A G E N D A
CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, August 21, 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. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08: THE BOARD OF ARCHICTECTURAL REVIEW WILL CONSIDER THE ADOPTION OF FINDINGS AND EVIDENCE FOR THE DENIAL OF A 277 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING 1,022 SQUARE-FOOT, ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-8 (SINGLE FAMILY RESIDNTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. ITEM HAS BEEN CONTINUED FROM THE AUGUST 7, 2019 BAR MEETING.

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

Based on the motion made by the BAR on August 7, 2019, City staff recommends that the Board approve the findings and evidence for the denial of a proposed second story addition that are provided as Attachment 1 to the staff report.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 4, 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.

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.A.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: August 21, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08: THE BOARD OF ARCHICTECTURAL REVIEW WILL CONSIDER THE ADOPTION OF FINDINGS AND EVIDENCE FOR THE DENIAL OF A 277 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING 1,022 SQUARE-FOOT, ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-8 (SINGLE FAMILY RESIDNTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. ITEM HAS BEEN CONTINUED FROM THE AUGUST 7, 2019 BAR MEETING.**

PURPOSE & RECOMMENDATION

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

Based on the motion made by the BAR on August 7, 2019, City staff recommends that the Board approve the findings and evidence for the denial of a proposed second story addition that are provided as Attachment 1 to the staff report.

BACKGROUND

The applicant is requesting Design Review approval for the construction of a 277 square-foot second story addition to an existing one-story, 1022square-foot single family dwelling on property located at 1740 Darwin Street. Location Map is provided as Attachment 2. Site photos are provided as Attachment 3.

This application was first reviewed by the BAR on June 5, 2019. At that meeting several property owners on Vallejo Street that runs parallel Darwin Street to the east voiced concerns about potential

view impacts of their view of the Monterey Bay that would result from the location of the project on the south side of the dwelling as seen from the interior of their dwellings. After considering the staff presentation and public comment, the BAR acted to continue the meeting to a future date in order for the BAR to conduct a Field Trip to the project site to assess the view concerns from the surrounding neighborhood and the architectural compatibility of the second story with the existing dwelliug.

The second meeting took place on August 7, 2019. In its review, the Board determined that the proposed development would primarily be inconsistent with the Single Family Residential Design Guidelines based on the unbalanced, pop-up characteristic of the second story addition over the south side of the dwelling. Public comments were received from residents on Vallejo Street to the east regarding view impacts and privacy issues related to the positioning of the second story windows.

A web link to the August 7, 2019 BAR staff report is listed below:
https://seasideca.civicclerk.com/admin/Agendas/EditAgendaObj.aspx?id=1706&caller=Agendas.aspx

Public Notice

A Public Notice for the field trip and continued meeting was mailed on Tuesday, July 23, 2019, to property owners located within a 300-foot radius of the site for the August 7, 2019 BAR meeting. Public Comments that have been received are provided as Attachment 4.

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 as floor area for the stairway to the second story. The remaining area of the garage will maintain the minimum area of 10 feet in width by 19 feet in depth for a one-car garage. The height of the new second floor will measure 20 feet on the front, sides and rear elevations. The maximum height for a dwelling zoned RS-12 is 24 feet. The exterior siding will consist of stucco siding, vinyl windows and asphalt shingle roofing to match the existing dwelling.

The project will be in compliance with the required property development standards listed below:

Table 1 - Property Development Standards

Setbacks		
Front Yard	15 feet required	Proposed 28 feet six inches
SideYard	5 feet on interior side and 10 feet on street side of a corner lot	Proposed 15 feet on street side to the north and 9 feet on the interior side to the south.
Rear Yard	15 feet	Proposed 17 feet
Floor Area Ratio	45% Allowed	Proposed 27 %

Building Height	24 feet	20 feet Proposed
Lot Coverage	65%	49%

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 be located on the perimeter doorways and front of the garage.

The project plans are provided as Attachment 5.

STAFF ANALYSIS

As noted earlier, the majority of the concerns expressed by the BAR were directed primarily toward the design of the pop-up appearance of the addition on the south side of the dwelling. The BAR discussed options related to having the applicant reposition more toward the center/north side of the dwelling to establish a balanced appearance but the applicant expressed that this design was not financially feasible. The City's Single Family Residential Design Guidelines are provided as Attachment 6. The BAR noted the following findings and evidence in support of its denial of the second story addition:

Finding No. 1

Single Family Residential Design Guidelines II.A.iii: Architectural elements should be designed to eliminate the appearance of box-like buildings.

Evidence: The proposed second story addition would establish an inappropriate usage of mass and scale by offsetting the addition over the far south side of the dwelling and lacking offsets from the front and south side setbacks to create an articulated elevation on all sides.

Evidence: The existing dwelling is of sufficient size and area to accommodate a second story addition that could be repositioned more toward the center and north side of the dwelling to create an appropriate transition.

Finding No. 2

Single Family Residential Design Guidelines II.A.ii: The overall design of buildings should be compatible with scale and mass of surrounding properties.

Evidence: The scale and mass of the second story addition would create an unbalanced pop-

up over the south side of the dwelling that would create an unbalanced appearance that is out of scale with the massing over the dwelling and therefore detracts from its architecture and visual appearance from the adjoining neighborhood.

Finding No. 3
The proposed addition would be incompatible with the surrounding neighborhood and the project site in accordance with Urban Design Goal 3 to provide and maintain a streetscape system that protects views and enhances visual quality and continuity within the community.

Evidence: Per the implementation Plan for UD-2.1.1, the Single Family Residential Design Guidelines include staking and flagging standards to assess existing view corridors in order to determine what impacts may occur and how a project could be modified to allow for a sharing of views. The project site has space over the center and north side of the dwelling to enable the addition to be repositioned to allow for the applicant and neighbors to retain their views of the Monterey Bay. The pop-up appearance would be detrimental to the visual continuity of the community.

Finding No. 4
The proposed addition would be inconsistent with Urban Design Policy UD-2.1.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views.

Evidence: Per the implementation Plan for UD-2.1.1, the Single Family Residential Design Guidelines include staking and flagging standards to assess existing view corridors in order to determine what impacts may occur and how a project could be modified to allow for a sharing of views. The proposed addition can be modified to reposition the addition on the dwelling to minimize the pop-up appearance over the south side of the dwelling and enable of sharing of views of the Monterey Bay for residents that have existing views from Vallejo Street directly to the east.

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 in 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.

ATTACHMENTS

1. Attachment 1 - Findings and Evidence for Denial
2. Attachment 2 - Location Map
3. Attachment 3 - Site Photos
4. Attachment 4 - Comment Letters
5. Attachment 5 - Project Plans
6. Attachment 6 - Single Family Residential Design Guidelines

---

Attachment 1

File No. BAR-19-08
Findings and Evidence
August 21, 2019

Finding No. 1
Single Family Residential Design Guidelines II.A.iii: Architectural elements should be designed to eliminate the appearance of box-like buildings.

Evidence: The proposed second story addition would establish an inappropriate usage of mass and scale by offsetting the addition over the far south side of the dwelling and lacking offsets from the front and south side setbacks to create an articulated elevation on all sides.

Evidence: The existing dwelling is of sufficient size and area to accommodate a second story addition that could be repositioned more toward the center and north side of the dwelling to create an appropriate transition.

Finding No. 2
Single Family Residential Design Guidelines II.A.ii: The overall design of buildings should be compatible with scale and mass of surrounding properties.

Evidence: The scale and mass of the second story addition would create an unbalanced pop-up over the south side of the dwelling that would create an unbalanced appearance that is out of scale with the massing over the dwelling and therefore detracts from its architecture and visual appearance from the adjoining neighborhood.

Finding No. 3
The proposed addition would be incompatible with the surrounding neighborhood and the project site in accordance with Urban Design Goal 3 to provide and maintain a streetscape system that protects views and enhances visual quality and continuity within the community.

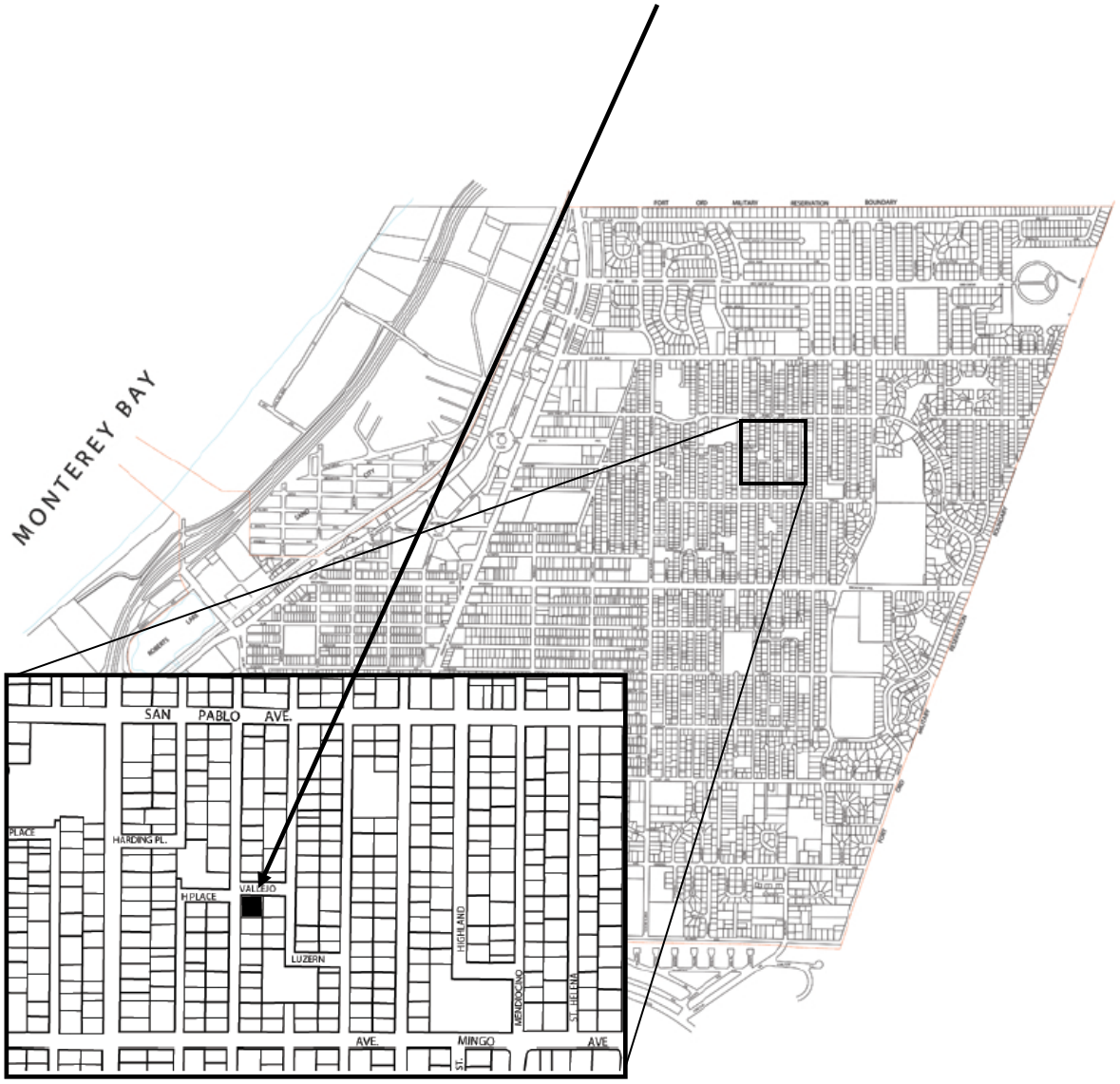
Evidence: Per the implementation Plan for UD-2.1.1, the Single Family Residential Design Guidelines include staking and flagging standards to assess existing view corridors in order to determine what impacts may occur and how a project could be modified to allow for a sharing of views. The project site has space over the center and north side of the dwelling to enable the addition to be repositioned to allow for the applicant and neighbors to retain their views of the Monterey Bay. The pop-up appearance would be detrimental to the visual continuity of the community.

Finding No. 4
The proposed addition would be inconsistent with Urban Design Policy UD-2.1.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views.

Evidence: Per the implementation Plan for UD-2.1.1, the Single Family Residential Design Guidelines include staking and flagging standards to assess existing view corridors in order to determine what impacts may occur and how a project could be modified to allow for a sharing of views. The proposed addition can be modified to reposition the addition on the dwelling to minimize the pop-up appearance over the south side of the dwelling and enable of sharing of views of the Monterey Bay for residents that have existing views from Vallejo Street directly to the east.

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

Comment Letter from Adriana Zarazua

June 4, 2019

To Board of Architectural Review,

My name is Adriana Zarazua, owner of property 1744 Vallejo St in Seaside. I am writing you this letter to express my concerns on the proposed addition of a second story on property 1470 Darwin St. My property is located right above the proposed building site and unfortunately the proposed addition would block my current living room view of the ocean. I know that my view is probably the least of anyone's concern, but when deciding to buy a property there are many factors considered one of them being the view especially a beautiful sea view and I luckily got a hold of one a few years ago. When searching the limited inventory of properties in town, as soon as I saw my home I fell in love with it; the view being one of the strong points. The view also adds value to my home and, if the proposed project is approved my view will be completely blocked. I wish to continue to look out at the ocean on beautiful sunny days when I go home and relax while I watch the sunset. When I received the postcard in the mail of the proposed open comment time I decided I needed to voice my concerns and here I am. Below you will see pictures from my property and how it will directly impact me. The pictures do not do justice of the real beauty of my view, but I do strongly encourage you to see for yourself how I might be affected by a second floor. I urge you to please not approve the proposed project as is, and I hope the property owners are able to find a better location on their ground for an addition. If you have any questions feel free to reach me at 408-427-1912 or via email at adzarazua@csumb.edu

Thank you for your time

Adriana Zarazua

Comment Letter from Stephon Parson

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,

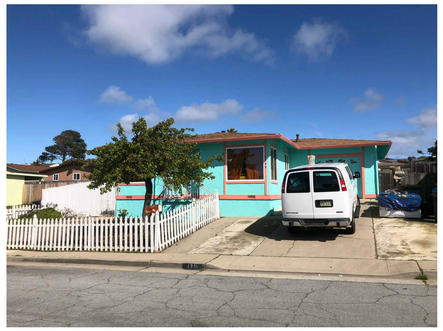
Per our phone conversation, I would like to speak at the meeting held June 05, 2019. I plan to voice my concerns with the planned second story addition at 1740 Darwin. With the Addition of Darwin, I am concerned of losing my ocean view as well as losing property value. I will be accompanied by my real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

Sincerely,

Stephon Parson

408-802-9284

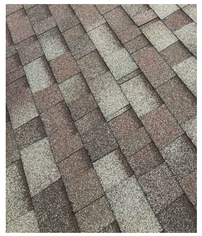
EXISTING SITE PHOTOS



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

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.

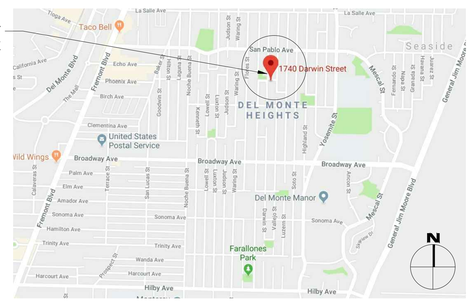
BUILDING CODE INFO

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 SAMUELPITNICK@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

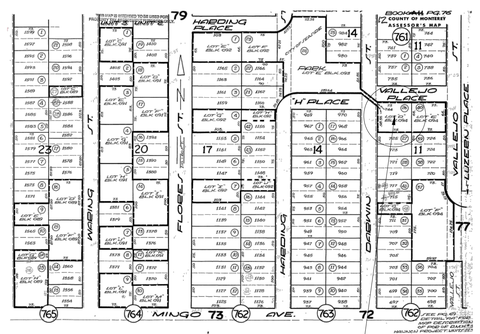
BUILDING INFORMATION & LOT COVERAGE

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

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN. 05/31/21
STATE OF CALIFORNIA

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

REVISIONS	DATE

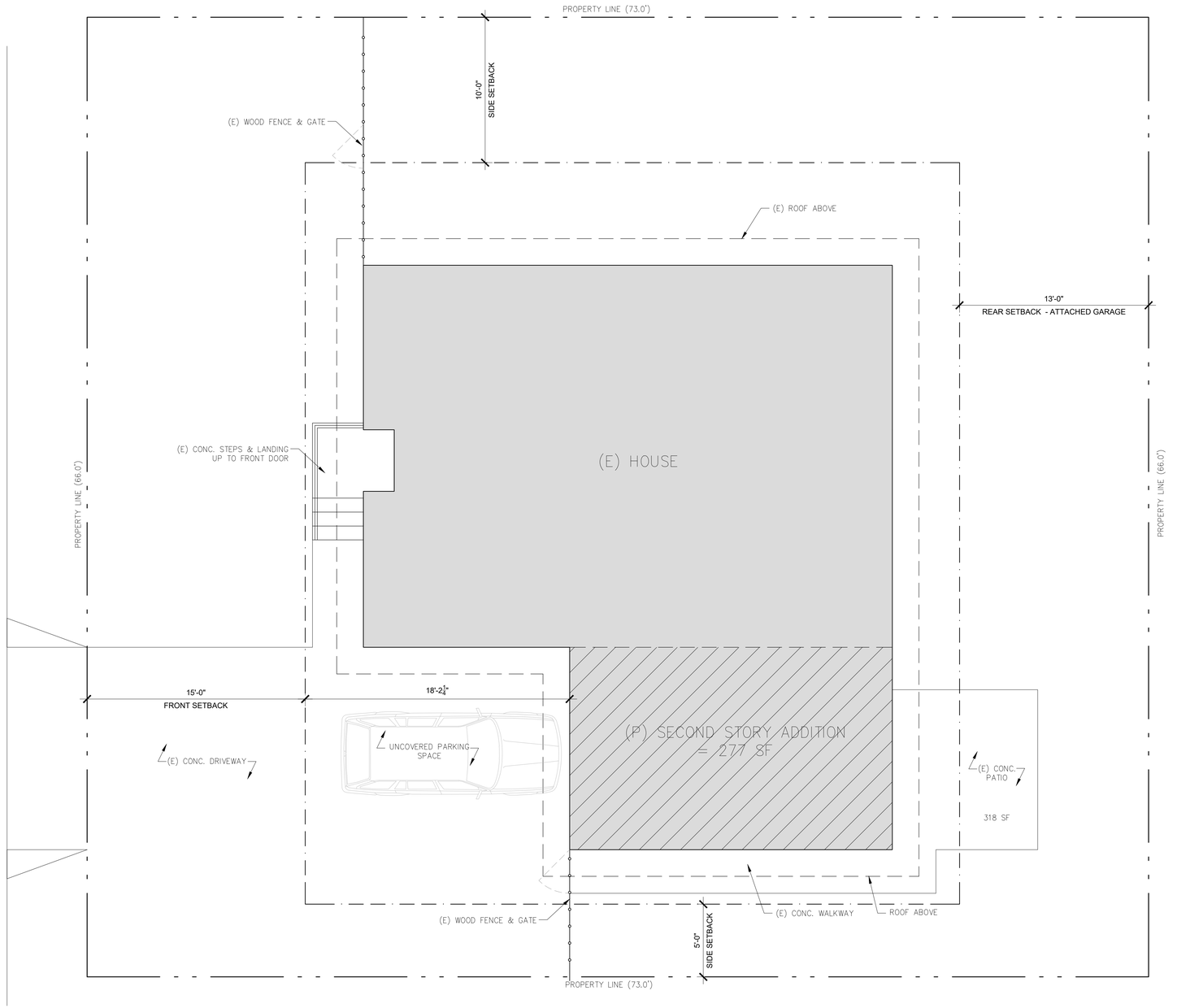
ARCHITECTURAL

PROJECT INFORMATION

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

G1.0

05/01/2019



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

0' 2' 4' 8'

N

LANCASTER RESIDENCE ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-4565
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

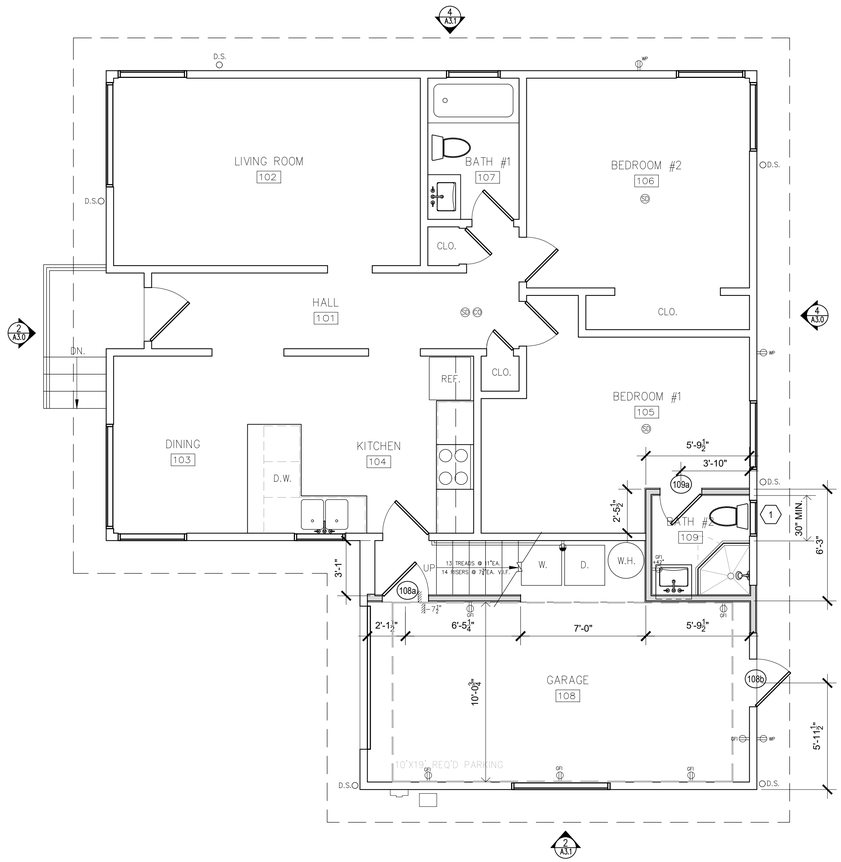
ARCHITECTURAL

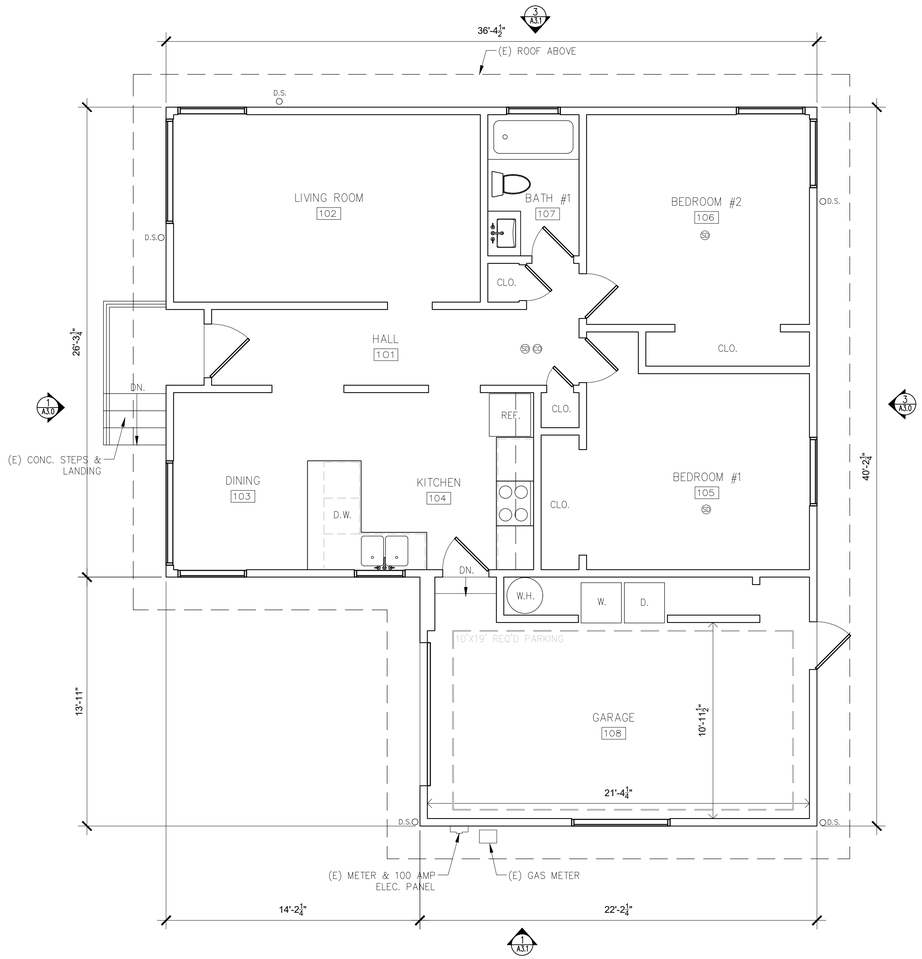
SITE PLAN

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

A1.0

05/01/2019





2 PROPOSED FLOOR PLAN

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

0' 2' 4' 8'

1 EXISTING FLOOR PLAN

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

0' 2' 4' 8'

ELECTRICAL NOTES

1. 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
- WP — 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

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

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1865
EMAIL SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

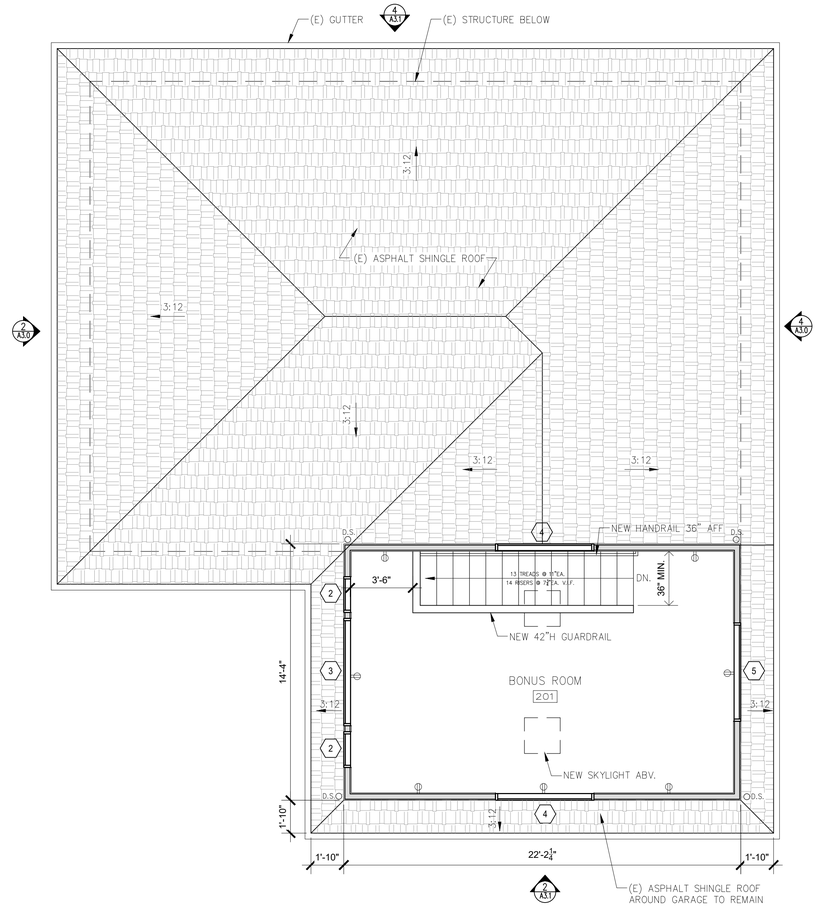
ARCHITECTURAL

EXISTING & PROPOSED FLOOR PLANS

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

A2.0

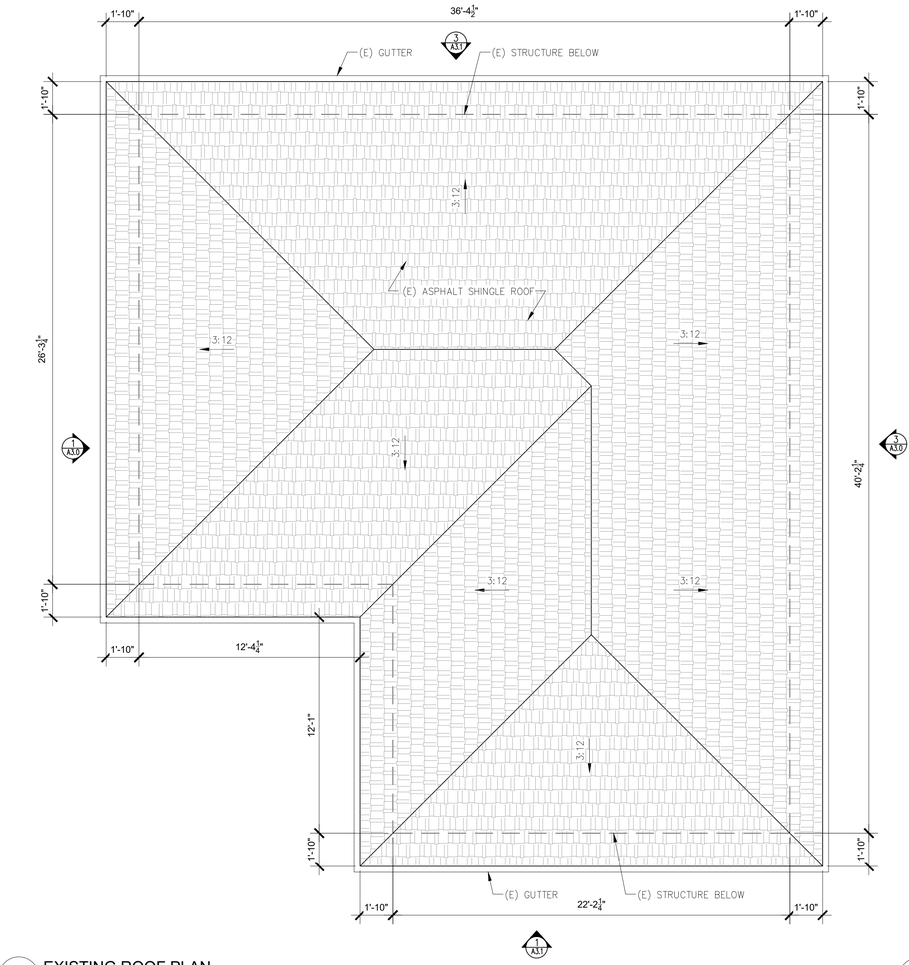
05/01/2019



2 PROPOSED ROOF / SECOND FLOOR PLAN

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

0' 2' 4' 8'



1 EXISTING ROOF PLAN

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

0' 2' 4' 8'

WALL TYPE LEGEND:

(E) WALL TO REMAIN

(E) WALL TO REMOVE

(P) WALL

LANCASTER RESIDENCE ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1495
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

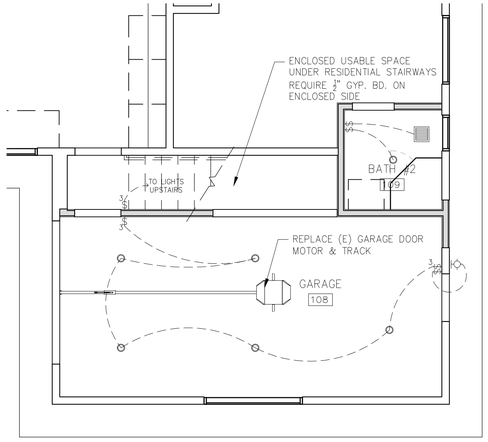
ARCHITECTURAL

EXISTING & PROPOSED FLOOR PLANS

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

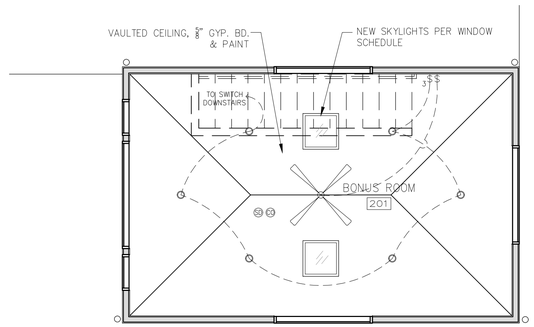
A2.1

05/01/2019



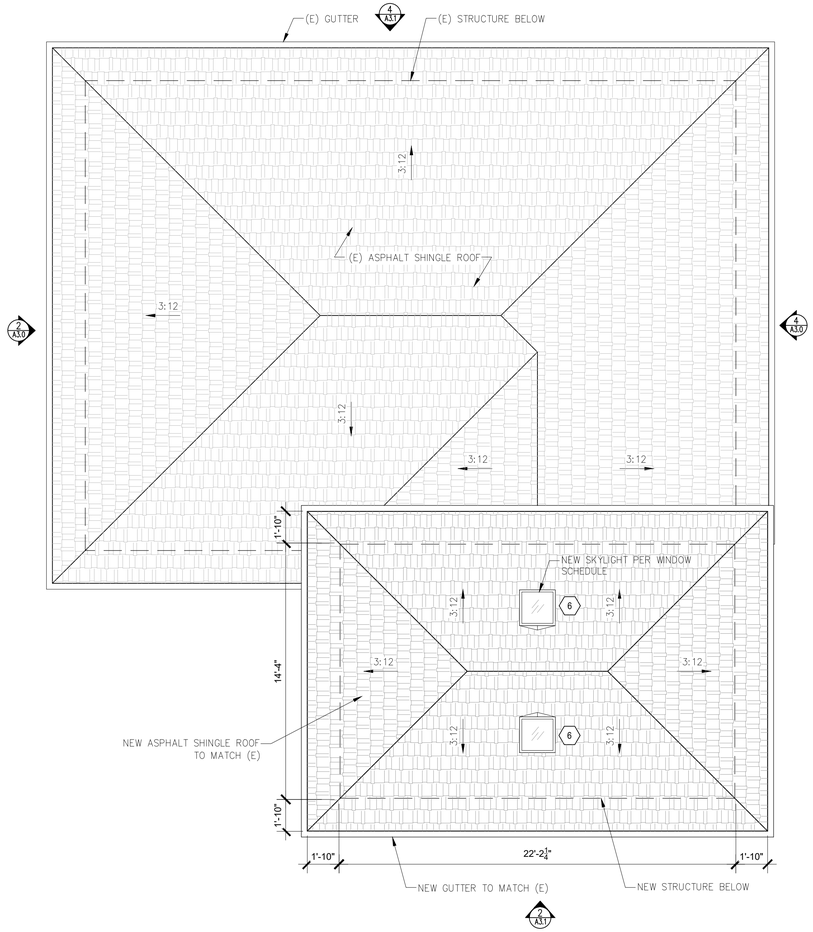
2 PROPOSED FIRST FLOOR CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8' N



3 PROPOSED SECOND FLOOR CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8' N



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

0' 2' 4' 8' N

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.
- SD — SMOKE DETECTOR - INTERCONNECTED
- CO — 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

1. 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

LANCASTER RESIDENCE ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1495
EMAIL SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

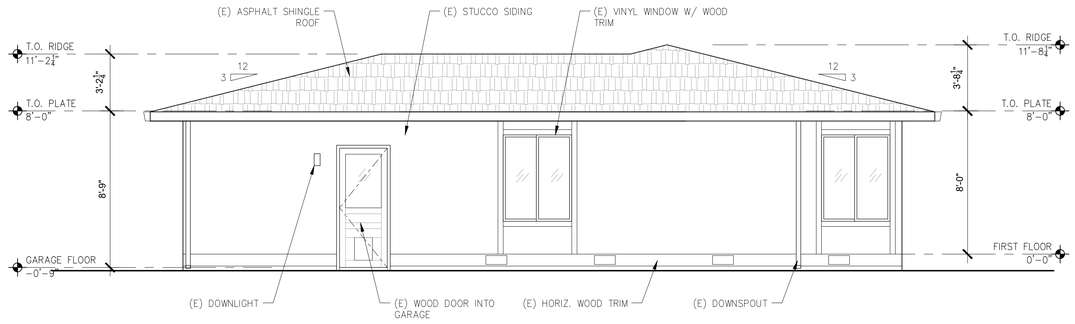
ARCHITECTURAL

PROPOSED ROOF & CEILING PLANS

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

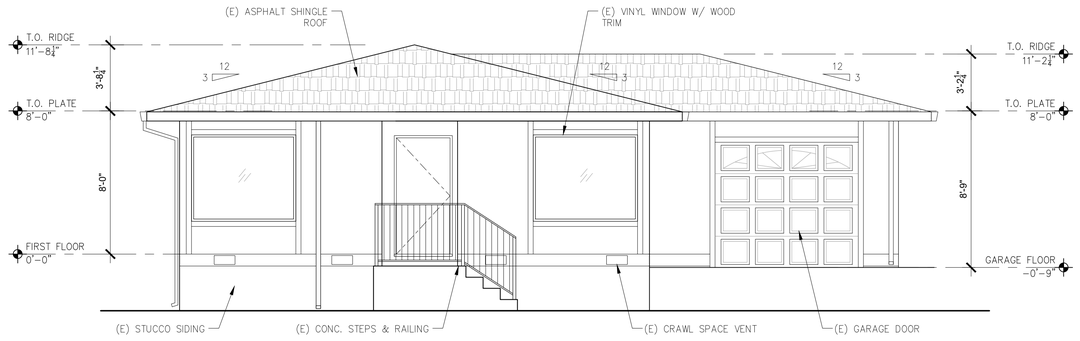
A2.2

05/01/2019



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

0' 2' 4' 8'



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

0' 2' 4' 8'

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

0' 2' 4' 8'

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

0' 2' 4' 8'

LANCASTER RESIDENCE ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 214-1495
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

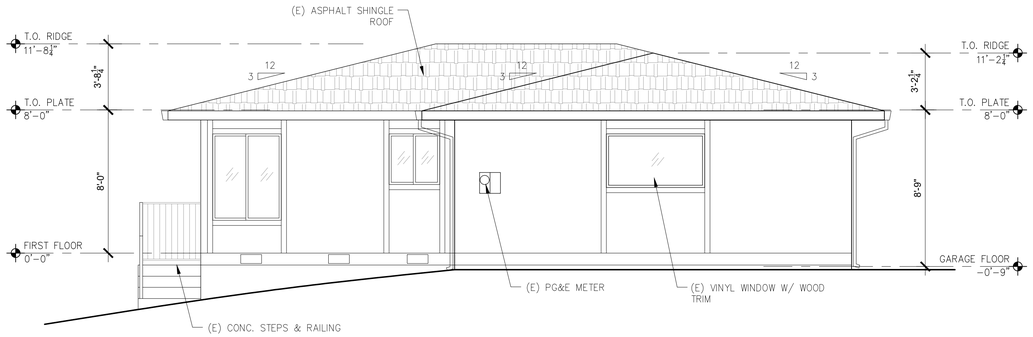
ARCHITECTURAL

BUILDING ELEVATIONS

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

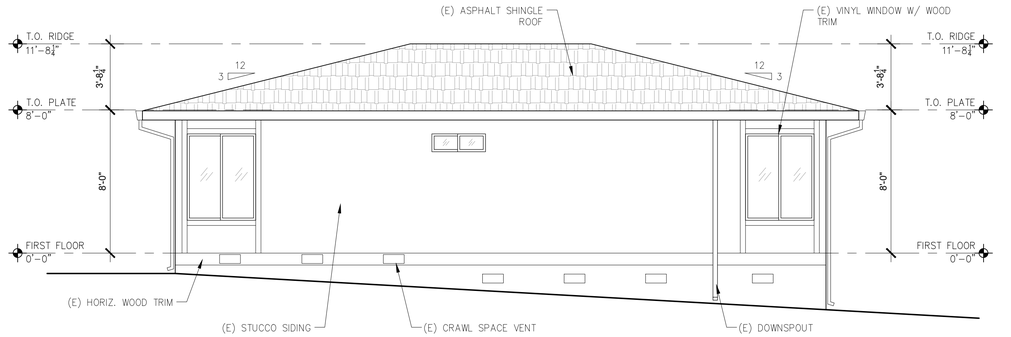
A3.0

05/01/2019



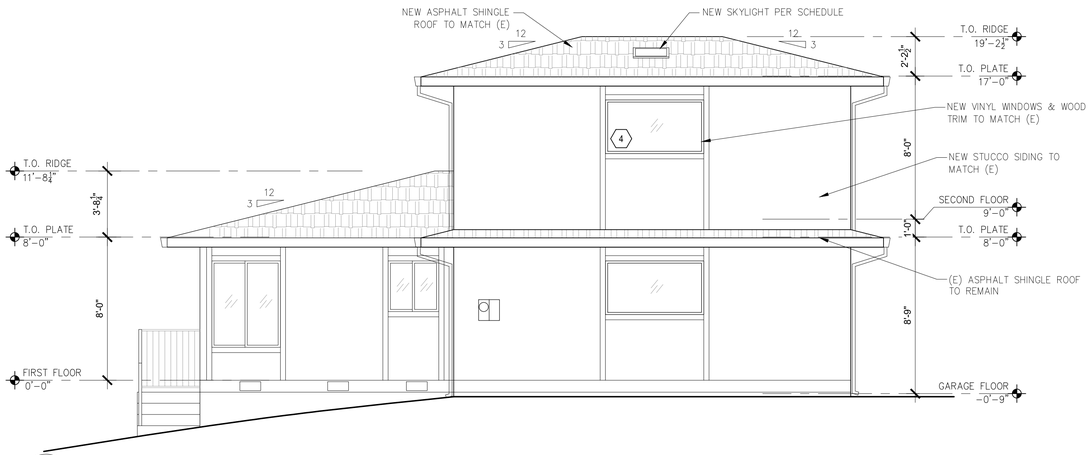
3 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



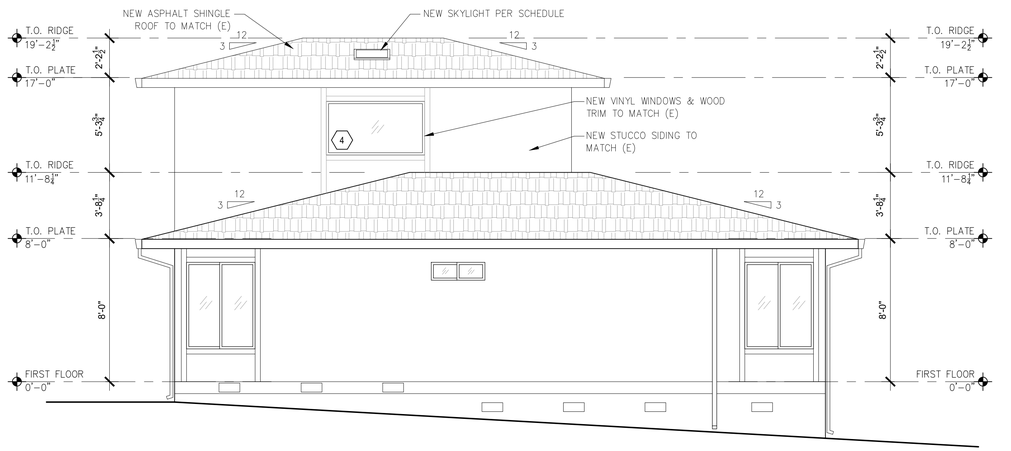
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



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

0' 2' 4' 8'



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

0' 2' 4' 8'

LANCASTER RESIDENCE ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1465
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

BUILDING ELEVATIONS

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

A3.1

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

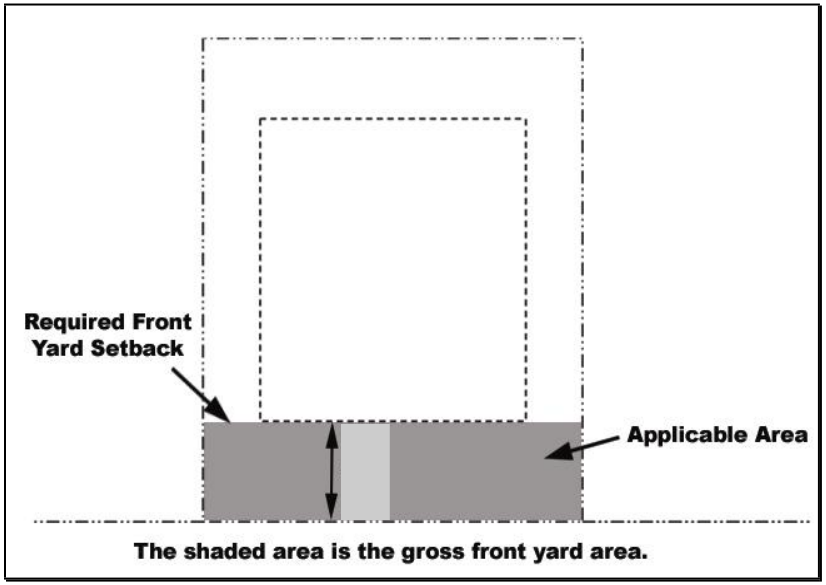
I. SITE PLANNING

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".

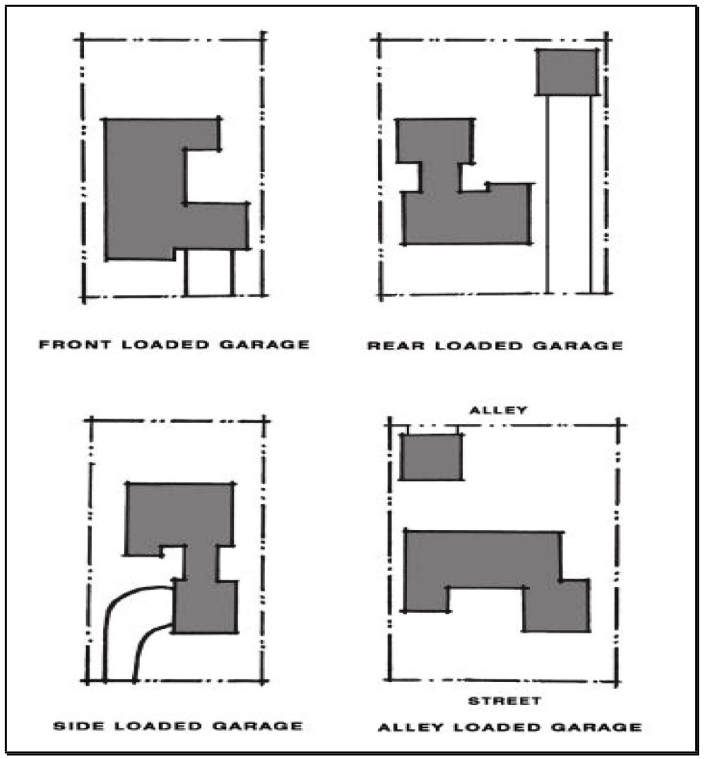
vii. Street trees should be installed in front yards to create a consistent and harmonious canopy.

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-or-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.

Inappropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.

Setback upper story where adjacent to one story building to create an appropriate transition.

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 in 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 acueata	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 Fucshia
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 speciea	Myrtle
Ribes viburniflorium	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 Curls
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'	
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	Pittsosporum
Prunus illicifolia	Holly-Leaf Cherry

Prunus lyonii	Catalina Cherry
Psidium littorale	Lemon or Strawberry Guava
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica	Coffeeberry

Large Shrubs (continued)

Botanical Name	Common Name
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Rosa rugosa	Ramanas Rose
Vaccinium ovatum	Evergreen Huckleberry
Xylosma congestum	Xylosma

Groundcovers

Botanical Name	Common Name
Abronia latifolia	Yellow Sand Verbana
Abronia umbellatum	Pink Sand Verbena
Arctostaphylos edmudsii	Little Sur Manzanita
Arctostaphylos pumila	Dune Manzanita
Arctotheca caledula	Capeweed
Arctotis hybrids	African Daisy
Armeria meritima	Sea Pink/Thrift
Artemesia pycnocephala	Sandhill Sage
Asparagus sprengeri	Sprenger Asparagus
Atriplex semibaccata	Australian Saltbrush
Baccharis pilularis	Dwarf Coyote Brush
Camissonia cheiranthifolia	Beach Primrose
Ceanothus giseus	Ceanothus
Convolvus mauritanicus	Ground Morning Glory
Erysimum ammophilium	Coast Wall Flower
Fragaria chiloensis	Beach Strawberry
Gazania species	Gazania
Helianthmum nummularium	Sunrose
Latana montevidensis	Lantana
Lotus scoparius	Deerweed
Mahonia rapens	Creeping Mahonia
Oenothera berlandieri	Mexican Evening Primrose
Osteospermum fruticosum	Highway Daisy
Ribes viburnifolium	Red Flowering Currant
Rosmarinus officinalis 'prostatus'	Creeping Rosemary

Perennials

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

Bulbs

Botanical Name	Common Name
Amarillis belladona	Naked Lily
Crocosmia crocosmiiflora	Montbretia
Hemerocallis	Daylily
Ipheion uniflorum	Spring Starflower
Iris douglasiana	Pacific Coast Iris
Narcissus	Daffodil
Tulipa clusina	Lady Tulip
Zantedeschia aethiopica	Calla Lily

Vines

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

Ornamental Grasses

Botanical Name	Common Name
Deschampsia caespitosa	Tufted Hairgrass
Deschampsia holciformis	Pacific Hairgrass
Elymus arenarius 'Glaucus'	Blue Lyme Grass
Festuca californica	California Fescue
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum species	Fountain Grass

Stipa gigantea	Giant Feather Grass
Stipa pulchra	Purple Needle Grass
Stipa tenuissima	Mexican Feather Grass