



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, June 19, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia

Chair

Bani Khalsa

Vice Chair

Mitsugu Mori

Board Member

Keith Mitchell

Board Member

LisAnne Sawhney

Board Member

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR JUNE 5, 2019 REGULAR MEETING

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-12. CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE REPLACEMENT OF THE EXISTING 10-FOOT BY FOUR-FOOT FREESTANDING SCOREBOARD WITH A 16-FOOT BY FIVE-FOOT FREESTANDING SCOREBOARD AT THE SAME LOCATION BEHIND THE CENTERFIELD FENCE AT THE METZ PARK BASEBALL FIELD LOCATED AT 1556 MILITARY AVENUE IN THE POS (PARKS AND OPEN SPACE) ZONING DISTRICT THE PROJECT IS CATEGORICALLY EXEMPT CLASS 11, SECTION 15311(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, publicly financed projects administered by the City are subject to design review approval.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-07: CLAY AND LISA MATTHEWS, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 478 SQUARE FOOT ROOF DECK ABOVE A NEW TWO CAR GARAGE ATTACHED TO A ONE STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance 17.62.030.B.2 of the Seaside Municipal Code (SMC), second story roof deck elements are subject to design review approval by the Board of Architectural Review.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

A. SCHEDULING FOR FUTURE MEETINGS

RECOMMENDATION: Discuss scheduling of continued items. The following applications will be discuss:

- Application No. BAR-19-08: 1740 Darwin Street
- Application No. BAR-19-09: 1892 Juarez Street

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 3, 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, June 5, 2019
5:30 PM

1. CALL TO ORDER

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

BOARD OF ARCHITECTURAL REVIEW

PRESENT: Khalsa, Mitchell, Sawhney

ABSENT: Mori, Ventimiglia

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

On motion by Board Member Keith Mitchell and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review approved minutes as presented.

RESULT:

Approved

AYES:

Bani Khalsa, Keith Mitchell

NOES:

None

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

Action: Approved

6. BUSINESS ITEMS

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

On motion by Board Member Keith Mitchell and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Approved the Construction of Temporary Storage Facilities at City Hall as presented.

RESULT:

Approved

AYES:

Bani Khalsa, Keith Mitchell

NOES:

LisAnne Sawhney

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.

On motion by Board Member Keith Mitchell and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review continued item for a site visit and meeting for Wednesday, July 17th.

RESULT:	<i>Continued</i>
AYES:	<i>Bani Khalsa, Keith Mitchell, LisAnne Sawhney</i>
NOES:	<i>None</i>

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.

On motion by Board Member LisAnne Sawhney and seconded by Board Member Keith Mitchell and passed by the following vote the Board of Architectural Review continued item and requested a site visit to take place on Wednesday, July 10th and a discussion of item to be scheduled at the regularly scheduled meeting of Wednesday, July 17th.

RESULT:	<i>Continued</i>
AYES:	<i>Bani Khalsa, Keith Mitchell, LisAnne Sawhney</i>
NOES:	<i>None</i>

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.

On motion by Board Member Keith Mitchell and seconded by Board Member LisAnne Sawhney and passed by the following vote the Board of Architectural Review Approved the Installation of a Mural on a Wall of a Commercial Building Located at 1902 Fremont Blvd. as presented.

RESULT:	<i>Approved</i>
AYES:	<i>Bani Khalsa, Keith Mitchell, LisAnne Sawhney</i>

7. REPORTS FROM BOARD MEMBERS

Board Member LisAnne Sawhney requested workshop on dwelling units/views, workshop for notification. Gloria Stearns, Community Development Director, is planning a Seaside Chats on ADU's at Seaside Creates. Chair Bani Khalsa requested staff provide verbiage to address second story buildings.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 7:29 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: June 19, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-12. CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE REPLACEMENT OF THE EXISTING 10-FOOT BY FOUR-FOOT FREESTANDING SCOREBOARD WITH A 16-FOOT BY FIVE-FOOT FREESTANDING SCOREBOARD AT THE SAME LOCATION BEHIND THE CENTERFIELD FENCE AT THE METZ PARK BASEBALL FIELD LOCATED AT 1556 MILITARY AVENUE IN THE POS (PARKS AND OPEN SPACE) ZONING DISTRICT THE PROJECT IS CATEGORICALLY EXEMPT CLASS 11, SECTION 15311(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, publicly financed projects administered by the City are subject to design review approval.

BACKGROUND

STAFF ANALYSIS

The existing scoreboard is over 30 years old and is used for Youth Pony Baseball games. The existing scoreboard is in need of replacement due to ongoing malfunctioning and maintenance issues. The proposed scoreboard will be positioned at the same location as the existing scoreboard near the center field/Northeast edge of the park. An Aerial Site Plan showing the location of the scoreboard is provided as Attachment 2. The site photographs of the scoreboard from inside and outside the park from Military Avenue are provided as Attachment 3. The area of the replacement scoreboard has been identified with a PVC orange netting frame.

The new scoreboard will be slightly bigger, measuring 16 feet in width by five feet in height whereas the existing scoreboard is 10 feet in width by four feet in height. A photograph of the existing scoreboard and replacement scoreboard is provided as Attachment 4. The replacement scoreboard will consist of a black façade with an electronic LED display for the Score, Strikes, Balls and Outs. The existing scoreboard has faded light green façade with light bulbs for the Score, Strikes, Balls and Outs.

In accordance with the Open Space Recreation (OSR) zoning standards, the scoreboard is an accessory use to the recreation baseball activities. Sign standards for a freestanding signs in a residential area require that such signs be no taller than 14 feet in height, colors and materials are harmonious with the surrounding environs, it is structurally sound, and relates to the identification of the place. The height of the scoreboard would be approximately 10 feet in height which is the same height as the existing scoreboard and would be below the 12-foot tall fence that borders the residential properties to the east in Highland Street. City staff finds that the replacement scoreboard will be reflective of the park setting and the scale of the scoreboard will not overwhelm the baseball field.

ENVIRONMENTAL determination

This project is exempt from the California Environmental Quality Act pursuant to Class 11, Section 15311(a):

Evidence: The project will consist of replacing a similarly sized scoreboard with the same messaging information for baseball activity at the northeast edge of Metz Park. It can be seen with certainty that the improvements will not have an impact of the environment.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Open Space Recreational General Plan Land Use designation and Zoning District designation.

Evidence: The scoreboard has been reviewed in accordance with the General Plan, Zoning Code and it is concluded that the site planning meets all applicable design requirements of the Seaside Municipal Code. The location of the scoreboard takes into account the scale, style, and architectural character of the surrounding area. The replacement scoreboard will utilize a solid black color scheme to achieve a compatible design with the neighborhood park and not clash with the residential properties.

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the Neighborhood Park and neighboring residential properties.

Evidence: The proposed site plan and scoreboard will provide all design elements, including consistent detailing, provision of sufficient viewing, and a consistent color palette that blends with the park and neighborhood.

3. The architecture, including the character, scale, and quality of the design,

relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed scoreboard will provide all required design elements that will be compatible with adjoining and nearby residential properties.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photos
 4. Attachment 4 - Scoreboard Design
-

Conditions of Approval
File No. BAR-19-12
June 19, 2019

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 “Metz Park – Scoreboard” stamped as received on “June 3, 2019”, and approved on June 19, 2019.

Building:

2. The City of Seaside shall receive a final inspection for the scoreboard installation.

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. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

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

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-12

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.

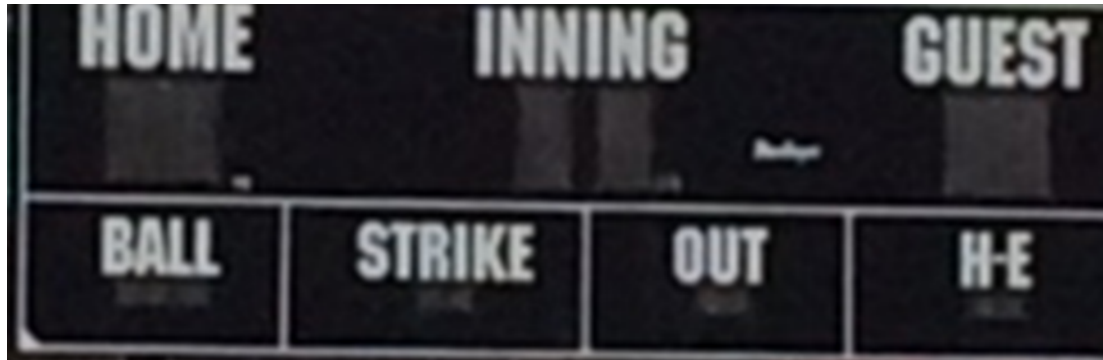
Applicant's Signature

Date

Property Owner's Signature

Date

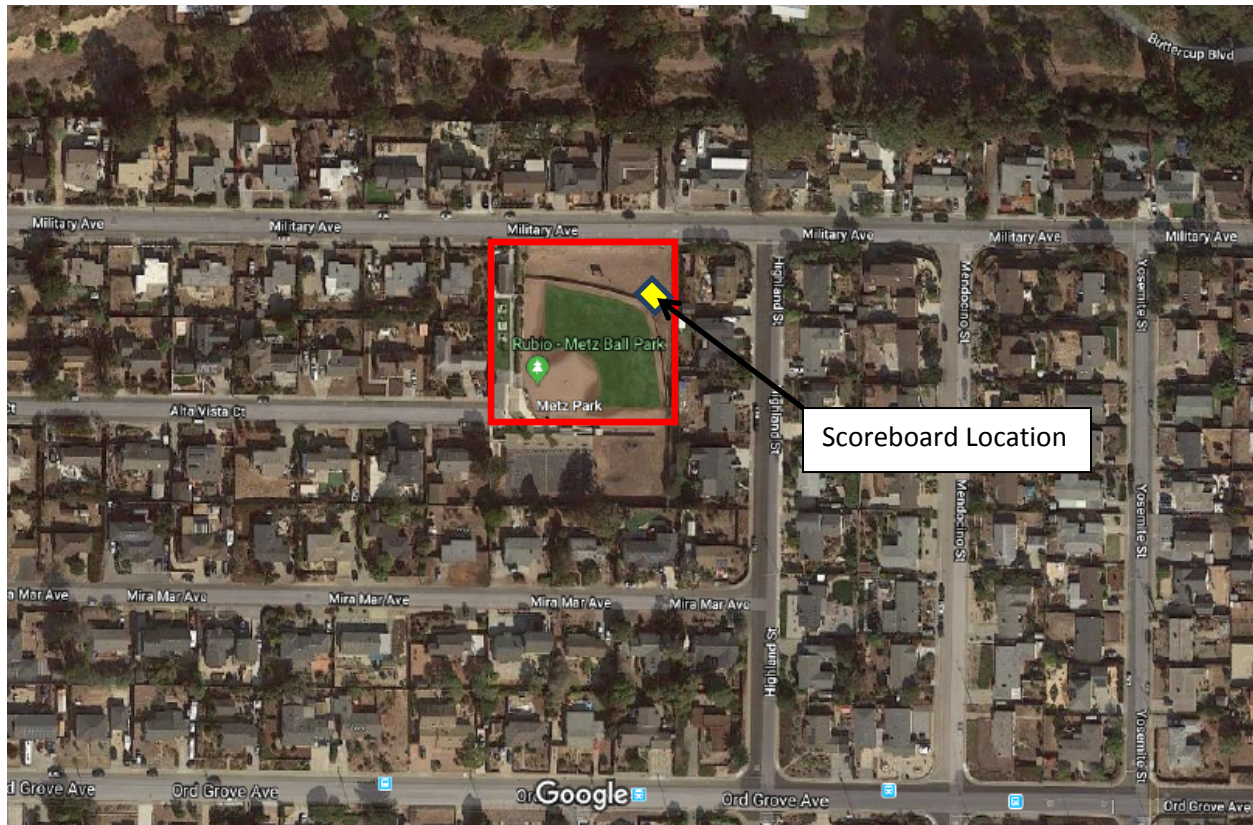
Scoreboard Design



Attachment 2

Location Map

Project Site: 1556 Military Avenue



Attachment 3

Site Photos



Rear View of Scoreboard from Military Avenue



View of scoreboard from Military Avenue



Scoreboard

View of Scoreboard from grandstand area



View of Scoreboard from the interior of the park

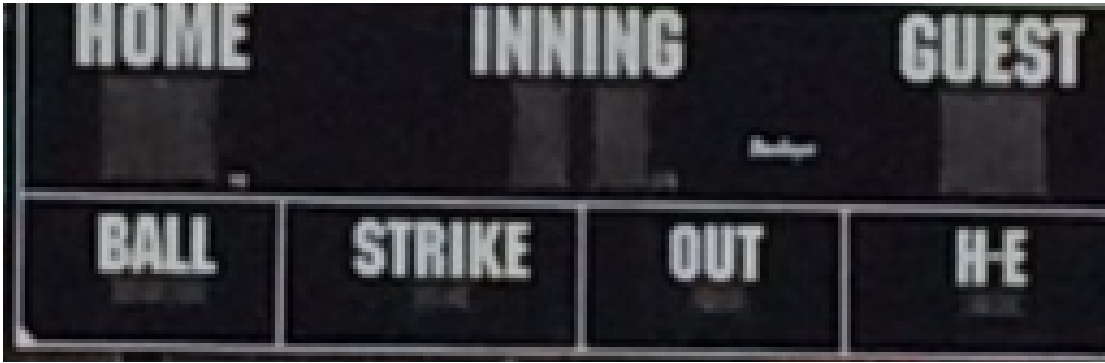
Attachment 4

Scoreboard Design

Existing Scoreboard



Replacement Score





CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 19, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-07: CLAY AND LISA MATTHEWS, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 478 SQUARE FOOT ROOF DECK ABOVE A NEW TWO CAR GARAGE ATTACHED TO A ONE STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance 17.62.030.B.2 of the Seaside Municipal Code (SMC), second story roof deck elements are subject to design review approval by the Board of Architectural Review.

BACKGROUND

The subject site consists of an 8,712 square-foot parcel located on the north side of Ord Grove Avenue between Cross Street to the west and Mariposa Street to the east. The property is developed with a 1,656 square-foot, one-story single family dwelling with an attached 293 square-foot, one-car garage built in 1950's. The parcel is relatively flat with a gradual north to south slope within the front yard. The adjoining parcels consist of one-story single family dwellings on the north, south and west and a two-story single family dwelling to the east. Location Map is provided as Attachment 2. Site Photographs is provided as Attachment 3. Aerial site photo is provided as Attachment 4.

STAFF ANALYSIS

The applicant is proposing convert an existing attached 290 square-foot one-car garage into a dining room and construct a new 480 square-foot two garage with a roof deck above in front of the existing one-car garage. Access to the roof deck will be provided by an exterior stairway on the east side of the new garage. Access to the new garage would be provided from the existing drive approach which would be widened to accommodate the expanded two-car garage. The proposed remodel will also include modifying the roof at the front of the existing dwelling from a 2/12 to 4/12 and adding a 200 square-foot covered front porch. With the added square footage from the converted garage, the residence would have 1,984 square feet of living area.

The proposed rooftop deck is located on the east side of the house and has a proposed top rail height of 2 feet above the highest roofline (approximately 15 feet from the ground). The finished floor of the deck will be three feet below the top rail. Proposed additions would match the existing painted stucco exterior walls, asphalt shingle roof, painted galvanized gutter and downspouts, and painted wood roof overhangs. Project plans are provided as Exhibit A to Attachment 1.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

Evidence: The proposed roof deck would consist of an accessory use to the single family that would not have any impact on the environment or materially affect the use and/or mass of the dwelling..

FINDINGS

Finding 1.

The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Open Space Recreational General Plan Land Use designation and Zoning District designation.

Seaside 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. 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 UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.

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 north elevation of the two-car garage leading to the roof deck above garage will not detract from the character of the neighborhood in that stairway would be screened from public view on Ord Grove Avenue and would have a solid screen on the staircase facing the adjoining single family dwelling to the east. Furthermore, the modifications to raise the height of the existing roof line and the addition of the front covered porch on 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 an unbalanced pop-up appearance over one side of the dwelling.

Zoning Ordinance Conformance

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 and roof deck have been designed to respect the existing residential patterns and scale in the neighborhood.

Setbacks

Front – 15 feet required - 27 feet proposed

Side - 5 feet required - 5 feet on proposed on east side and 22 feet on west side will remain

Rear – 15 feet required – 83 feet proposed

Floor Area Ratio

45% allowed – 22.7% proposed

Lot Coverage

65% allowed – 45.3% proposed

Off-Street Parking

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

Height

24 feet Maximum Allowed – The roof line on the dwelling will measure 17 feet with the roof deck measuring 13 feet to the parapet and 15 feet to the top rail.

Finding 2.

The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the neighboring residential properties.

Evidence: The proposed roof deck 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.

Finding 3.

The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

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 exterior stairway and roof deck will not alter the location of existing utilities or access to the roof deck from the ground level.

ATTACHMENTS

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

Conditions of Approval
File No. BAR-19-07
June 19, 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 “Matthews Residence 1565 Ord Grove Avenue” approved on June 19, 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-19-07

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

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

Applicant's Signature

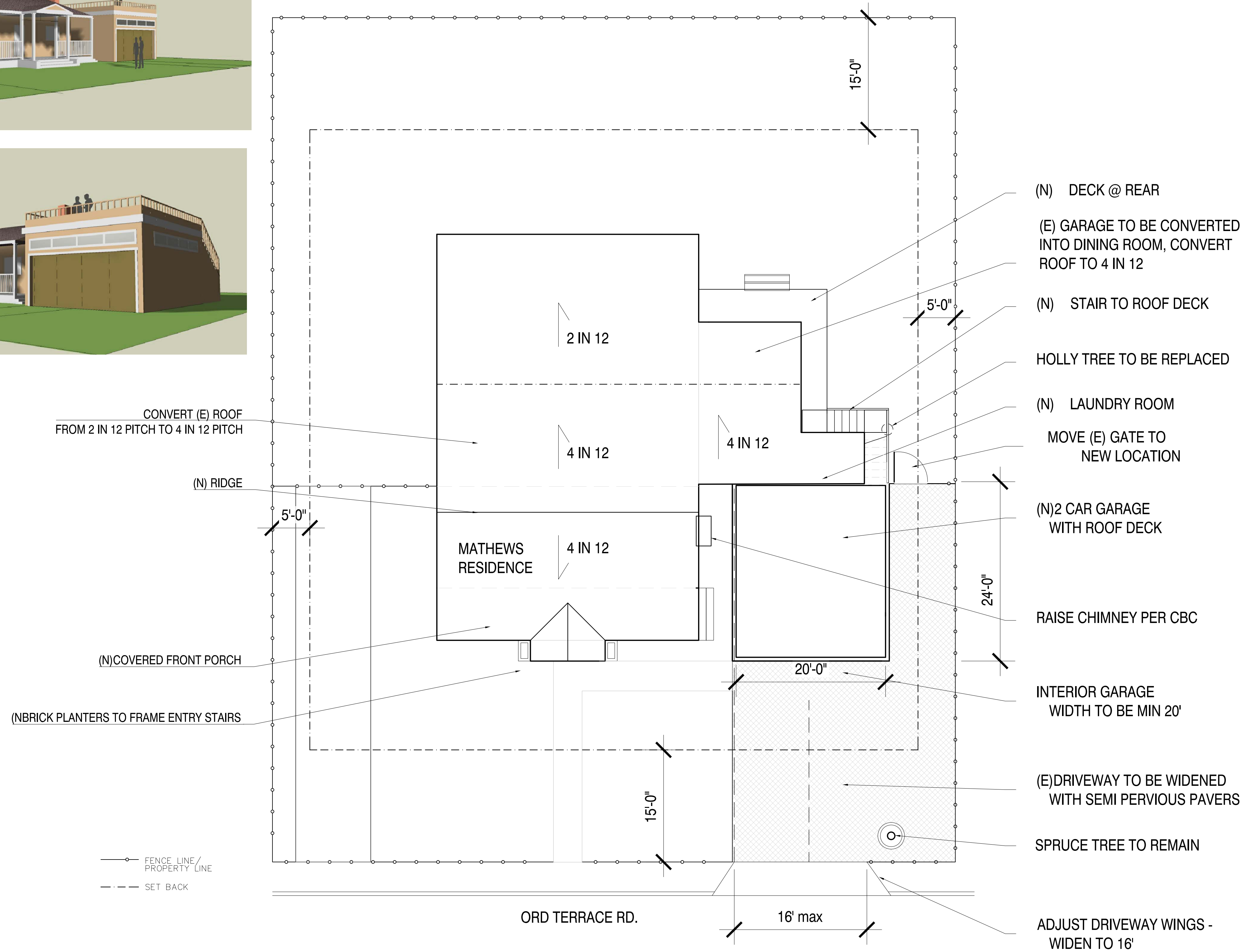
Date

Property Owner's Signature

Date



PROPOSED FRONT
VIEW FROM CITY
SIDEWALK



OWNER **CLAY & LISA MATHEWS**
1565 ORD GROVE AVE.
SEASIDE CA. 93955

ARCHITECT **THOMAS RETTENWENDER, ARCHITECT**
LIC # C31723
PO BOX 6451, CARMELO-BY-THE SEA, CA 93921
E-MAIL: THOMAS@ECOLOGICDESIGNLAB.COM
PHONE: 831-920-8333

FLOOR AREA	EXISTING RESIDENCE	1656
	EXISTING GARAGE	293
	PROPOSED MAIN HOUSE	2034
	PROPOSED GARAGE	480

1. ADD 2 CAR GARAGE WITH ROOF DECK (539 SF)
2. CONVERT (E) 270SF GARAGE INTO DINING ROOM
3. ADD 55 SF LAUNDRY ROOM
3. REPLACE '2 IN 12' ROOF WITH 4 IN 12 ROOF
4. ADD 200 SF COVERED FRONT PORCH

A-0 COVER SHEET AND SITE PLAN
A-1 EXISTING FLOOR PLAN & ELEVATIONS
A-2 PROPOSED FLOORPLAN
A-3 PROPOSED ELEVATIONS
A-4 PROPOSED ELEVATIONS

THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS

1. APPLICABLE CODES. ALL PROJECTS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA FIRE CODE (CFC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

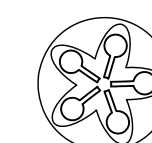
A map showing the location of 1565 Ord Grove Avenue. The address is marked with a red pin and a black star icon. The map includes Mira Mar Ave, Ord Grove Ave, Lurem St, and Highland St.



DATE MAY/06/2019	TITLE COVER PAGE AND SITE PLAN
SCALE NTS	MATHEWS 1565 ORD GROVE AVE. SEASIDE CA. 93955
DRAWN BY TR, LPG	
JOB NUMBER # 1833	

MATHEWS RESIDENCE REMODEL

1565 ORD GROVE AVE. SEASIDE CA. 93955

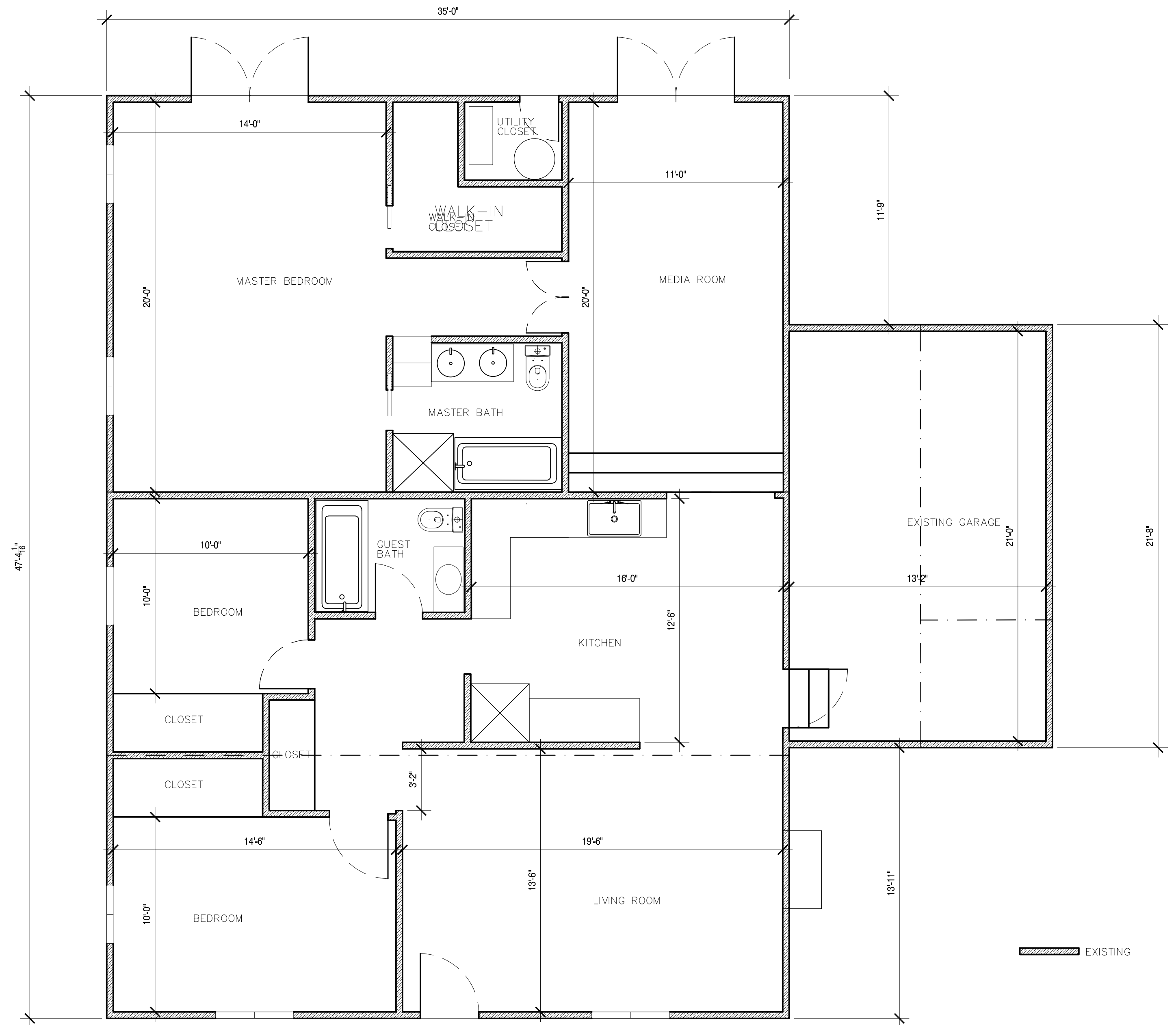
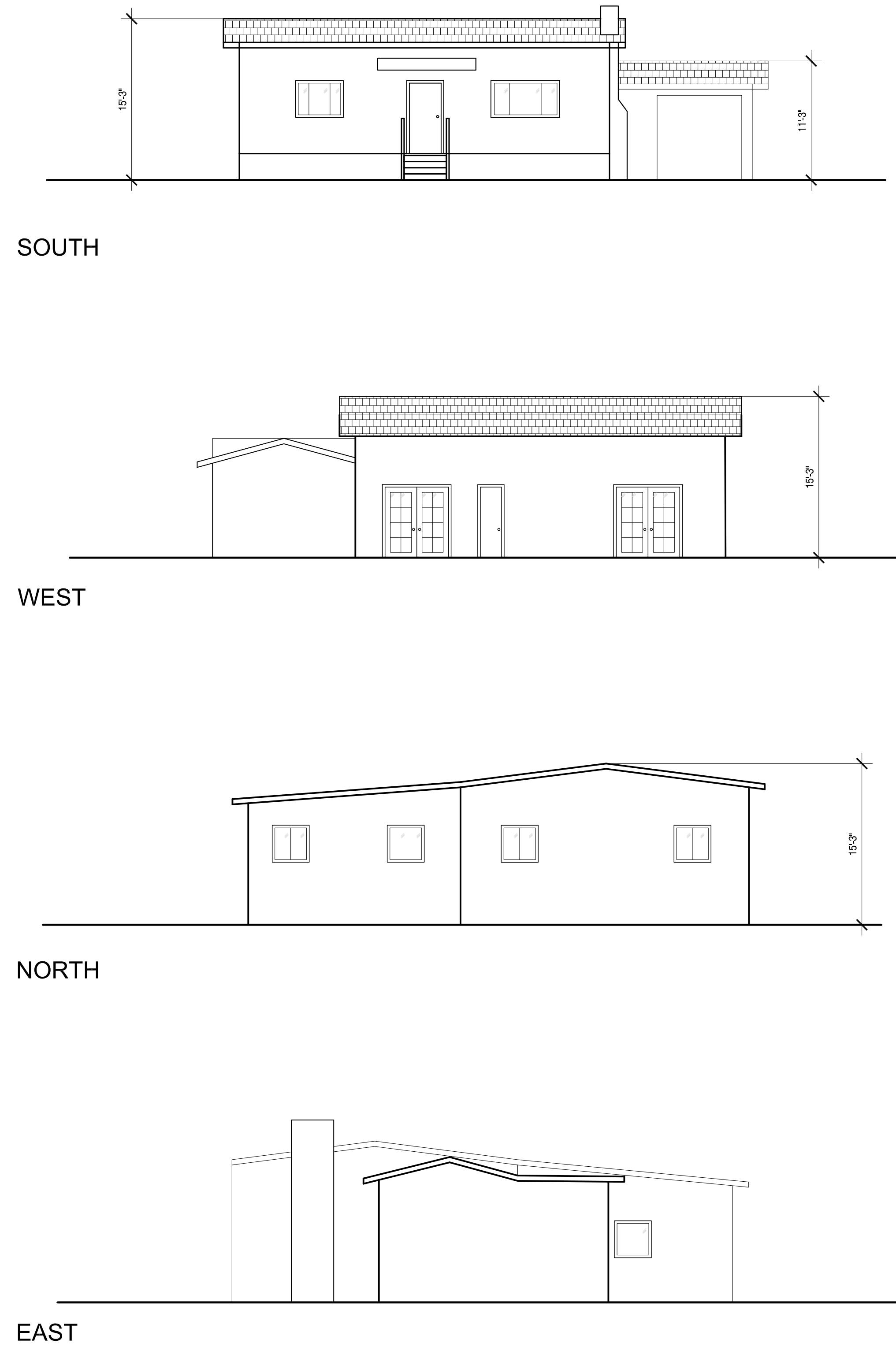


Ecologic Architects

Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

A-0

Use of these plans and specifications shall be restricted to the original date for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication for any purpose in whole or in part is prohibited. This to the plans and specifications remains with the architect without prejudice. Visual content on these plans and specifications shall constitute prima facie evidence of the existence of these conditions.



DATE	MAY/06/2019
SCALE	1/8" = 1'-0"
DRAWN BY	TR. LPG
JOB NUMBER	# 1833

TITLE
EXISTING FLOORPLAN AND ELEVATIONS

MATHEWS RESIDENCE REMODEL

1565 ORD GROVE AVE. SEASIDE CA. 93955



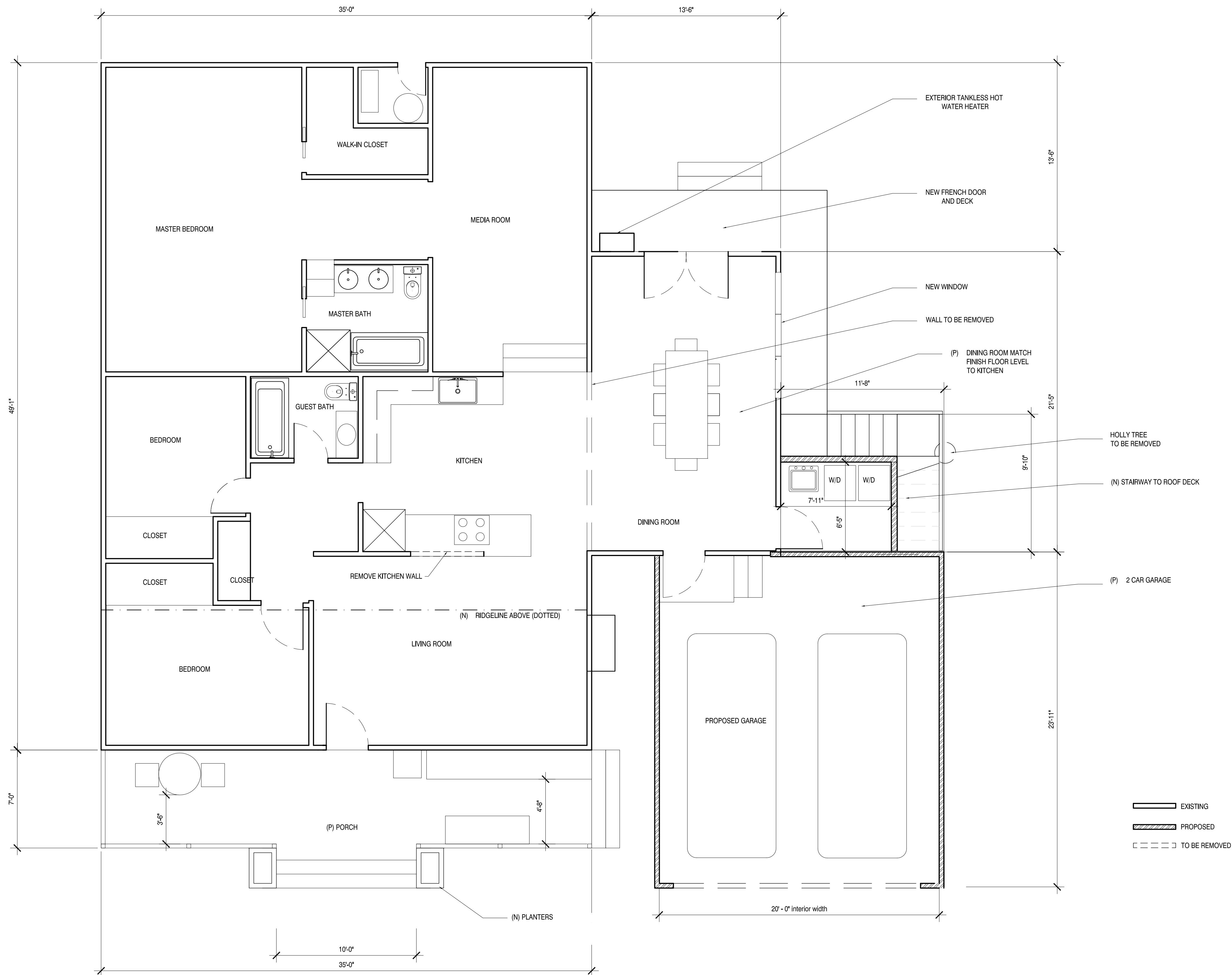
Ecologic Architects

Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

SHEET

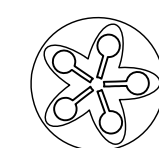
A-1

Use of these plans and specifications shall be restricted to the original date 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 content on these plans and specifications shall constitute prima facie evidence of the acceptance of these conditions.



DATE	MAY/06/2019
SCALE	1/4" = 1'-0"
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE	PROPOSED FLOORPLAN
MATHEWS RESIDENCE REMODEL	
1565 ORD GROVE AVE. SEASIDE CA. 93955	

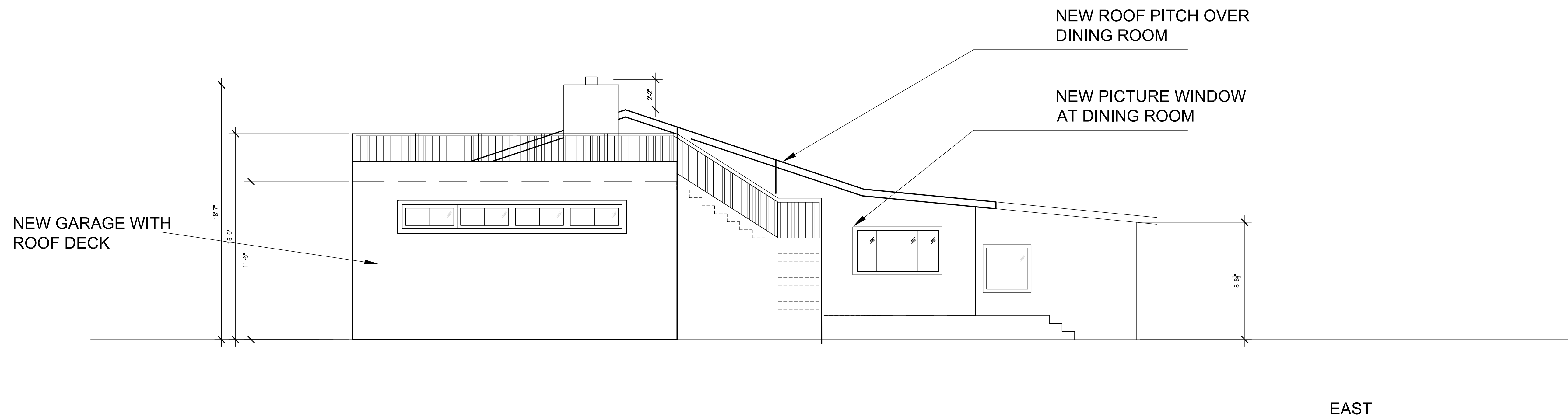


Ecologic Architects

Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

SHEET	A-2
-------	------------

Use of these plans and specifications shall be restricted to the original date 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. This to the plans and specifications remains with the architect without prejudice. Visual content on these plans and specifications shall constitute prima facie evidence of the acceptance of these conditions.



DATE	MAY/06/2019
SCALE	NTS
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE	PROPOSED ELEVATIONS
MATHEWS RESIDENCE REMODEL	
1565 ORD GROVE AVE. SEASIDE CA. 93955	



Ecologic Architects

Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

SHEET

A-3

Use of these plans and specifications shall be restricted to the original date 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 content on these plans and specifications shall constitute prima facie evidence of the existence of these restrictions.

NEW FRENCH
DOORS TO DINING
ROOM

NEW GARAGE AND
STAIR TO ROOF
DECK

15'-0"

11'-6"

16'-8"

NORTH

NEW ROOF PITCH

NEW FRONT PATIO

10'-6"

11'-6"

14'-1 1/8"

16'-8"

WEST

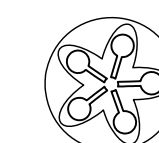


DATE	MAY/06/2019
SCALE	NTS
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE
PROPOSED ELEVATIONS

MATHEWS RESIDENCE REMODEL

1565 ORD GROVE AVE. SEASIDE CA. 93955



Ecologic Architects

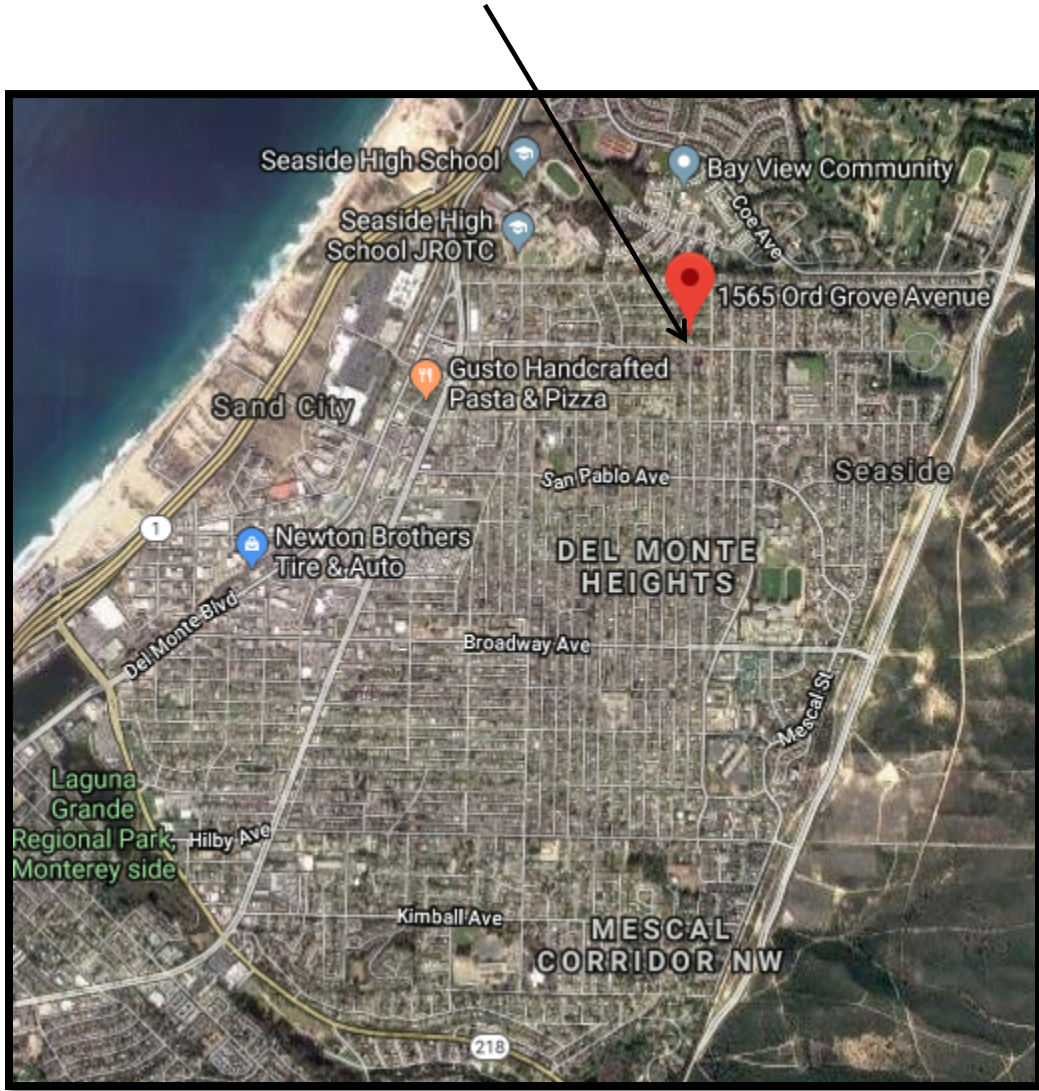
Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

SHEET

A-4

AttACHMENT 2 – Location Map

1565 Ord Grove Avenue



Attachment 3 – Site Photos

1565 Ord Grove Ave



Location of new garage





Location of new garage





Side yard view from subject property to residence on the east.

1565 Ord Grove Avenue

