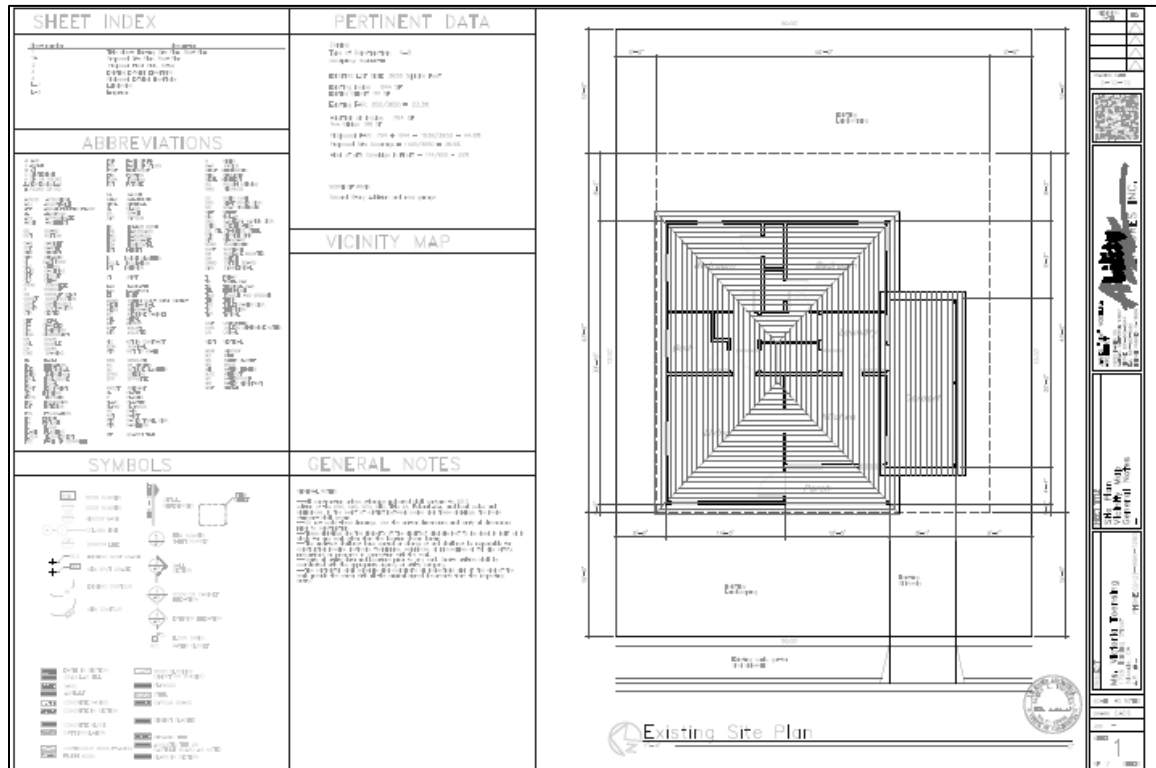
Date

VICINITY MAP

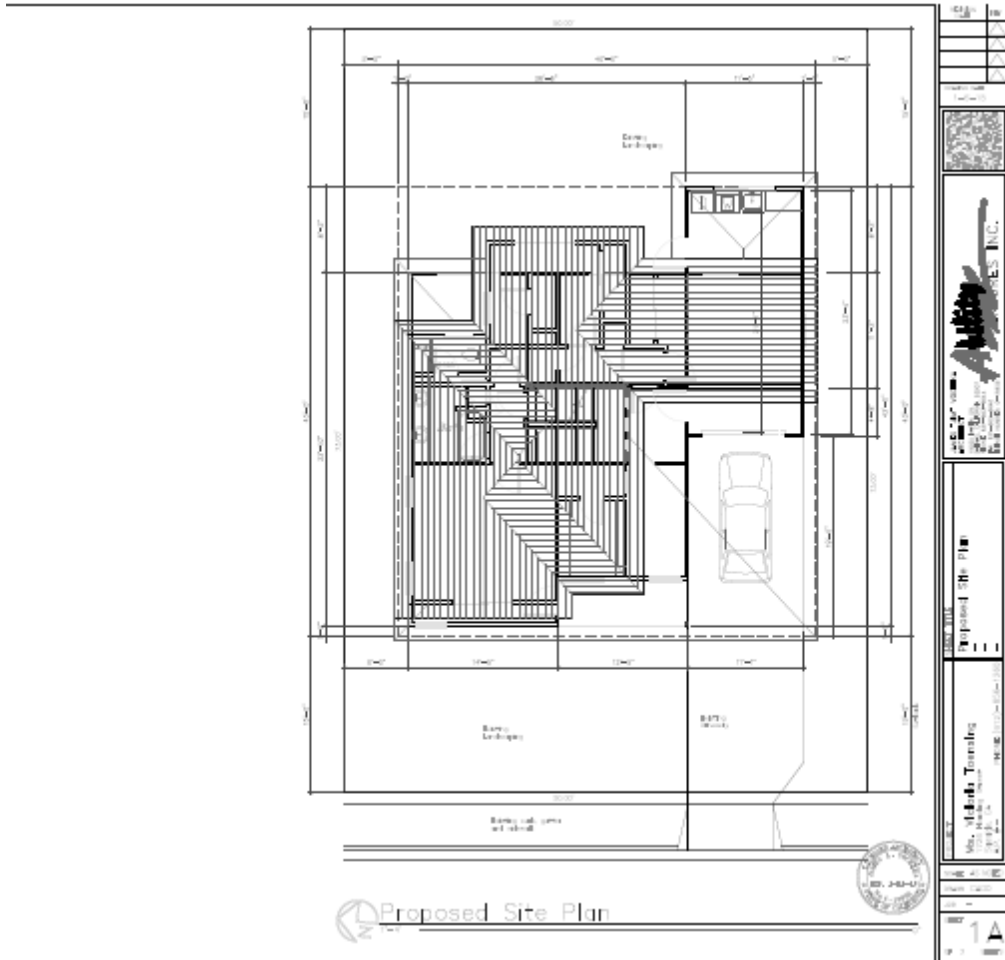
1726 HARDING STREET



1726 Harding Street Existing Site Plan



1726 Harding Proposed Site Plan

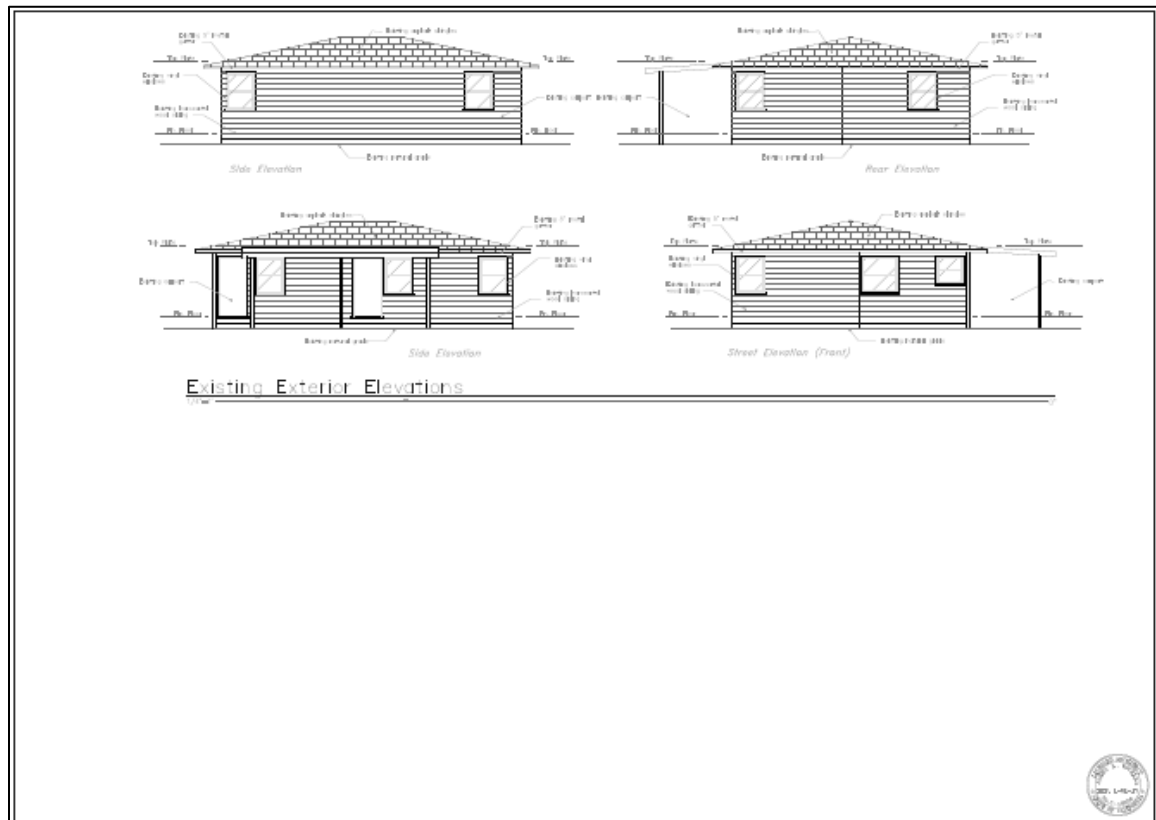


Proposed Second Floor Plan

Proposed First Floor Plan

Architectural drawings of the proposed second and first floor plans for a house. The second floor plan on the left shows a Master Bedroom, two other Bedrooms, a Bath, and a central staircase. The first floor plan on the right shows a Living area, Kitchen, Dining area, two Bedrooms, a Bath, a Porch, and a Garage. Both plans include detailed dimensions and room labels.

1726 Harding Street Existing Exterior Elevations



The architectural drawings show the proposed exterior elevations of a two-story house. The drawings include the Street Elevation (Front), Side Elevation, Rear Elevation, and another Side Elevation. Each drawing shows the house's profile with various windows, doors, and rooflines, along with dimension lines and labels.

Street Elevation (Front): This drawing shows the front of the house. It features a two-story structure with a gabled roof. The first floor has a large window on the left, a smaller window in the center, and a garage door on the right. The second floor has a large window on the left and a balcony on the right. The roof is labeled "asph/flt shls w/ mod valley".

Side Elevation: This drawing shows the side of the house. It features a two-story structure with a gabled roof. The first floor has a large window on the left and a smaller window on the right. The second floor has a large window on the left and a balcony on the right. The roof is labeled "asph/flt shls w/ mod valley".

Rear Elevation: This drawing shows the rear of the house. It features a two-story structure with a gabled roof. The first floor has a large window on the left and a smaller window on the right. The second floor has a large window on the left and a balcony on the right. The roof is labeled "asph/flt shls w/ mod valley".

Side Elevation: This drawing shows the side of the house. It features a two-story structure with a gabled roof. The first floor has a large window on the left and a smaller window on the right. The second floor has a large window on the left and a balcony on the right. The roof is labeled "asph/flt shls w/ mod valley".

Proposed Exterior Elevations

1726 Harding Street
Site Photographs



Front of house showing flagging and house with second story addition to the rear



Front of house from northwest showing flagging

1726 Harding Street
Site Photographs



View of house on opposite side of street which received second story addition in 2007



View from rear yard looking towards street through carport

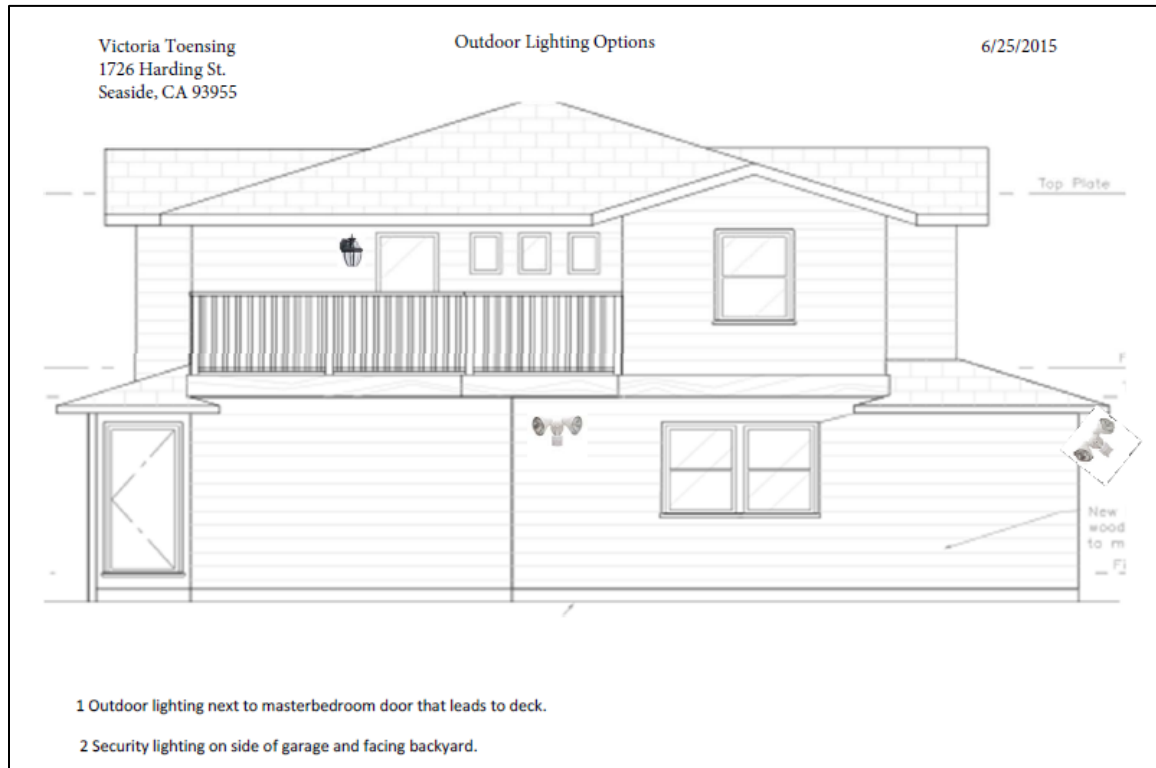
1726 Harding Street
Color and Material Board



1726 Harding Street
Exterior Lighting - Front



1726 Harding Street Exterior Lighting – south side



1726 Harding Street Exterior Lighting – cut sheets

