



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, September 25, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner

4. 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).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council 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.

6. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM AUGUST 28, 2019

7. BUSINESS ITEMS

- A. APPEAL OF BOARD OF ARCHITECTURAL REVIEW APPROVAL (FILE NO. BAR-19-08) : MICHAEL AND REBECCA LANCASTER, PROPERTY OWNERS, AND SAMUEL PITNICK, APPLICANT, ARE APPEALING THE DENIAL OF A DESIGN REVIEW APPLICATION BY THE BOARD OF ARCHITECTURAL REVIEW TO THE PLANNING COMMISSION TO OVERTURN THIS DECISION AND TO ALLOW FOR THE CONSTRUCTION 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 RESIDENTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION:

This is an appeal of a denial by the Board of Architectural Review of a design review application by Michael and Rebecca Lancaster, Property Owners at 1740 Darwin Street.

City Staff recommends that the Planning Commission uphold the Board of Architectural Reviews denial of the application.

- B. FENCE EXCEPTION No. FE-19-01: TOM CUTINO, APPLICANT AND PROPERTY OWNER, IS REQUESTING A FENCE EXCEPTION TO ALLOW FOR THE FRONT YARD FENCE TO BE AT A HEIGHT OF FIVE FEET NINE INCHES WITHIN THE REQUIRED 15-FOOT FRONT YARD SETBACK LOCATED AT 1264 CIRCLE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN#012-024-009). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.30.020.E of the Seaside Municipal Code (SMC), the applicant is seeking a fence exception to allow the front yard fence to exceed the maximum height of four feet for fences located within the required 15-foot front yard setback.

City staff recommends that the Planning Commission adopt the Draft Resolution approving the requested fence exception.

- C. SEASIDE MUNICIPAL CODE AMENDMENT SMA-19-02. THE CITY OF SEASIDE, APPLICANT, IS REQUESTING A TEXT AMENDMENT TO SECTION 17.14.030.B – TABLE 2-4 OF THE ZONING CODE, TO ALLOW FOR A SMALL COLLECTION RECYCLING FACILITY TO BE LISTED AS BEING ALLOWED IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT WITH A MINOR USE PERMIT. THE TEXT AMENDMENT WILL BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PER SECTION 15061(3).

RECOMMENDATION: In accordance with Section 17.74.040 of the SMC, the Planning Commission will conduct its review of the proposed text amendment and forward its recommendation on the text amendment to the City Council.

City staff recommends that the Planning Commission recommend approval of the Text Amendment.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 9, 2019
Seaside City Hall
7 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
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, July 24, 2019
7:00 PM

1. CALL TO ORDER

Chair Owens called the meeting to order at 7:00 p.m.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

PRESENT: Owens, Evans, Silva, Dodson, La Mica, Ross

ABSENT: Spalletta

4. REVIEW OF AGENDA

No Changes

5. PUBLIC COMMENT

None.

6. APPROVAL OF MINUTES

7. BUSINESS ITEMS

A. USE PERMIT NO. UP-16-07: SAC WIRELESS ON BEHALF OF VERIZON WIRELESS IS REQUESTING THE APPROVAL OF A MASTER USE PERMIT FOR THE INSTALLATION OF FOUR SMALL CELL WIRELESS FACILITIES ON UTILITY POLES NEAR THE FOLLOWING LOCATIONS:

1101 BUENA STREET

1108 SAN LUCAS STREET

1431 WARING STREET

1268 YOSEMITE STREET

Vice Chair Spalletta disclosed a possible conflict of interest, but remained in the room stating he would be able to be objective. Senior Planner Medina presented the details of the application to install four Verizon small cell wireless facilities on utility poles in four different locations. The presentation summarized Verizon's project description, history, coverage maps, project plans, site photographs, alternative site evaluations, use permit considerations, and staff recommendations. Mr. Medina answered questions from the Commission.

The Commission discussed previous cell tower applications, the need to increase the poles from 35 to 40 feet, and clarified the poles would be on City property, not school property. On questions about the pole height and width, Mr. Medina said the applicant

would provide that information at a future date. The Commission requested incorporation of utility poles into the design standards to allow for more aesthetically appropriate cell poles and to improve safety.

Project Applicant Trisha Knight answered questions from the Commission regarding emissions, the safety of the cell poles if someone were to climb them, battery needs, the need for the cell sites, heights. Commissioner Silva questioned the differences of the RF emissions from the cell poles as compared to a cell phone. The Engineer for Verizon explained that cell phones have more emissions than the cell tower pole and the cell site is programmed to reduce emissions from phones as you get closer to the cell tower. Ms. Knight mentioned the Joint Pole Agreement that gives allowance for the zone use for Verizon's Cell towers. Applicant Knight stated that she was directed by staff based on zoning to put cell towers in the areas chosen, per the City Code.

On further question Ms. Knight agreed that the four micro sites were being erected to replace one old macro site and are being replaced because four small sites are better at holding calls than one. The Verizon Engineer explained that Seaside has one macro site which has battery backup; the micro sites don't have battery backup. Micro is easier to construct, and micro has new programming. When questioned on the allowable RF, the packet included the allowable range. The Verizon Engineer explained that public and occupational standard for exposure is different due to occupational having standards for safety gear to protect from RF exposure.

On question about pole designs, the Verizon Engineer explained that although they are open to accommodations, they have to uphold the design standards according to Order 95. Chair Owens suggested addressing cactus arms on the cell poles.

Chair Owens invites comments from the public.

- Walt Ferguson provided a petition signed by residents opposing cell towers and spoke against them for safety issues and impacts to property values.
- Nena Beatty cited concerns over EMF emissions and ADA compliance for people who are sensitive to EMF.
- Darrin Harbon expressed his concerns for safety and property value.
- Russell Harby asked about the 2016 Verizon project from 2016 and believes this project is more intrusive than the previous project.
- Catherine Marcus noted that EMF affects everyone, property values might go down, and the cell towers are really ugly.

On question, Ms. Knight explained to the application process is long due to exhausting all possible sites. The Commission expressed concern regarding power outages and loss

of coverage during emergencies to which, the Verizon Engineer explained that the church macro site has a battery backup.

Chair Owens requested the city attorney to explain state laws and ADA for the next meeting. Community Development Director Stearns explained that the resolution with the requested findings will come back before the Commission August 14th .

On motion by Commissioner Silva and seconded by Commissioner Evans and passed by the following vote, the Planning Commission approved the master use permit for small cell locations and direct staff to prepare resolution for the August 14th meeting along with conditions to address the visual sensitivity of cactus arms.

ACTION: APPROVED

AYES: Evans, Silva, Owens, La Mica

NO: Dodson, Ross

ABSENT: Spalletta

8. REPORTS FROM COMMISSIONERS

Commissioner Ross expressed concern regarding stray animals to which staff directed her to contact the police department. Chair Owens asked about rain water collection devices.

9. REPORTS FROM STAFF

Community Development Director Stearns reminded the commissioners that the Campus Town Environmental Impact Report was released and the general plan update would be released in two to four weeks. She then asked if any Commissioner was interested to join the BAR for a study session about upcoming projects. Mr. Medina indicated the BAR will be invited to attend Planning Commission study sessions for the single family residential design guidelines, ADUs and possibly the Campus Town EIR.

10. ADJOURNMENT

ON motion, the meeting was adjourned at 8:42pm.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: Planning Commission

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

DATE: September 25, 2019

SUBJECT: APPEAL OF BOARD OF ARCHITECTURAL REVIEW APPROVAL (FILE NO. BAR-19-08) : MICHAEL AND REBECCA LANCASTER, PROPERTY OWNERS, AND SAMUEL PITNICK, APPLICANT, ARE APPEALING THE DENIAL OF A DESIGN REVIEW APPLICATION BY THE BOARD OF ARCHITECTURAL REVIEW TO THE PLANNING COMMISSION TO OVERTURN THIS DECISION AND TO ALLOW FOR THE CONSTRUCTION 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 RESIDENTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

This is an appeal of a denial by the Board of Architectural Review of a design review application by Michael and Rebecca Lancaster, Property Owners at 1740 Darwin Street.

City Staff recommends that the Planning Commission uphold the Board of Architectural Reviews denial of the application.

BACKGROUND

This is an appeal of a denial by the Board of Architectural Review of a design review application by Michael and Rebecca Lancaster, Property Owners at 1740 Darwin Street. The proposed project is for a 277 square-foot second story onto an existing one-story single family dwelling. The subject

property is 4,661 square feet in area (66' x 73') and is developed with a 946 square-foot single family dwelling. The project was denied by the BAR on August 7, 2019. Location Map showing the project site is provided as Attachment 2. Site photos are provided as Attachment 3. An aerial photo is provided as Attachment 4. The appeal statement from the applicant's designer, Samuel Picknick is provided as Attachment 5.

Design Review Hearings

The first design review hearing took place on June 5, 2019. A link to the June 5, 2019 BAR Staff Report is listed below:

<https://seasideca.civicclerk.com/admin/Agendas/EditAgendaObj.aspx?id=1664&caller=Agendas.aspx>

At this meeting several comments were received in writing and verbally from property owners on Vallejo Street to the east related to impacts the second story would have on their views of the Monterey Bay and from a property owner directly abutting the rear property line to the east citing concerns related to privacy impacts from second story windows. After opening the public meeting and receiving comments from the applicant and public, the Board acknowledged the neighbors' view and privacy impact concerns and with a consensus of the Board, decided to continue the meeting in order for the BAR to conduct a field trip of the site prior to the continued meeting.

The continued hearing took place on August 7, 2019. The Field trip completed prior to the meeting included a visit to the project site and to three properties on Vallejo Street to assess the previously stated view and privacy impacts. The staff report included an analysis of the General Plan Policies on view considerations and Single Family Residential Design Guidelines to address placement considerations of second story additions. Based on its review of the design, the BAR voted unanimously to deny the proposed project primarily on how the addition would establish an unbalanced pop-up appearance over the south side of the dwelling. Web link to the staff report is listed below:

The findings and evidence adopted by the Board for the denial of the project are provided as Attachment 6.

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 Required	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 pane 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 7.

Design Review Requirements

In accordance with Section 17.62.030.B.2 of the SMC, the BAR is responsible for the reviewing the following design elements for single family residential projects:

1. All new construction
2. Additions that result in a height of greater than 18 feet;
3. All new second story elements including decks, roof projections, etc.

An implementation tool that the City uses for residential additions is the Single Family Residential Design Guidelines (SFRDG) (Attachment 8). The design guidelines serve as a valuable role in communicating the city's minimum level of expected quality of design through design statements, photographs, specific examples and to promote a consistent level of quality throughout the city. It is understood that many proposals will far exceed the SFRDG, as the range of design excellence is limitless. The authority on how the implementation of the SFRDG are applied to a specific project for a second story addition is assigned to the BAR.

In the event of an appeal on a BAR decision, the Planning Commission would assume the role of the BAR and would conduct the appeal hearing as "de novo", a new hearing. As new hearing, the Planning Commission can consider any issue involving the appeal statement and/or the project. The Planning Commission may affirm, affirm in part, or reverse the decision that is the subject of the appeal, based upon findings of fact about the particular case. The Planning Commission may also adopt additional conditions of approval that may address issues or concerns other than the subject of the appeal. If new or different evidence is presented on appeal, the Planning Commission has the

option to refer the matter to the BAR for further consideration. In the event of a tie vote, the decision being appealed shall stand per the BAR decision.

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 addition would consist of a second story bonus room onto a single family dwelling that would not have any impact on the environment or materially affect the use of the dwelling or the use of other dwelling units within the surrounding neighborhood.

STAFF ANALYSIS

Zoning Code

In accordance with Table 1 above, the proposed project is in compliance with the following Seaside Property Development Standards as noted: the Floor Area Ratio (FAR) will at 27 percent (FAR) which is under the maximum 45 percent FAR for a single family dwelling; the proposed 49 percent Lot Coverage will be under the maximum 65 percent maximum. the maximum height will be 20 feet which is under the maximum 24-foot height limit allowed in the RS-12 zoning district; and the footprint of the dwelling will be in compliance with the required setbacks.

In addition to receiving design review approval, the applicant will also be required to receive a Minor Use Permit from the Zoning Administrator to allow for the required uncovered parking space to encroach 1.5 feet into the 15-foot required front setback. For additions that result in the total floor area of the dwelling exceeding 1,201 square feet, a second uncovered parking space is required. The 1.5-foot encroachment into the 15-foot front setback would equal a 10% reduction which is the maximum permitted under a Minor Use Permit. The depth of a parking space is 19 feet. Tandem parking for a single family dwelling is permitted under Section 17.34.110.I.1 of the SMC.

Design Review Findings

Per the appeal statement, the appellant is contesting the findings of the BAR in terms with how it has applied the SFRDG with respect to using the term "pop-up" in its assessment of the quality of the design and its application of the SFRDG (Attachment 8). Below is a discussion of the project's conformance with the General Plan and the BAR's assessment of the design.

General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Single Family Low Density Residential. The goals and policies contained in the General Plan establish the framework. The Land Use Element and Urban Design Element both make reference to enhancing existing areas in the community, protecting and improving viewsheds. The General Plan provides goals and policies to ensure that new development and remodeling projects will complement and enhance existing land uses. The following Land Use and Urban Design Goals and Policies provide the following guidelines and implementation criteria to lend guidance to the discretionary review of Streetscapes/View sheds and land use compatibility:

Goal LU-3: Revitalize existing residential areas

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*

Goal LU-4: *Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods*

Policy LU-4.1: *Require that all new development uses quality design and material; and is compatible with surrounding uses, the site, and available infrastructure.*

Implementation Plan LU-4.1.1 Land Use Compatibility Checklist:

1. The proposed use is compatible with surrounding development in terms of noise, safety, and other environmental and quality of life concerns.
2. The project respects, enhances, and complements surrounding development in terms of size, scale, design, architectural features, and access to light and views.
3. The proposed use complements the surrounding uses.
4. The project design enhances and complements the surrounding building and uses.
5. The project design and proposed use minimizes impacts to natural resources such as cultural and biological resources, natural landforms, and views.
6. The project will be able to either provide or fund its share of community services and facilities so that they are not negatively impacted by the development.
7. The project will allow the efficient use of the existing infrastructure system, or will require only the minor improvement or expansion of utilities.
8. The project includes water and energy conservation features in its design and landscaping.

Goal UD-2 Create and preserve distinct neighborhoods and business districts.

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 buildings, 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.

Goal UD-3: Provide and maintain a streetscape system that protects 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.

Implementation Plan UD-3.1.1: View Protection and the BAR. Continue to require all additions

that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the BAR for design approval. When feasible, require project site redesign, modified landscaping, or reduced building heights to avoid obstruction of private views.

Evidence: The BAR found that the placement of the second story addition above garage on the far south side of the dwelling would establish a "pop-up" appearance that would detract from the streetscape of the neighborhood. The term "pop-up" has been used by the BAR to describe a second story addition that creates an unbalanced appearance from the streetscape. While the BAR acknowledged that the second story element would maintain the minimum recommended setbacks from the first floor on the front and side, the BAR determined that the lot size afforded the opportunity to center the addition over the dwelling thus achieving an appropriate mass and scale in alignment with the diagrams shown on Page 5 of the SFREDG. The applicant's designer stated at the BAR meeting and has reiterated in the appeal statement that such design modifications would create budgetary and engineering difficulties that would make the project infeasible for the clients. Monetary aspects cannot be used as a finding in lieu of a quality design.

Single-Family Residential Design Guidelines

In accordance with Implementation Plan LU-3.2.5, the City has adopted Single-Family Residential Design Guidelines (See Attachment 8) to assist with the design compatibility of new and remodeled projects. The BAR found that the project would not be consistent with the following standards:

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.

Appeal Hearing

In accordance with Section 17.76.030.(D) of the Seaside Municipal Code, the review authority may:

Deny the appeal and uphold the decision of the BAR. As a "de novo" hearing, the Commission has the option in its approval of the project to affirm, affirm in part, the subject of the appeal, based on findings of fact about the particular case; or

Adopt additional conditions of approval; or

Uphold the appeal, thus denying the design review approval granted by the BAR.

In the evaluation of public comments related to view impacts, City staff finds that Planning Commission needs to consider the following implementation program directives:

Implementation Plan UD-3.1.1: View Protection and the BAR. *Continue to require all additions that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the BAR for design approval. When feasible, require project site redesign, modified landscaping, or reduced building heights to avoid obstruction of private views.*

Implementation Plan UD-3.1.1 enables the Planning Commission with the option to discuss how the repositioning of the roof deck (e.g. placement on Master bedroom more toward south side) and/or reduction in size of roof deck could provide less view blockage or less interrupted greater viewing angles.

Implementation Plan UD-2.1.1 Design Standards in Zoning Ordinance. *Adopt design standards in the Seaside Zoning Ordinance to establish the scale of buildings, 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.*

Implementation Plan UD-2.1.1 leads to the concept of the sharing of views. Planning Commission may choose how to interpret "protect existing private views"... "while...allowing others the opportunity to enjoy the magnificent views." Is it possible to find a balance that preserves a portion of the uphill property's view, while allowing the downhill property to finally achieve a view of their own?

If the Planning Commission finds the view blockage to be significant or opportunities to reposition the second story addition are not accepted, the Planning Commission would then deny the appeal and uphold the design review denial per the findings and evidence provided in the Draft Resolution (Attachment 1). If the Planning Commission upholds the appeal, the Public Hearing would be continued to October 2019 for the adoption of a Resolution upholding the appeal. In accordance with the Seaside Municipal Code, final action on the appeal must occur by October 27, 2019, 60 days from the initial public hearing on the appeal.

Public Comment

Public comment letters received under the prior BAR meetings is provided as Attachment 9.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 2 - Location map
 3. Attachment 3 - Site Photos
 4. Attachment 4 Aerial Photo
 5. Attachment 5 - Appeal Statement
 6. Attachment 6 - BAR Findings and Evidence for Denial
 7. Attachment 7 - Project Plans
 8. Attachment 8 - Single Family Residential Design Guidelines
 9. Attachment 9 - Comment Letters
-

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, DENYING AN APPEAL TO OVERTURN THE BOARD OF ARCHITECTURAL REVIEW 08 DECISION DENYING A SECOND STORY ADDITION AT 1740 DARWIN STREET. (APN 012-762-026).

WHEREAS, the Board of Architectural Review met on June 5, 2019 and August 7, 2019, 2019 to review the application of, property owner, for a second story addition to an existing one-story single family residence located at 1740 Darwin Street; and

WHEREAS, Michael and Rebecca Lancaster, Appellants, have filed an appeal to the Planning Commission to overturn the decision of the Board of Architectural Review action taken on August 21, 2019, denying Board of Architectural Review Application No. BAR-10-08; and

WHEREAS, the Seaside Planning Commission, at a duly noticed public hearing on September 25, 2019, considered oral comments and written information concerning the proposed second story addition; and

WHEREAS, the Planning Commission heard the appeal de novo, and it is the responsibility of the Planning Commission to consider and weigh the merits of the appeal and public input in relation to the policies, standards and intent of the Seaside General Plan and the Seaside Municipal Code for the proposed second story addition; and

WHEREAS, the proposed second story addition is Categorically Exempt, Class 1, Section 15301.e.2.A, pursuant to the California Environmental Quality Act (CEQA) Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings denying the appeal and upholding the approval of Board of Architectural Review Application No. BAR-19-08 based on the following findings:

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.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 25th day of September, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairman

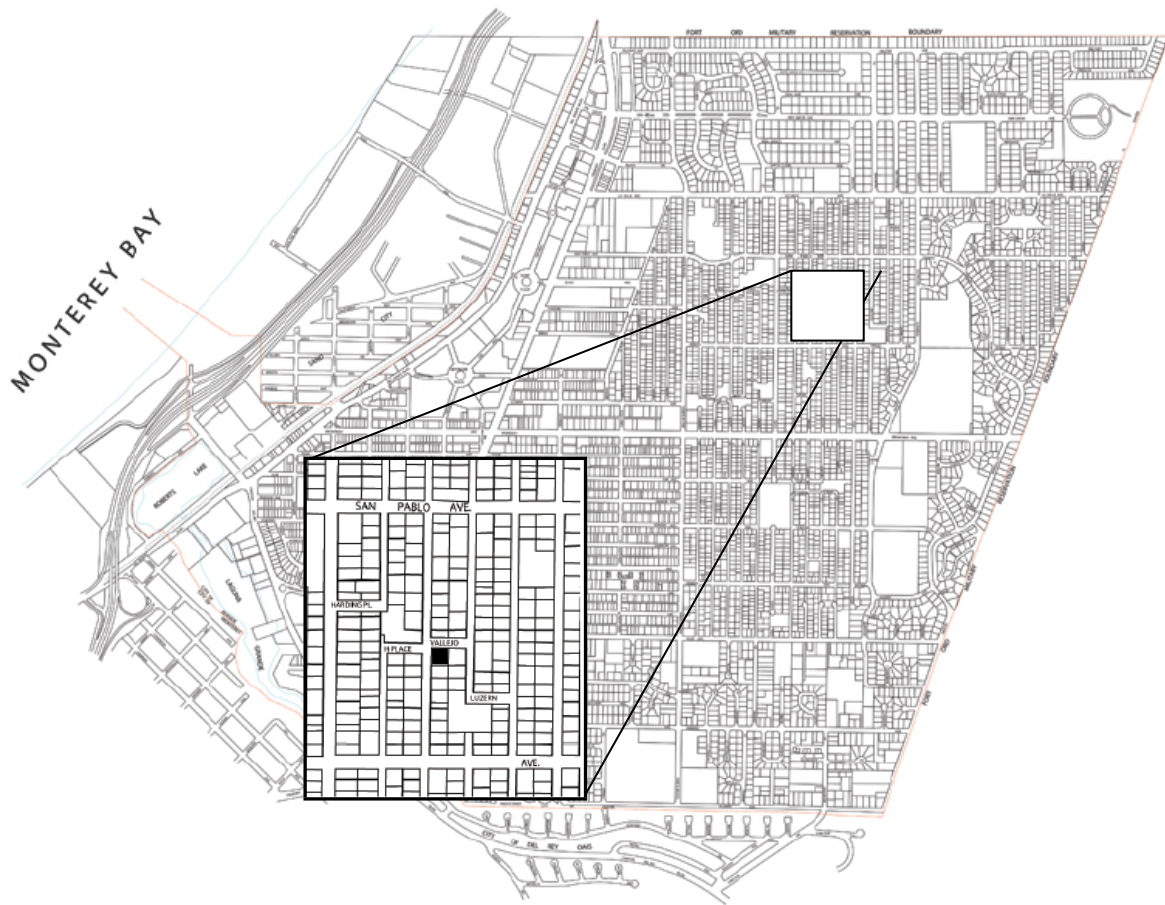
ATTEST

Planning Commission Secretary

Attachment 2

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

Attachment 4

Aerial Photo





City of Seaside

APPEAL TO CITY COUNCIL

City Clerk's Office

AUG 27 2019

Received

*****Fees per current adopted fee schedule*****

An application to appeal an administrative action or citation. If you have any questions regarding the appeal process, please visit the City Clerk's office during regular business hours or call 831-899-6707.

Please return form to the City Clerk's Office:
440 Harcourt Avenue, Seaside, CA 93955

APPELLANT

Name of Appellant: Samuel Pitnick

Residing at: 1357 Oak Grove Ave, Seaside, CA 93955

Phone Number(s): (831) 241-1995

Signed: Sam Pitnick Date: 8/21/19

SUBJECT OF APPEAL

I hereby appeal the decision of the: Board of Architectural Review
(Name of Council, Committee, or Commission decision being appealed)

Date the decision being appealed was rendered: 8/21/19

Agenda item number: 5-A

Subject/Agenda item title: BAR-19-09, 277 square foot second story addition.

Signed: Sam Pitnick Date: 8/21/19

REASON FOR APPEAL

Explain specifically what action(s) you are appealing and why you believe the Council should consider your appeal. Include what evidence you have that supports your appeal. You may attach additional pages if necessary. (Number of sheets attached 34)

Please see attached letter and exhibits.

Administrative Use Only

Receipt Number: R00003872

Received by: _____ Date: _____

SAMUEL PITNICK ARCHITECTS

PO Box 22412, Carmel, CA 93922

(t) 831.241.1895 (e) samuelpitnick@gmail.com (w) samuelpitnick.com

City of Seaside - Planning Commission
Request for Appeal
Re: BAR-19-08 (1740 Darwin Street)

August 26, 2019

To the Seaside Planning Commission,

My name is Samuel Pitnick and I am the architect for Michael Lancaster & Rebecca Fields who own the property located at 1740 Darwin Street in Seaside. At the Board of Architectural Review meeting held on August 21st, 2019 the following agenda item was denied:

BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08: THE BOARD OF ARCHITECTURAL 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 RESIDENTIAL) 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.

Please consider this letter and attached exhibits our formal written request to appeal the decision made by the Board of Architectural Review at that meeting. We kindly ask that this application be heard by the Planning Commission at their next available meeting so we may make a case for the approval of this project.

I. Project Background & Timeline:

In March of 2019, architectural drawings and the associated planning application were submitted to Rick Medina at the Seaside Planning Department. At this time, the Planning Department raised no issues of design not meeting building guidelines and scheduled us for the Board of Architectural Review.

This project was first presented to the Board of Architectural Review on June 5th, 2019. During this meeting concerns were raised over the potential impact the second story addition would have on neighboring views. At this time, the Board of Architectural Review raised no issues of design not meeting building guidelines.

Three neighbors spoke during public comment and the Board of Architectural Review. Two persons spoke of the project impacting their view, and another spoke of privacy concerns over a window in the east wall of the proposed addition. The Board of Architectural Review decided to continue this project for two months until a site visit could be made by both the public and members of the Board. This site visit was conducted on August 7, 2019.

During this first meeting, and based on the findings presented by our planner Rick Medina, the proposed design "will be in compliance with the City's residential property development standards", page 5 of the agenda packet August 21, 2019. We were not asked to revise the design over concerns that it appeared too much like a 'pop-up' but instead were asked to look again at the potential impacts it would have to neighboring views and consider shifting the second floor three (3) feet to the north.

On August 7, 2019 the Board met on site to review the project and look at the proposed second floor as seen from two neighbors' homes along Vallejo Street. At the subsequent meeting back at City Hall members of the Board agreed that the proposed second floor would not have a significant impact on neighboring views and that this was no longer an issue.

Up to that point we believe that we had addressed the proposed design, and its conformance with the City's design guidelines at the first Board meeting. At the second Board meeting we addressed any concerns about views.

The staff report for the BAR meeting on August 7th also recommended approval of the project:

PURPOSE & RECOMMENDATION

STAFF RECOMMENDS APPROVAL OF THE PROPOSED SECOND STORY ADDITION SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED AS ATTACHMENT 1 AND ATTACHMENT 1, EXHIBIT "A" – PROJECT PLANS

Despite this recommendation, initial acceptance of the design, and determination that views would not be significantly impacted the Board then proceeded to deviate from their initial comments at the first hearing and ultimately determined that the design was no longer suitable because of "pop-up" concerns. This came two months after the first hearing when there was no mention of such concerns for the proposed design.

II. Proposed Project Design:

The proposed project at 1740 Darwin Street is a 277 square foot second story addition over an existing one car garage. In addition to this scope of work there is also a second bathroom being proposed within the footprint of the existing first floor.

It is our position that the proposed second story addition complies with Seaside's Single Family Residential Design Guidelines based on the following sections from those Guidelines:

1. Section II.A.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.*



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

The proposed second floor addition is set back from the street approximately 33'-0" thus keeping the mass down towards the street. The second floor is setback approximately 17'-0" from the rear yard and 8'-9" from the south side yard which is well within the minimum required setbacks. The proposed second floor addition height is 20 feet, which is well within the building height limit of 24 feet.

2. Section II.C.i: *The second story front setback should average 5 feet more than the first floor setback.*

The existing first floor averages an approximate 24'-0" setback from the front property line. The proposed second story is 33'-0" from the front property line which is an average of 9'-0" more than the first floor.

3. Section II.C.ii: *A significant second story setback may not be necessary where the home is significantly set back from the street.*

As stated previously the proposed second floor is set back 33'-0" from the front property line and is located directly over the garage. We believe this constitutes a significant setback from the street which is why the proposed second floor is not stepped in relative to the garage walls below.

4. Section III-A-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.*

The proposed design specifically incorporates windows and trim, including around the windows which matches the scale, style and proportion of the existing structure, and which provides modulation, visual interest, and textured relief. These design elements mitigate concerns of mass and scale relating to the existing structure.

5. Section III-A-vii: *The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.*

The 'boundary' between the existing first floor and proposed second story is delineated by the continuation of the roof around the perimeter of the new second story addition. This element breaks up the massing of the proposed project to avoid the appearance of a single two-story element.

6. Section III-A-vii: *The patterns of windows and doors should reflect the scale and patterns in the neighborhood.*

Windows to be used are of similar style, size, and pattern as those used in other houses in the neighborhood.

7. Section III-A-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.*

The building features of the proposed addition, including siding composition, color, roof composition, color, and pitch, window treatments, and the belt course around the perimeter of the proposed second story addition match those features on the existing structure and reinforce and enhance the architectural form of the existing house.

This proposed second story addition complies with Seaside's Single Family Residential Design Guidelines by 1) minimizing the box-like effect concern expressed in the Guidelines; 2) creating a rhythmic composition within the overall building, and 3) providing compatibility with style, mass, and scale with the surrounding neighborhood.

III. Project Constructability:

During the BAR meetings on June 5th and August 7th it was expressed to the Board members that the proposed addition was located over the existing garage, and not over the existing house, due to construction and budgetary constraints. The owners have a very limited budget and the project is only viable if it can be located over the garage.

At the onset of this project the owners hired Hare Construction to prepare construction estimates for this project and hired Uyeda & Associates, structural engineers, to assist with the structural design and feasibility.

Through the exploration of several different design concepts it became apparent that the most practical and economical solution, indeed, the only solution, would be to build the second floor over the existing garage. This allows the new walls to sit on top of existing walls and take advantage of the garage's existing foundation system.

Should the proposed addition be shifted even three (3) feet, as suggested by members of the BAR, over towards the middle of the house, the project would be materially impacted due to structural changes required, namely; the majority of the existing interior walls, the existing kitchen, and infrastructure would need to be removed in order to accommodate new support posts and footings below, a complete reconstruction of the existing house including a new foundation, new supporting walls, and a new roof. This is not a financially viable option.

Unfortunately, it is not as simple as suggesting a 3 foot shift in the second story addition or to make it wider to appear more proportionate to the rest of the house. Second floor walls need posts, beams and foundations to transfer the load to the ground below. We need to take advantage of what is already existing and cannot propose anything new.

This project conforms to Seaside's Single Family Residential Design Guidelines more closely than several second story additions on Seaside houses as evidenced in the attached exhibits which depicts second story additions within the immediate neighborhood around the proposed project.

"The project will be in compliance with the required property development standards listed below[Table 1]" (Table 1, Staff Reports August 7, 2019, packet page 4; August 21, 2019, packet page 63)

IV. Response to Staff Analysis

Applicants make the following general responses to more succinctly address two repetitive and redundant Staff Report findings, namely, 1) the issue inappropriate mass and scale, and 2) issues of blocking residential views. Applicants' responses contain responses specific to each Finding and Evidence, but Applicants request that the following two general responses be applied to each of the individual Staff Report Finding and Evidence.

Pop-up Terminology Usage

The Staff Reports, and, indeed, the BAR's discussions rely heavily on use of the term "pop-up" characteristics of the proposed design.

Applicants object to the repeated use of the term “pop-up” to describe the proposed second story addition for the following reasons: 1) the term “pop-up” is not found nor is it defined in either municipal code or in the City of Seaside Single Family Residential Design Guidelines; 2) the term “pop-up” is vague and ambiguous without specific definition making it impossible for applicants to ensure compliance with code requirements; 3) the term “pop-up” is used as a standard by the Planning Department and the BAR for making binding decisions regarding building code compliance; 4) use of the term “pop-up” and its application to BAR decisions without appropriate definition of the term, in the opinion of the Applicants, leaves open the opportunity for arbitrary and capricious application of the Guidelines, as evidenced in the examples of second floor additions depicted in the attached exhibits 1; 5) appearance of significant inconsistency in applying “pop-up” as a regulatory building standard, as evidenced in the attached exhibit of second story additions within the nearby neighborhood in Seaside of structures which appear to be built with features that are being objected to on Applicant’s proposed second story structure, namely, mass and scale issues, front, side, and back setbacks, architectural features for rhythmic composition, boundary between floor features, and box-like structures.

Applicants request that the BAR use only the standards articulated in municipal code and the City of Seaside Single Family Residential Design Guidelines to make binding decisions regarding building compliance.

Mass and Scale and Blockage of Residential Views

Staff Report Analyses, August 7, and August 21, 2019, Findings and Evidence focus on effect of mass and scale on impact of neighborhood views. This Staff Reports cite City of Seaside Single Family Residential Design Guidelines II.A.ii, II.A.ii, II.A.iii, III.A.v, Urban Design Goal 3, Zoning Code Implementation Policy 2.1.1, Implementation Policy 3.1.1.Urban Plan UD 2.1.1, and Urban Plan UD 3.1.1, These citations all refer to mass and scale impacts on neighborhoods, and, especially, on blockage of neighborhood views. Applicants note that BAR in their August 7, 2019, meeting agreed and dismissed the view impact as not significant.

A building’s height is reasonably assumed to be the overriding factor of mass and scale which impacts neighborhood views. The mass and scale of the proposed height of the proposed addition is 20 feet, which falls 4 feet below the maximum allowed height allowed by Seaside property development standards as listed in Staff Report, August 7, 2019, packet page 4, Table 1, and Staff Report, August 21, 2019, packet page 63, table 1. Planning analysis in both cases states the project will be in compliance with the required property development standards

Applicants also have a reasonable expectation that the City’s property development standards and City of Seaside Single Family Residential Design Guidelines, were both developed to substantially conform to the City’s Urban Plan, and Urban Zoning Code Implementation Policies. These standards and guidelines should reasonably reflect the concept of meeting the City’s property development standards and City of Seaside Single Family Residential Design Guidelines, would substantially meet the goals of the City’s Urban plan. Applicants should reasonably be able to follow these standards and guidelines, and in doing so have a reasonable expectation that applicants’ proposed plan will be in compliance with the urban plan goals and policy. Specifically, in this case, to meet the expectation of reasonably protecting private views without prohibiting partial blockage of views and as a consequence without prohibiting the applicant’s proposal to improve their property.

Applicants have met the required property development standards listed in Table 1 in Staff Reports August 7, 2019, packet page 4, and August 21, packet page 63. Applicant's reasonable expectation that meeting these standards supersede City of Seaside Single Family Residential Design Guidelines, which are guidelines, and as such are recommendations, not requirements.

Staff Reports Evidence and Applicants' Response

Applicants' response to Staff Report analysis of August 7, 2019, and August 21, 2019, follows:

August 7, 2019

Analysis:

II.A.i. *The physical size and mass of the project should be proportional to the lot size.*
The proposed Floor Area Ratio (FAR) is 27%. The allowed FAR is 45%. The proposed Lot Coverage is 49%. The allowed Lot Coverage is 65%.

Response:

The proposed project complies with allowed limits to size ratios meant to minimize mass and scale proportions.

Analysis:

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

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

Response:

The proposed structure incorporates design elements which serve to mitigate mass and scale. The proposed structure meets the front setback guidelines, and incorporates design elements including a belt course and accent trim around the windows to mitigate mass and scale. The guidelines state that setbacks **should, not must** be of certain dimensions, and other factors may be used to mitigate mass and scale.

Analysis:

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

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

Response:

The Staff Report recognizes the proposed structure has used a number of design elements including hip roof design, stucco siding, and vinyl frame windows to continue the street facing elevations on all four elevations. The report appears to find the design acceptable to meet this standard.

Analysis:

Implementation Plan UD-3.1.1: View Protection and the BAR. Continue to require all additions that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the BAR for design approval. When feasible, require project site redesign, modified landscaping, or reduced building heights to avoid obstruction of private views.

Implementation Plan UD-2.1.1 Design Standards in Zoning Ordinance. Adopt design standards in the Seaside Zoning Ordinance to establish the scale of buildings, 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.

In accordance with the Zoning Code and Implementation Policy 3.1.1, the project has been staked and flagged to represent the area and ridge lines and viewing site lines from adjoining properties. The BAR shall assess the project design to determine if it is feasible to shift the location of the addition to avoid substantially blocking view and/or ensuring the addition is compatible with the surrounding streetscape. In accordance with Implementation Policy 2.1.1, the standards in the Zoning Code and General Plan are not intended to prohibit all additions which may block a view of the Monterey Bay but rather serve to establish a balance between the view of another and architectural quality so that others may have the opportunity to also enjoy views of the Monterey Bay.

Response:

The BAR, on August 7, 2019, discussed the issue of the proposed structure substantially blocking views, and determined that the proposed structure did not substantially block views of residents who object to the proposed structure and determined the amount of view blockage to be acceptable.

As stated in Implementation Policy 2.1.1, the standards in the Zoning Code and General Plan are not intended to prohibit all additions which may block a view. The BAR found that the proposed structure does not completely block any view, does not substantially block any view, and determined the amount of view blockage to be acceptable.

August 21, 2019

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 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.

Response:

Applicants have already responded to the issue of offsetting the addition by incorporating into the design elements to mitigate the effect as mass and scale. Such mitigating elements are described and encouraged in the City of Seaside Single Family Residential Design Guidelines.

Applicants have already responded to the scope and difficulty of moving the proposed structure even 3 feet to the north over the existing structure.

Should the proposed addition be shifted even three (3) feet, as suggested by members of the BAR, over towards the middle of the house, the project would be materially impacted due to structural changes required, namely; the majority of the existing interior walls, the existing kitchen, and infrastructure would need to be removed in order to accommodate new support posts and footings below, a complete reconstruction of the existing house including a new foundation, new supporting walls, and a new roof. This is not a financially viable option.

Unfortunately, it is not as simple as suggesting a 3 foot shift in the second story addition or to make it wider to appear more proportionate to the rest of the house. Second floor walls need posts, beams and foundations to transfer the load to the ground below. We need to take advantage of what is already existing and cannot propose anything new.

This project conforms to Seaside's Single Family Residential Design Guidelines more closely than several second story additions on Seaside houses as evidenced in the attached exhibits which depicts second story additions within the immediate neighborhood around the proposed project.

The planner's analysis is in error with regard to the offset of the front of the addition. City of Seaside Single Family Residential Design Guidelines Section II.C.i, states "The second story front setback should average 5 feet more than the first floor setback." The existing first floor averages an approximate 24'-0" setback from the front property

line. The proposed second story is 33'-0" from the front property line which is an average of 9'-0" more than the first floor.

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.

Response:

The proposed addition will be compatible with the scale and mass of the surrounding properties. First, there are at least eight (8) properties within an approximate radius of 300 feet from the proposed addition that have second story additions that contribute to the overall mass and scale of the adjoining neighborhood. Second, at least three (3) of these structures are clearly visible from the front porch of the subject property. Third, the surrounding neighborhood is populated with a number of second story additions with many structural conditions which are being objected to in this finding.

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.

Response:

Implementation Plan UD-2.1.1 Design Standards in Zoning Ordinance. Adopt design standards in the Seaside Zoning Ordinance to establish the scale of buildings, 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.

In the August 7, 2019, Staff Report analysis of *Implementation Plan UD-2.1.1 Design Standards in Zoning Ordinance*, the report states "In accordance with Implementation Policy 2.1.1, the standards in the Zoning Code and General Plan are **not intended to prohibit all additions which may block a view** of the Monterey Bay but rather serve

to establish a balance between the view of another and architectural quality so that others may have the opportunity to also enjoy views of the Monterey Bay. "

The BAR has already acted on the impact of this proposed addition with respect to protecting views. The BAR determined that the proposed addition does not significantly block views from the two Vallejo St. residences.

Applicants have already responded to objections to the design of the proposed addition.

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.

Response:

Finding No. 4 is clearly a redundant repetition of Findings No. 1, 2 and 3. The objections appear to still be focused on the proposed structure blocking views, which has already been discussed and resolved by the BAR as not representing a significant impact on reducing the views of the 2 Vallejo St. residences.

Applicants have addressed and met City of Seaside Single Family Residential Design Guidelines for mitigating box-like structures and ensuring mass and scale compatibility with the surrounding neighborhood.

V. Conclusion

Applicants have adequately addressed BAR concerns regarding issues with approval of this proposed addition. The design has been determined to not significantly block the view of 2 residents on Vallejo St. The design has also met the guidelines and applied many of the suggestions found in the City of Seaside Single Family Residential Design Guidelines document to mitigate the mass and scale issues.

Applicants therefore move that the planning permit for the proposed addition be reconsidered and approved as designed.

VI. Exhibits:

The following exhibits are being included as part of this appeal packet:

1. Project Plans
2. Project Renderings
3. Construction Estimates from Hare Construction showing cost of proposed design versus cost of larger second story centered over house
4. Photographs of Comparable Second Story Additions in Seaside



Samuel Pitnick
Samuel Pitnick Architects, Inc.
Phone: (831) 241-1895
Email: samuelpitnick@gmail.com

EXISTING SITE PHOTOS



STREET VIEW OF HOUSE & GARAGE LOOKING EAST



STREET VIEW OF HOUSE & GARAGE LOOKING NORTHWEST

PROPOSED MATERIALS



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



NEW STUCCO & WOOD BUILDING TRIM TO MATCH (E)

SHEET INDEX

PROJECT INFORMATION

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

SCOPE OF WORK

REMODEL & ADDITION TO AN (E) SINGLE FAMILY HOME - ADD A 2ND BATHROOM, 30 SF IN SIZE, USING MPMP26 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 SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R316.2.
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:

- 2018 CALIFORNIA RESIDENTIAL CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA PLUMBING CODE
- 2018 CALIFORNIA ELECTRICAL CODE
- 2018 CALIFORNIA ENERGY CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



PROJECT TEAM

OWNER	MICHAEL & REBECCA LANCASTER 1740 DARWIN STREET, SEASIDE, CA 93955 PHONE: (931) 417-6180
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34582 PO BOX 22412, GARMEL, CA 93822 PHONE: (831) 241-1885 SAMUEL.PITNICK@GMAIL.COM
CONTRACTOR	HARE CONSTRUCTION LICENSE #063890 221 15TH ST, PACIFIC GROVE, CA 93950 PHONE: (831) 856-8507

PROJECT INFORMATION

PROPERTY ADDRESS	1740 DARWIN STREET SEASIDE, CA 93955
APN	D12-792-028-000
ZONING	R8-12 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1975

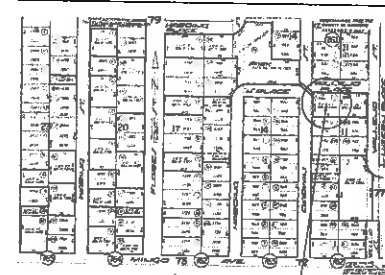
BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,861 SF
ALLOWABLE FLOOR AREA	2,067 SF (0.45 FAR)
ALLOWABLE SITE COVERAGE	3,029 SF (62%)
(E) FLOOR AREA	
(E) HOUSE	846 SF
(E) GARAGE	308 SF
TOTAL	1,254 SF
(F) FLOOR AREA	
(F) FIRST FLOOR	1,022 SF
(F) SECOND FLOOR	277 SF
(F) GARAGE	232 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)
(F) PARKING	1 SPACE (COVERED) 1 SPACE (UNCOVERED)
BUILDING SPRINKLERED	NO

PARCEL MAP



PROJECT SITE

LANCASTER RESIDENCE ADDITION



SAMUEL PITNICK ARCHITECTS, INC.
1740 DARWIN STREET, SEASIDE, CA 93955
PHONE: (831) 241-1885
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS

REVISIONS	DATE

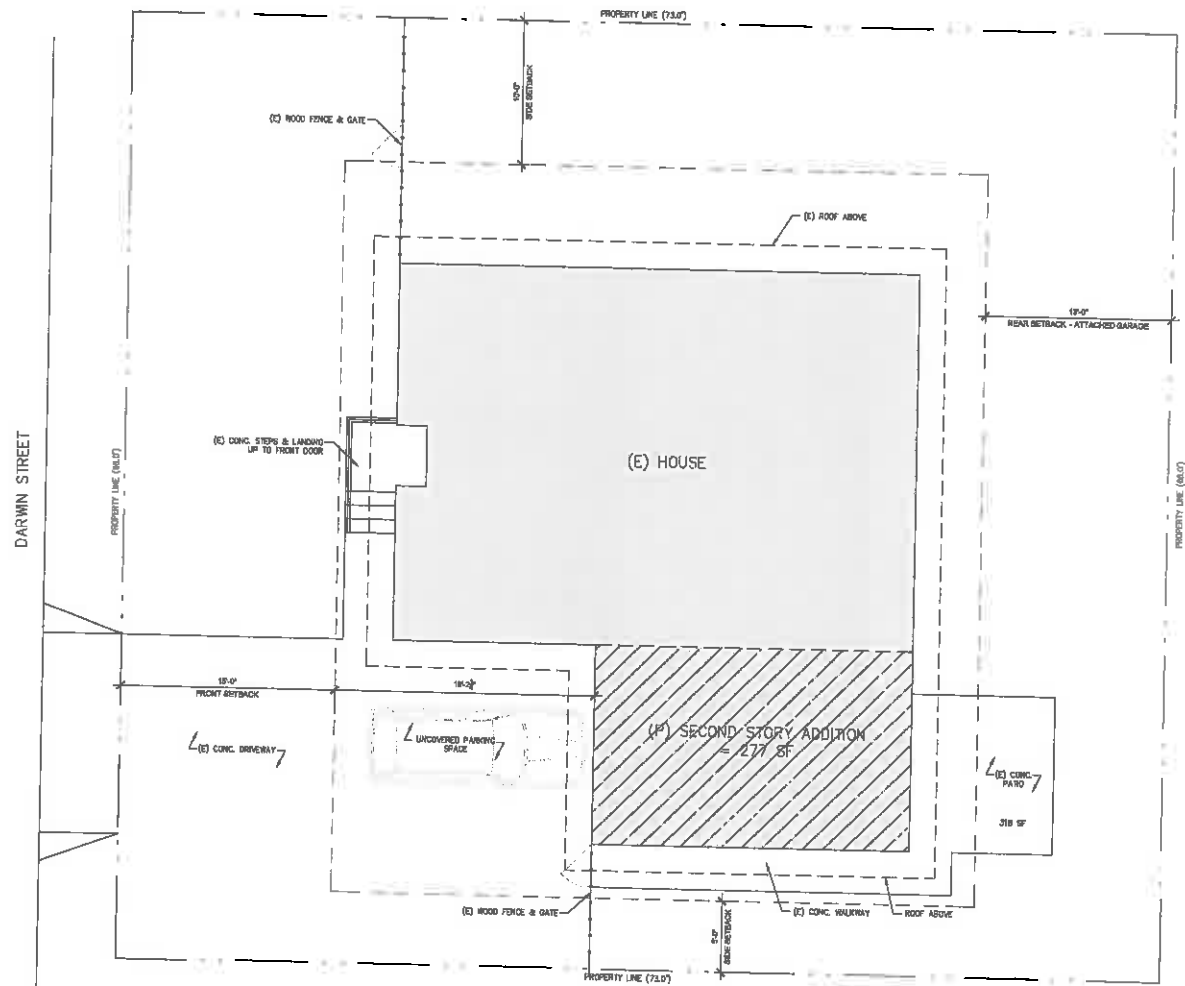
ARCHITECTURAL PROJECT INFORMATION

Drawn: BRUCE DAVIS
Checked: BRUCE DAVIS
Job: -

G1.0

09/07/2019

Use of these plans and specifications shall be restricted to the project for which they were prepared. They shall not be used for any other project. This is a preliminary drawing and is not to be used for construction. All dimensions and notes shall be in accordance with the project specifications. All dimensions and notes shall be in accordance with the project specifications.



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



LANCASTER
RESIDENCE
ADDITION
1718 DARWIN STREET
DANFORTH, CA 95005



SAMUEL PITNICK
1718 DARWIN STREET
DANFORTH, CA 95005
PHONE (916) 241-1111
EMAIL: SAMUEL@PITNICKARCH.COM

REVISIONS DATE

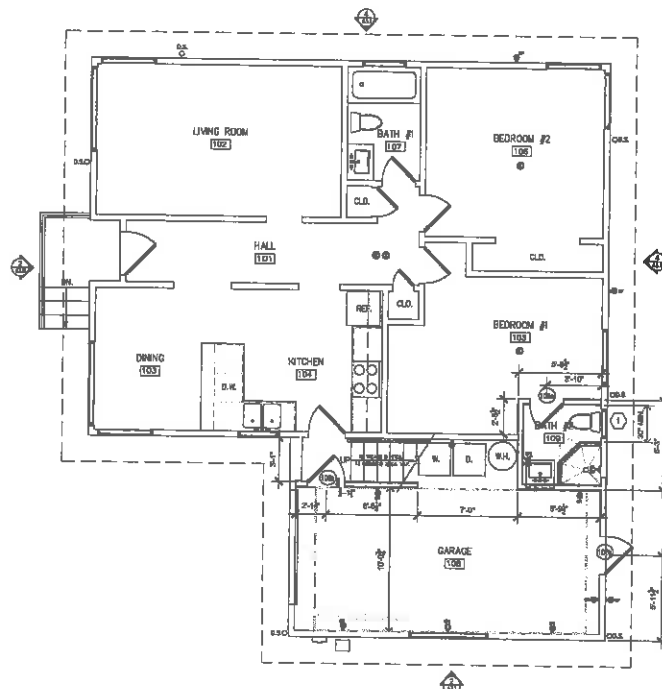
ARCHITECTURAL
SITE PLAN

Scale: 1/4"=1'-0"
Drawn by: SDP
Job: -

A1.0

06/01/2019

Use of these documents and specifications shall be restricted to the project and site for which they were prepared and shall not be used for any other project or site without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these documents or for any consequences arising therefrom. The architect shall not be responsible for any construction or other costs incurred by the owner or any other party as a result of the use of these documents or for any consequences arising therefrom. The architect shall not be responsible for any construction or other costs incurred by the owner or any other party as a result of the use of these documents or for any consequences arising therefrom.



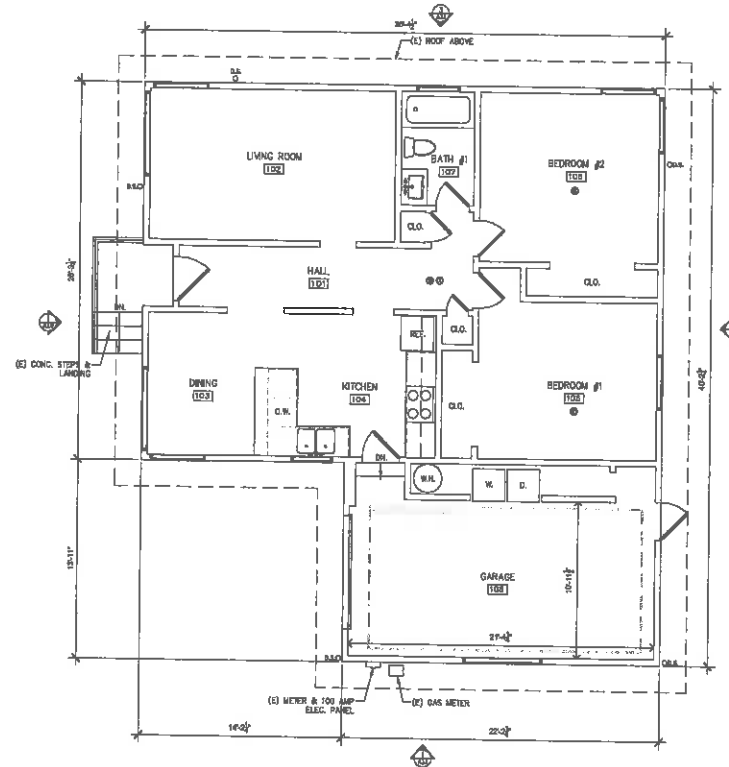
2 PROPOSED FLOOR PLAN
SCALE 1/4"=1'-0"

ELECTRICAL NOTES

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

ELECTRICAL PLAN SYMBOL LEGEND

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



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

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	3'-0"		GLASS	VINYL	GLC. WIND.	OBSCURE GLAZING
2	2'-0"	3'-0"		GLASS	VINYL	CABINETRY	
3	6'-0"	6'-0"		GLASS	VINYL	FIXED	TEMP. GLAZING
4	5'-0"	3'-0"		GLASS	VINYL	SLIDER	
5	3'-0"	4'-0"		GLASS	VINYL	SLIDER	
8	2'-0"	2'-0"		GLASS	ALUM.	SKYLIGHT	LOW PROFILE

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE / ACTION	COMMENTS
106a	2'-6"	8'-6"		WOOD	WOOD	SWING	
108a	2'-6"	8'-6"		METAL/GLASS	METAL	SWING	TEMP. GLAZING
109a	2'-4"	8'-6"		WOOD	WOOD	SWING	



- WALL TYPE LEGEND
- (R) WALL TO REMAIN
 - (R) WALL TO REMOVE
 - (P) WALL

LANCASTER
RESIDENCE
ADDITION
1740 BURNING WOOD
BRAND, CA
92505



SAMUEL PITNICK
ARCHITECT
1740 BURNING WOOD
BRAND, CA 92505
PHONE (951) 241-1140
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS DATE

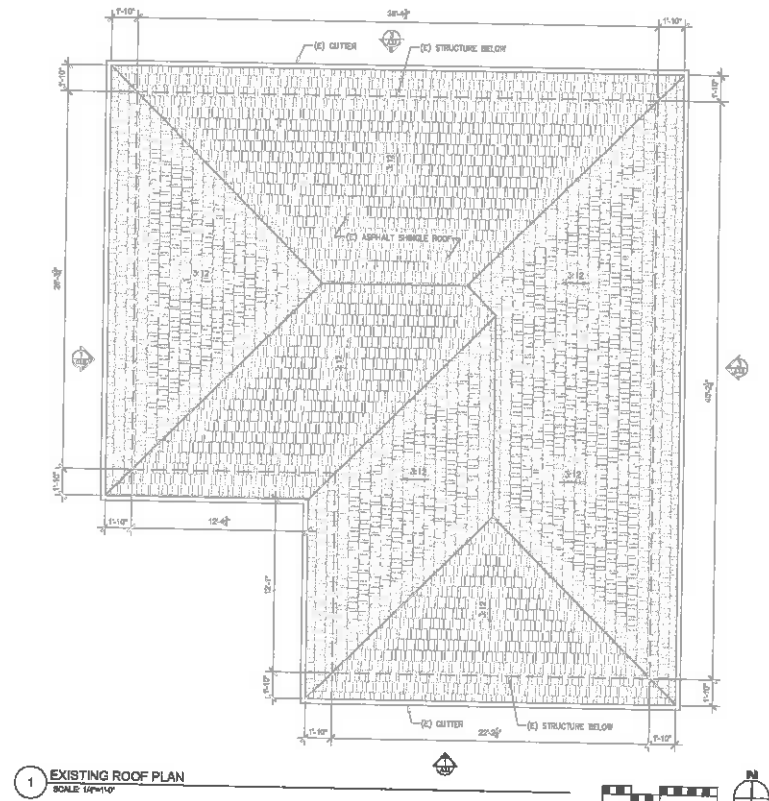
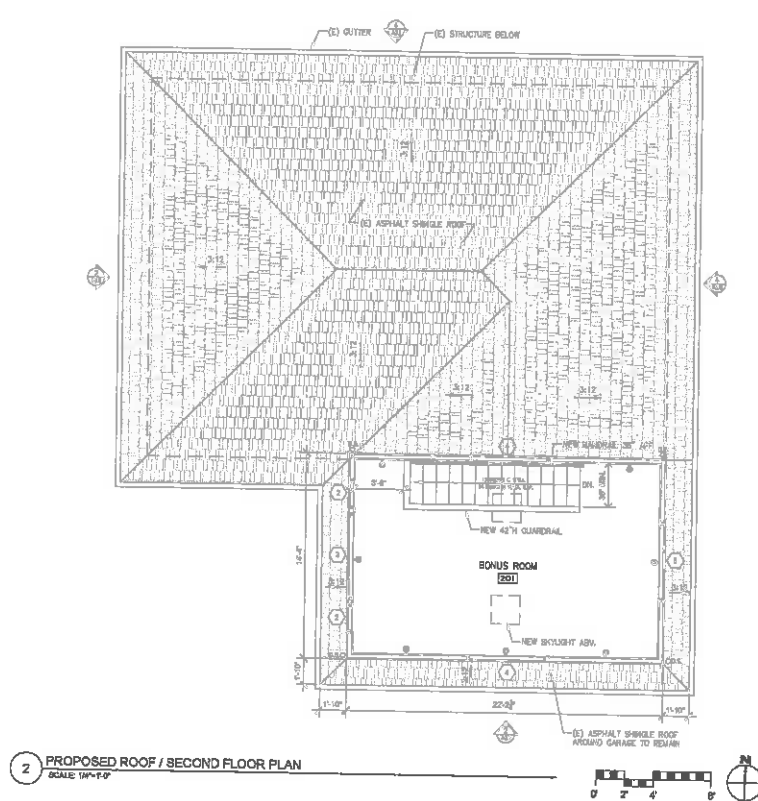
ARCHITECTURAL
EXISTING &
PROPOSED
FLOOR PLANS

Scale: WISE DWG.
Drawn By: RSP
July

A2.0

02/01/2019

Use of these plans and specifications shall be restricted to the project and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.



WALL TYPE LEGEND:
 (S) WALL TO REMAIN
 (R) WALL TO REMOVE
 (P) WALL

LANCASTER RESIDENCE ADDITION
 1700 DARTMOUTH STREET
 LANCASTER, CA 93550

REGISTERED ARCHITECT
 SAMUEL PITNICK
 1700 DARTMOUTH STREET
 LANCASTER, CA 93550
 PHONE: (805) 281-1480
 EMAIL: SAMUEL.PITNICK@GMAIL.COM

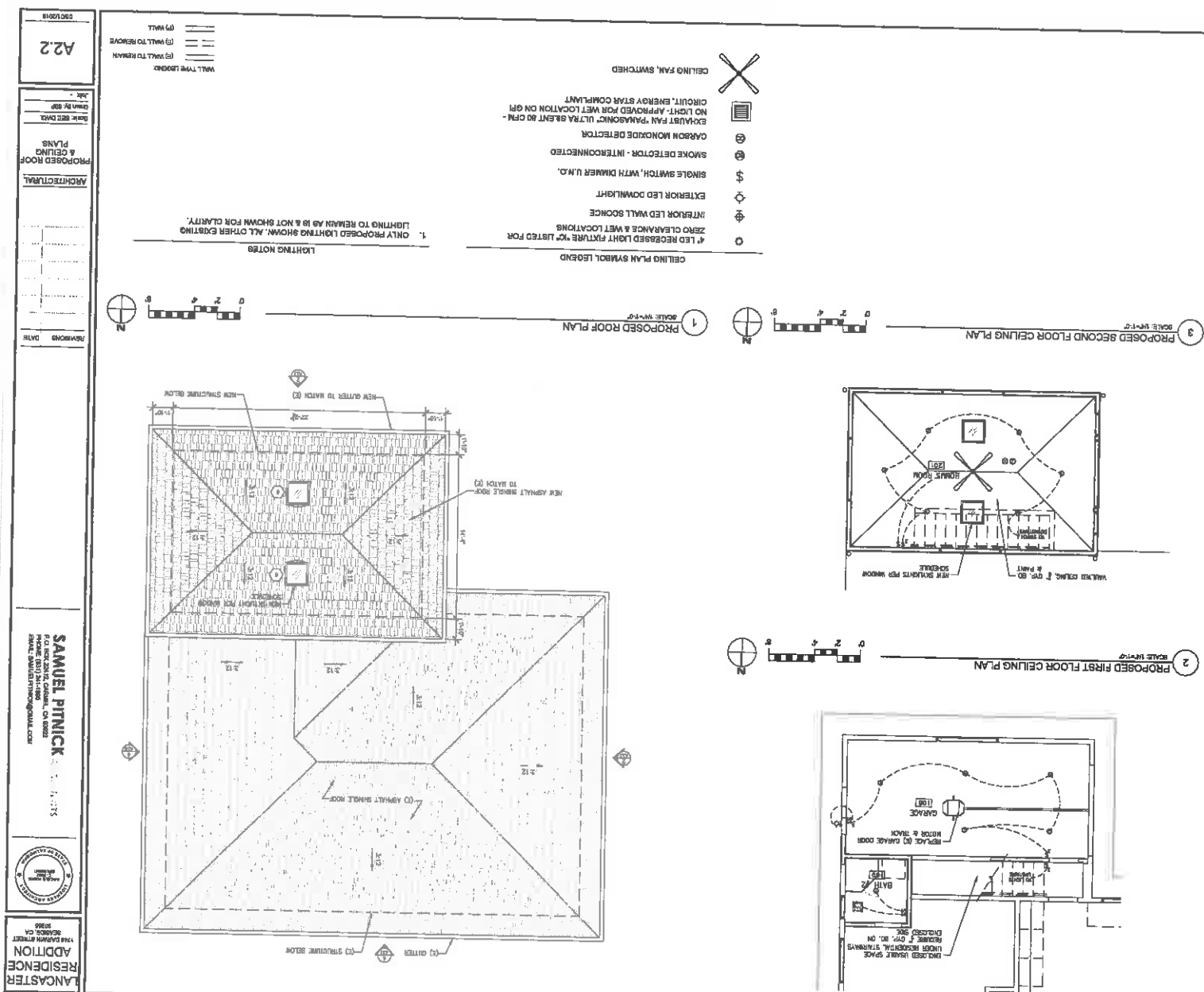
REVISIONS **DATE**

ARCHITECTURAL
 EXISTING & PROPOSED FLOOR PLANS

Drawn: REE CHING
 Check: JEF
 Date:

A2.1

08/01/2019





05/03/2011

1740 Darwin Street – Proposed 2nd Floor Addition



View looking southeast.

1740 Darwin Street – Proposed 2nd Floor Addition



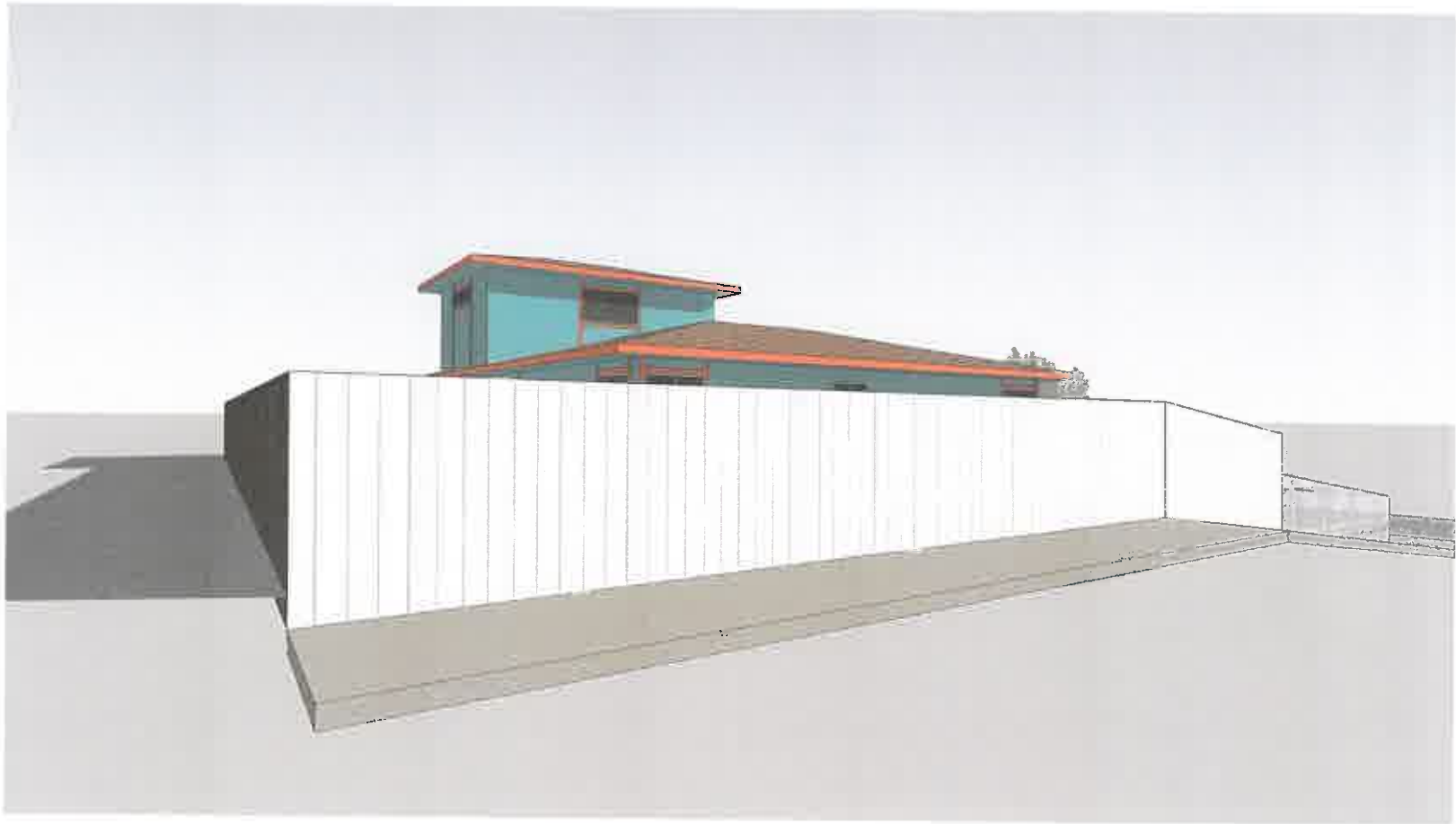
View looking east.

1740 Darwin Street – Proposed 2nd Floor Addition



View looking northeast.

1740 Darwin Street – Proposed 2nd Floor Addition



View looking south.



HARE CONSTRUCTION

Rough Order of Magnitude

8/26/2019

Lancaster - Addition

Residential Remodel

1740 Darwin Street, Seaside, CA 93955

Michael + Rebecca Lancaster

mvlancaster@msn.com

CLIN	Item	Total [Option A]	Total [Option B]
Original Plan - Rough Work ONLY [Option A]			
1	Demo - Remove roof above garage and partition walls in garage. Partial demo of flooring in garage to install footings.	\$ 5,340.00	
2	Concrete - Footings	\$ 12,940.00	
3	Carpentry - Build out second level; new walls for stairway; stairway; frame new bathroom	\$ 21,200.00	
4	Drywall and texture - as planned	\$ 7,580.00	
5	Stucco - As planned	\$ 5,680.00	
6	Flooring - as planned	\$ 5,080.00	
7	Electrical - Lighting and power for second level addition as well as additional can lights and fan in garage.	\$ 10,685.00	
8	Plumbing - Relocate W/D + water heater; new plumbing in second level bathroom.	\$ 12,740.00	
9	Roofing	\$ 15,240.00	
Sub Total Section A		\$ 96,485.00	

City Revised Plan - Rough Work ONLY [Option B]			
1	Demo - Additional demo in lower level kitchen and bedroom. Remove flooring, cabinets, vents, electrical etc. as needed to install footing for new addition.		\$ 15,600.00
2	Concrete - Footings		\$ 23,300.00
3	Carpentry - Build out second level; new walls for stairway; stairway; frame new bathroom. Stairway to remain in same location as original plan. Additional carpentry as required to restore first level to it's original condition. This includes framing, flooring and cabinets.		\$ 49,000.00
4	Drywall and Texture - added work in kitchen and bedroom		\$ 23,080.00
5	Stucco - additional work on exterior walls		\$ 8,480.00
6	Flooring - Added work for flooring inside kitchen and bedroom		\$ 7,580.00
7	HVAC - Relocate vent for kitchen range; re-route bath fan in new bath. Unknown variables. **Allowance ONLY		\$ 4,290.00
8	Electrical - Lighting and power for second level addition as well as additional can lights and fan in garage. Unknown variables. **Allowance ONLY		\$ 14,340.75
9	Plumbing - Relocate W/D + water heater; new plumbing in second level bathroom. Unknown variables. **Allowance ONLY		\$ 17,115.00
10	Roofing		\$ 17,640.00
Sub Total Section B		\$ (83,940.75)	\$ 180,425.75

Initial _____ SOV Valid for thirty (30) days from date of print.

8/26/2019

9 Valerton Ct



1664 Mingo St



1690 Highland St



1604 Highland St.



1594 Vallejo St



1348 Judson St.



1324 Waring St



1964 Luxton St.



1772 Napa St



1920 Luxton St.



1990 Luzern St.



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.

EXISTING SITE PHOTOS

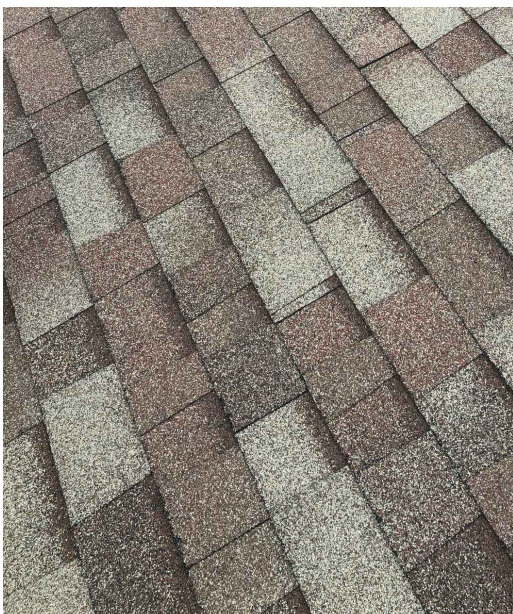


STREET VIEW OF HOUSE & GARAGE LOOKING EAST

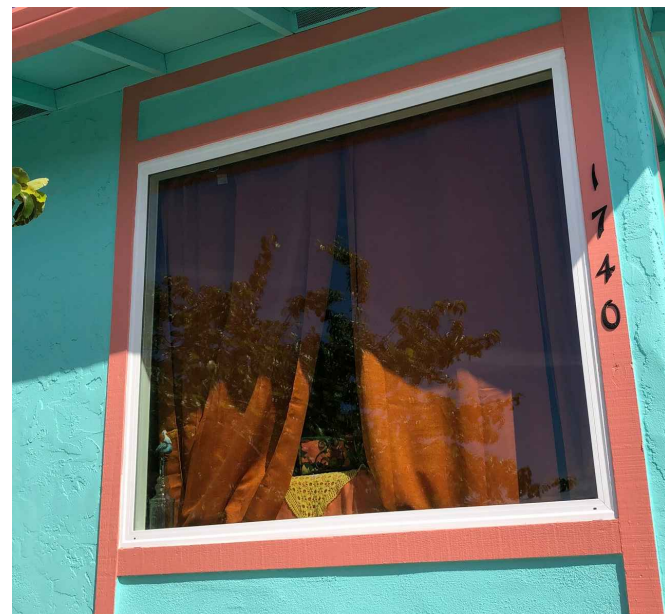


STREET VIEW OF HOUSE & GARAGE LOOKING SOUTHEAST

PROPOSED MATERIALS



NEW ASPHALT SHINGLE TO MATCH (E)



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



NEW STUCCO & WOOD BUILDING TRIM TO MATCH (E)

SHEET INDEX

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

SCOPE OF WORK

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

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- 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.
- 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.
- 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
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

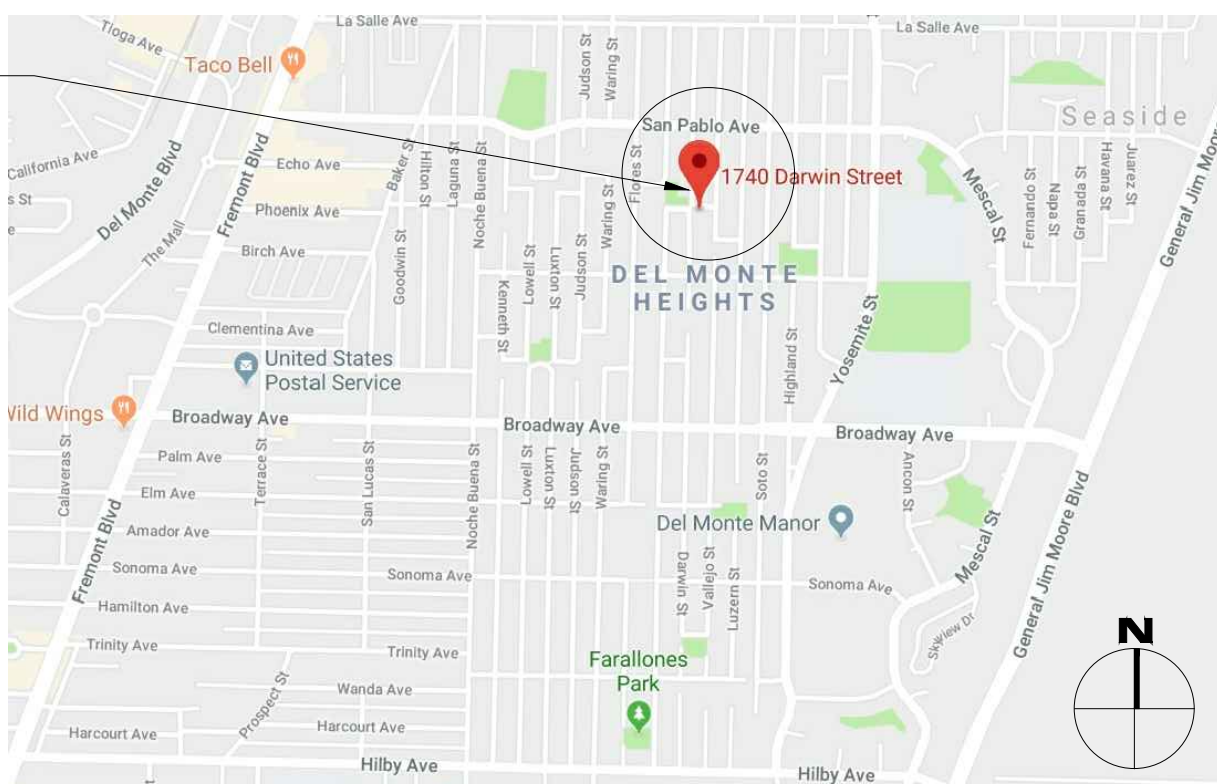
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

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

VICINITY MAP

PROJECT SITE



PROJECT TEAM

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

PROJECT INFORMATION

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

BUILDING INFORMATION & LOT COVERAGE

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

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

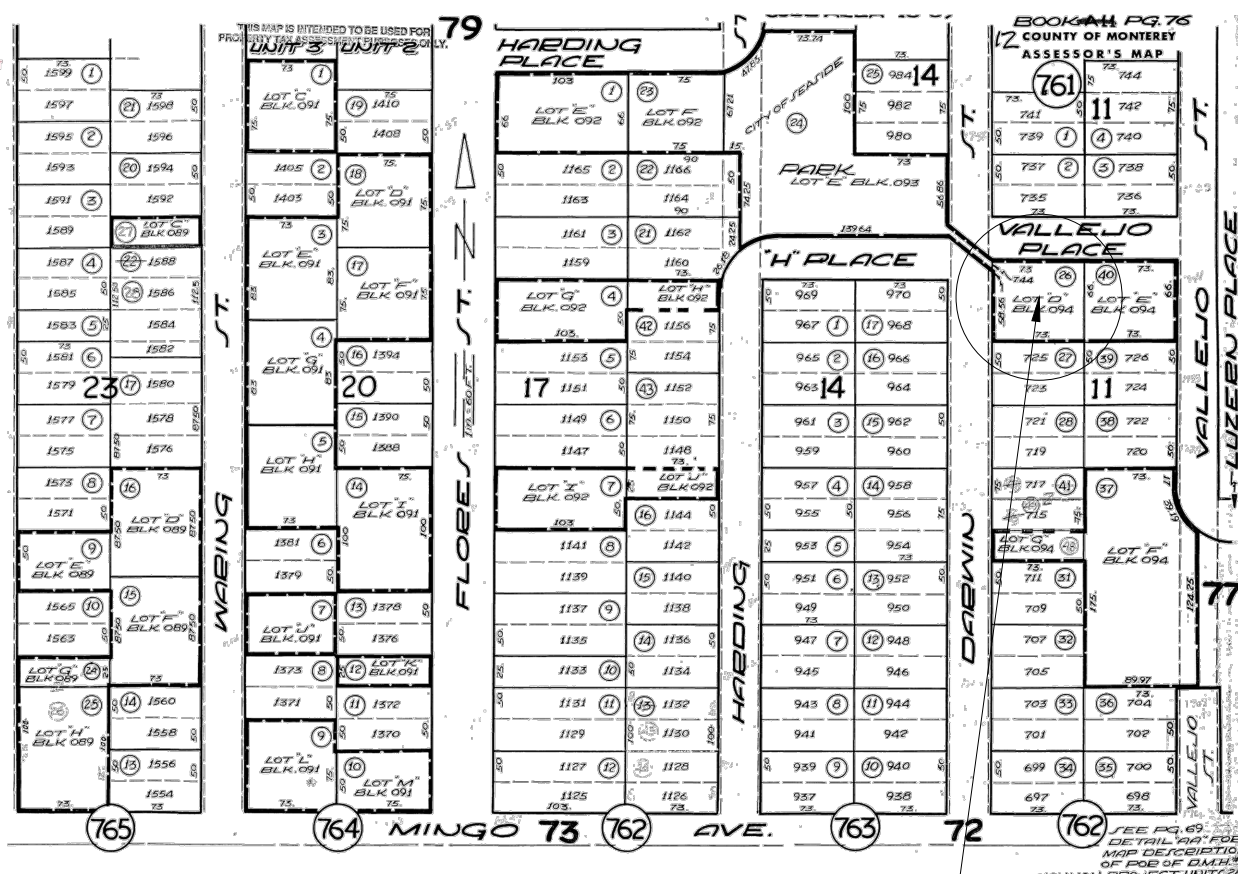
(P) FLOOR AREA	
(P) FIRST FLOOR	1,022 SF
(P) SECOND FLOOR	277 SF
(P) GARAGE	232.5 SF
TOTAL	1,531.5 SF

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

MISCELLANEOUS

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

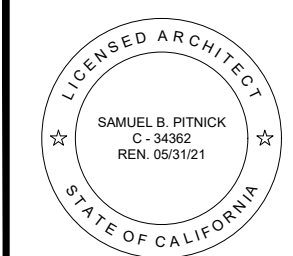
PARCEL MAP



PROJECT SITE

LANCASTER
RESIDENCE
ADDITION

1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS

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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

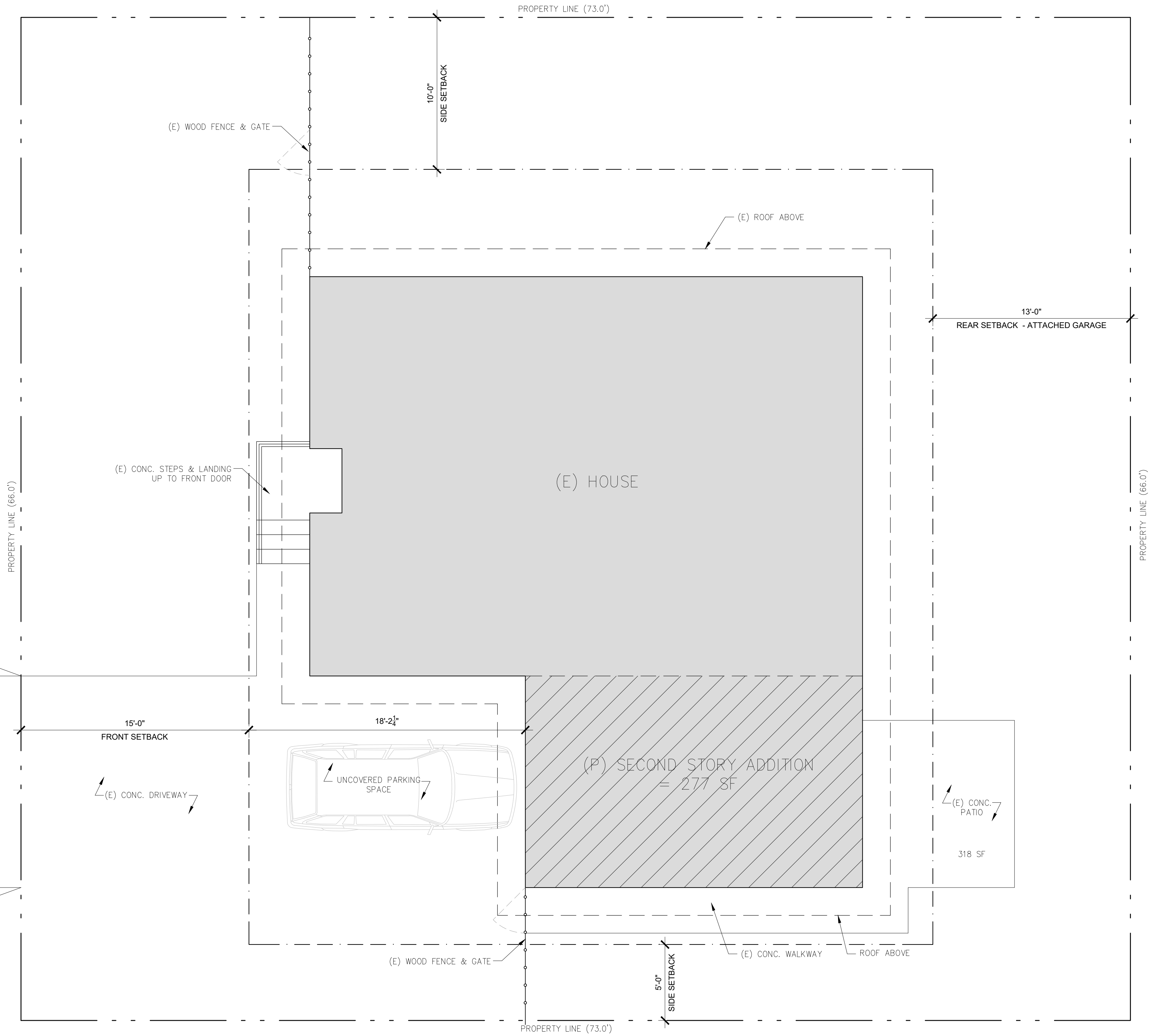
Job: -

G1.0

05/01/2019

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

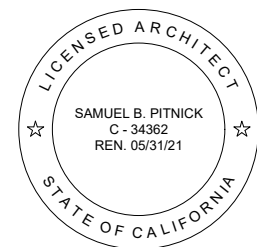
DARWIN STREET



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



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



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

REVISIONS	DATE

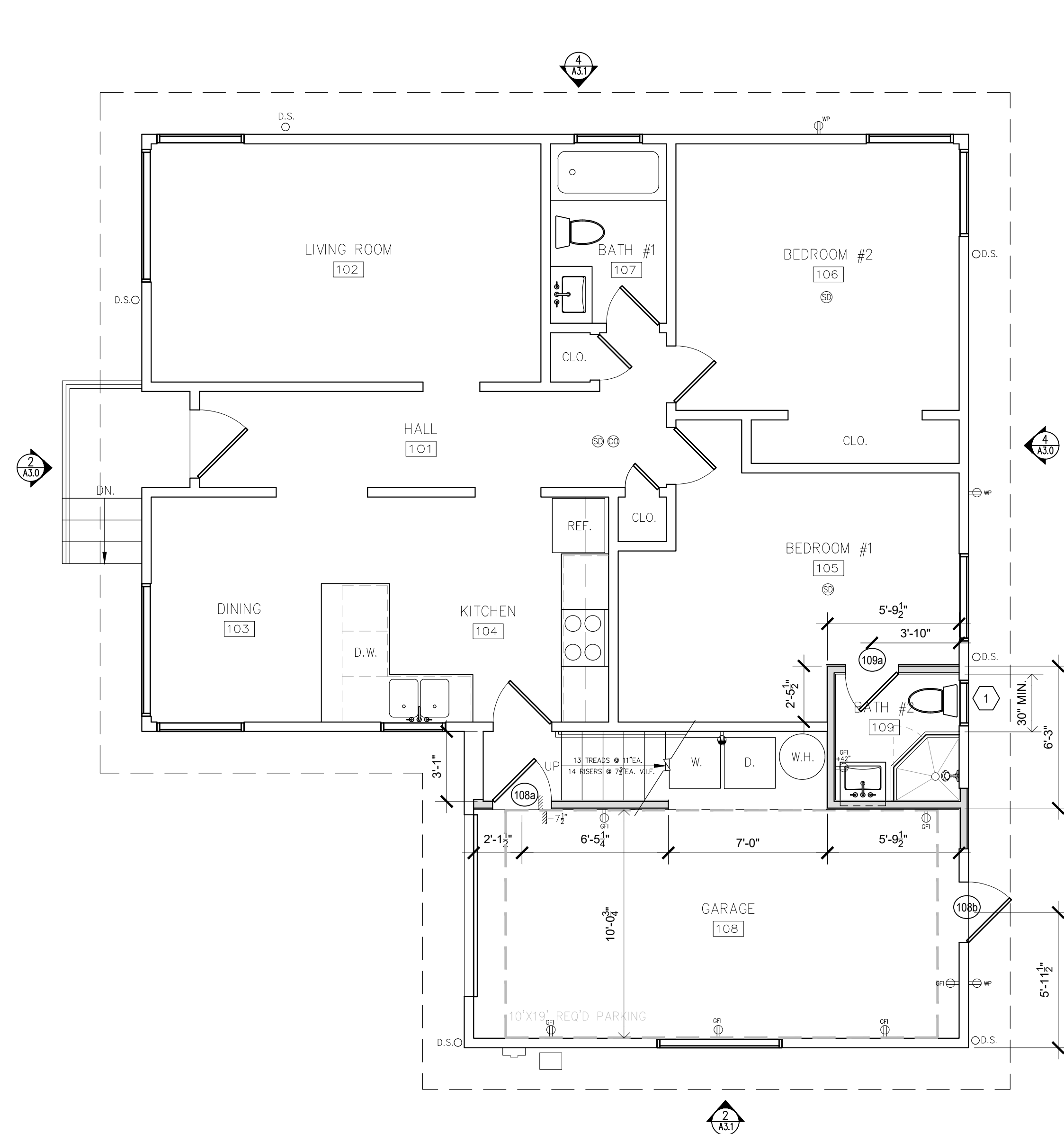
ARCHITECTURAL
SITE PLAN

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

A1.0

05/01/2019

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



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

ELECTRICAL NOTES

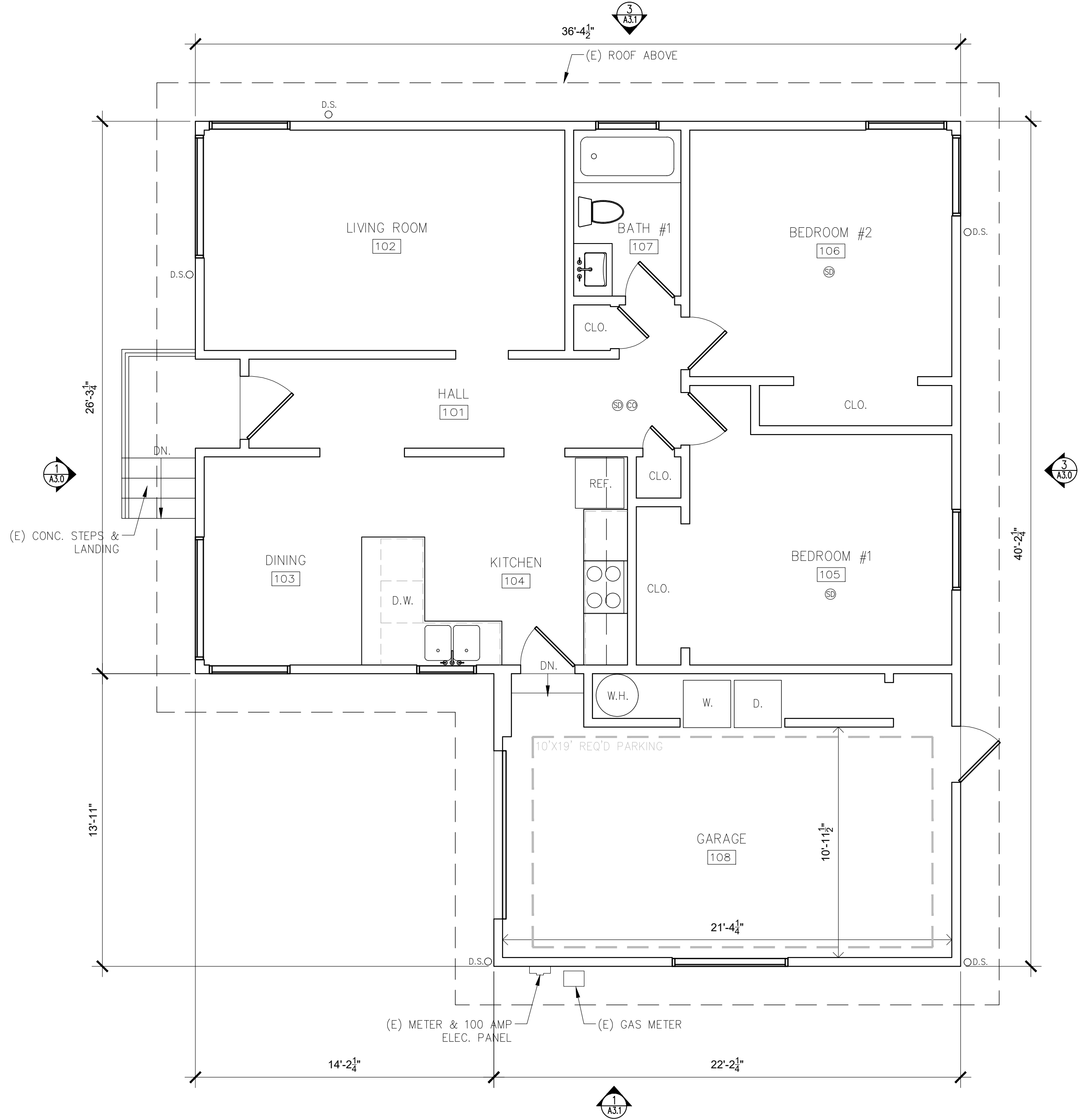
- ONLY PROPOSED ELECTRICAL SHOWN. ALL OTHER EXISTING ELECTRICAL TO REMAIN AS IS & NOT SHOWN FOR CLARITY.

ELECTRICAL PLAN SYMBOL LEGEND

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

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

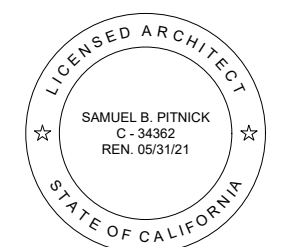
1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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

LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



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

REVISIONS	DATE

ARCHITECTURAL

EXISTING &
PROPOSED
FLOOR PLANS

Scale: SEE DWG.

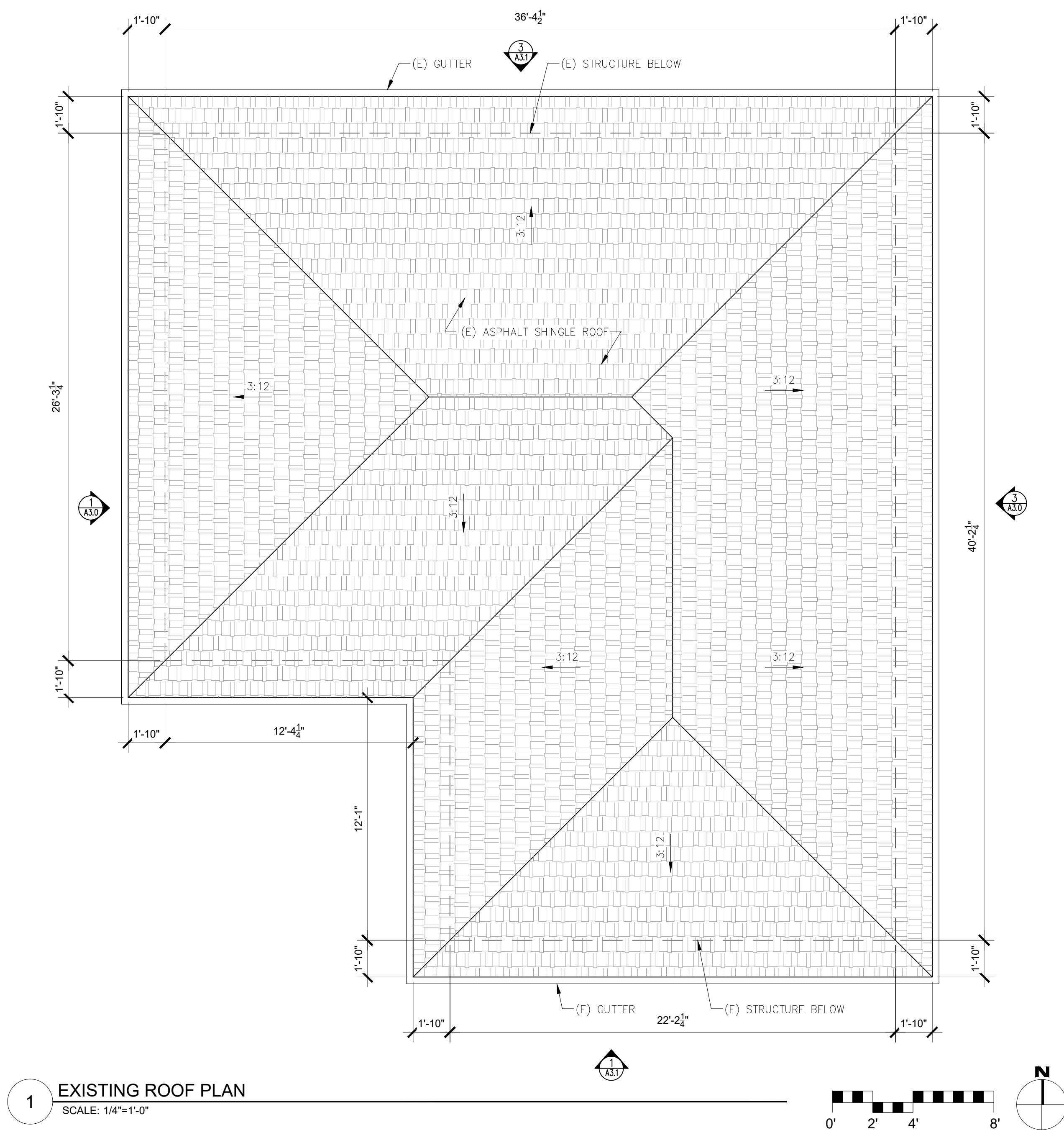
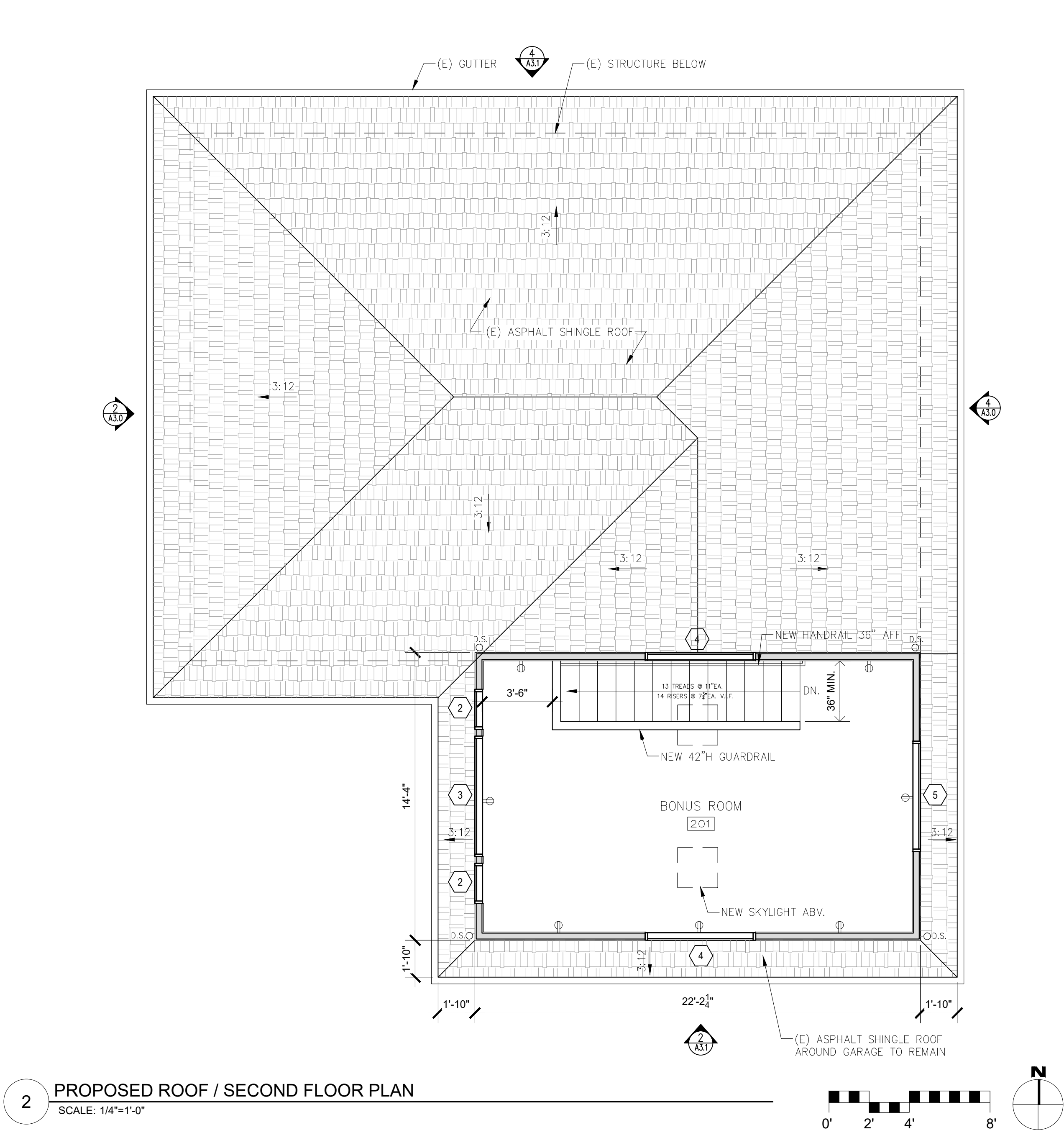
Drawn By: SBP

Job: -

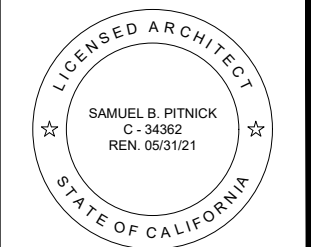
A2.0

05/01/2019

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



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



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

REVISIONS	DATE

ARCHITECTURAL

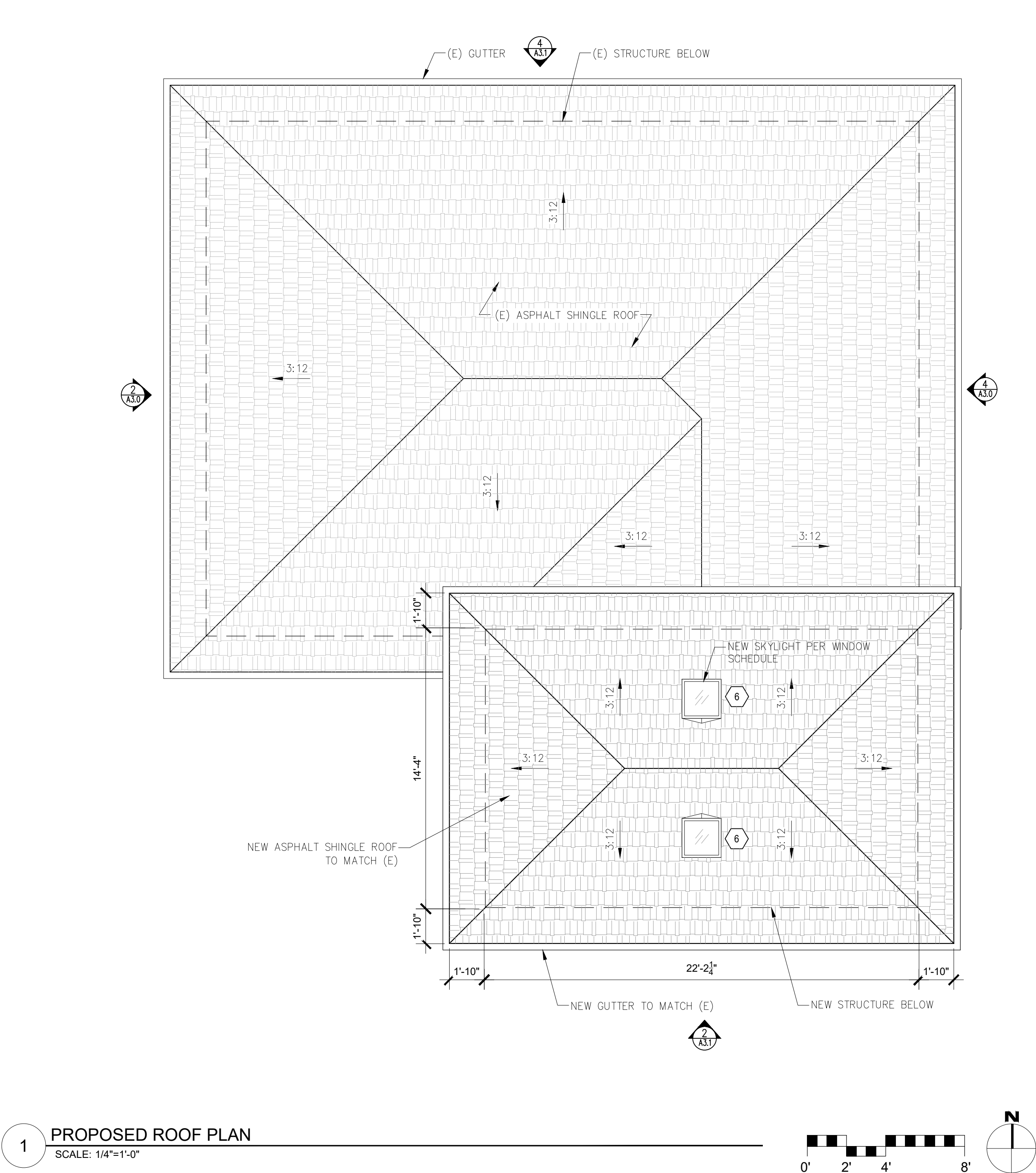
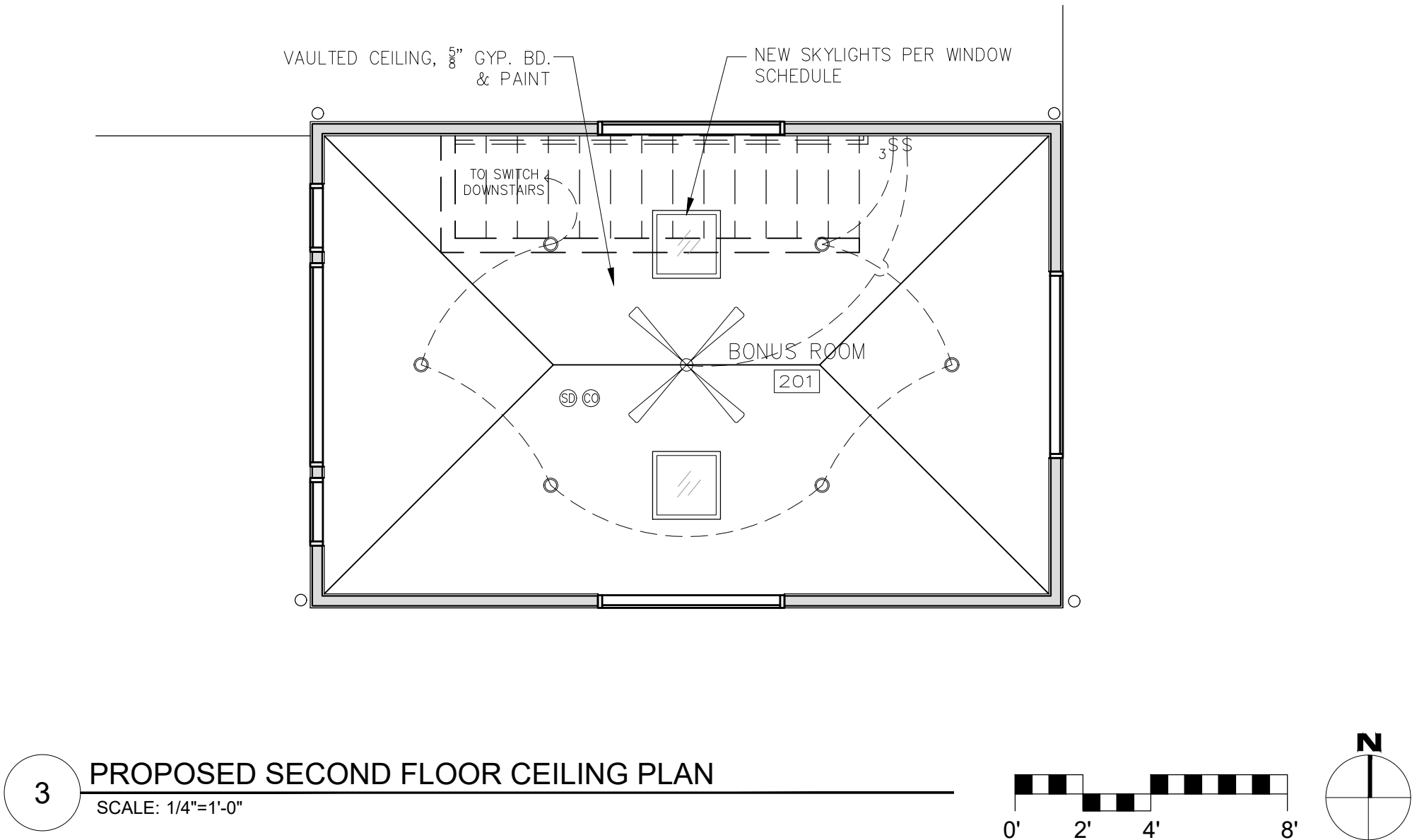
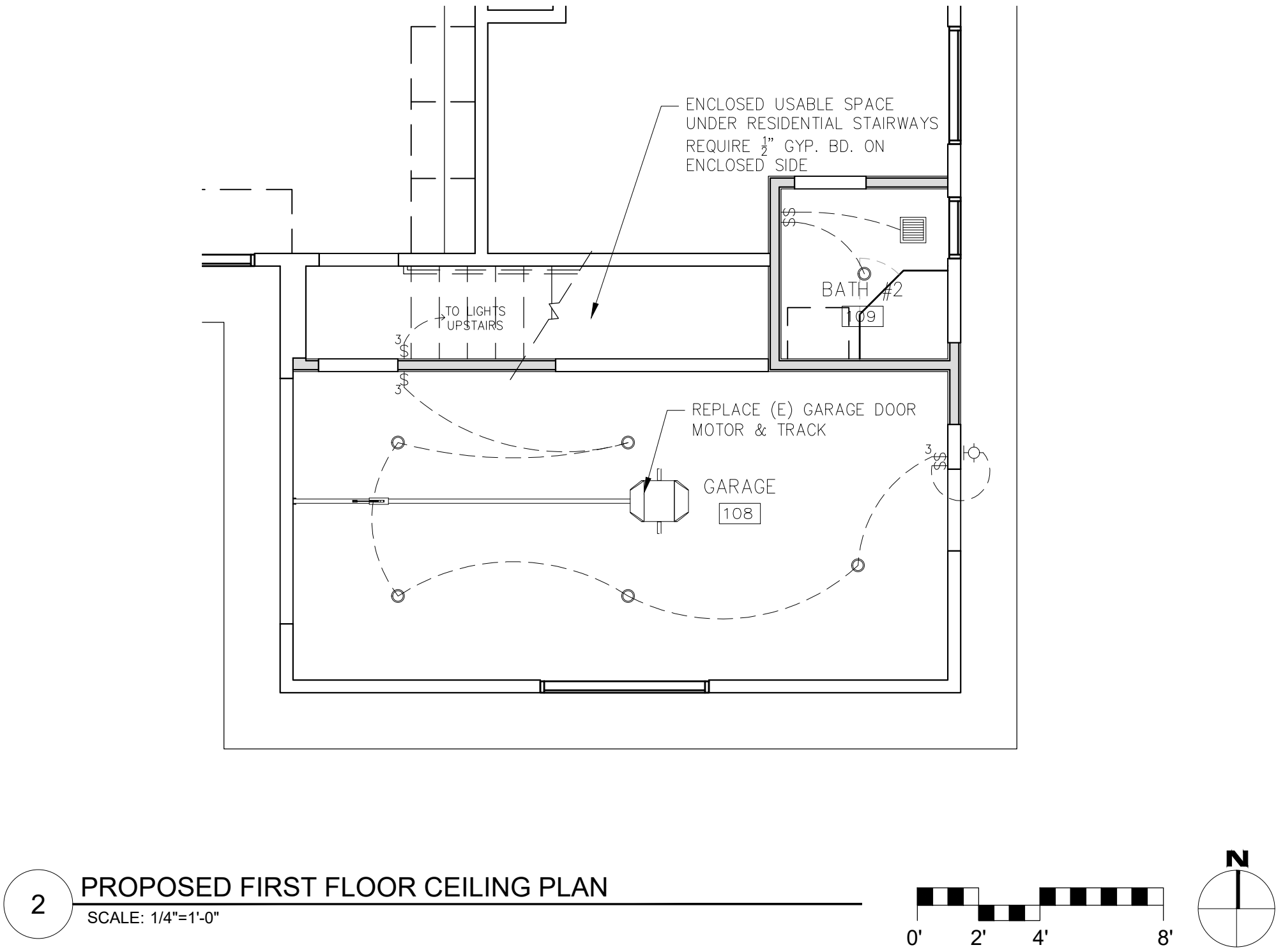
EXISTING &
PROPOSED
FLOOR PLANS

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

A2.1

05/01/2019

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



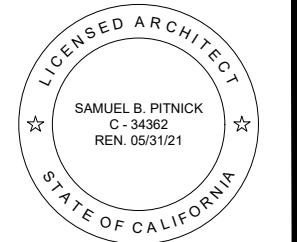
- CEILING PLAN SYMBOL LEGEND
- 4" LED RECESSED LIGHT FIXTURE "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS
 - INTERIOR LED WALL SCONCE
 - EXTERIOR LED DOWNLIGHT
 - SINGLE SWITCH, WITH DIMMER U.N.O.
 - SMOKE DETECTOR - INTERCONNECTED
 - CARBON MONOXIDE DETECTOR
 - EXHAUST FAN "PANASONIC" ULTRA SILENT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

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

WALL TYPE LEGEND:

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

LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



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

REVISIONS	DATE

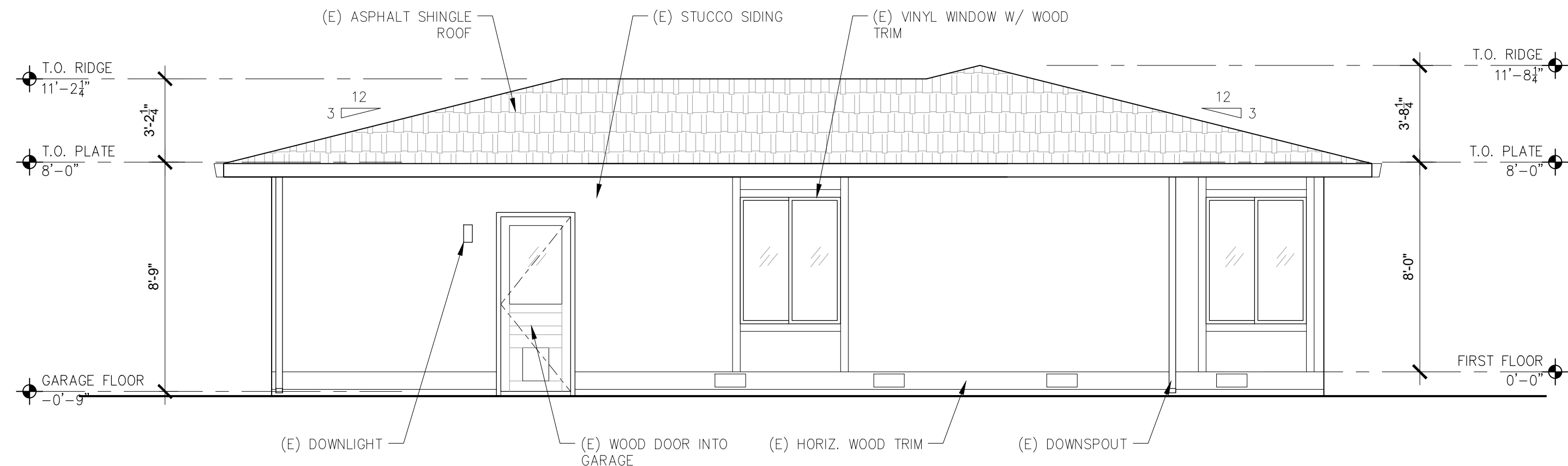
ARCHITECTURAL
PROPOSED ROOF
& CEILING
PLANS

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

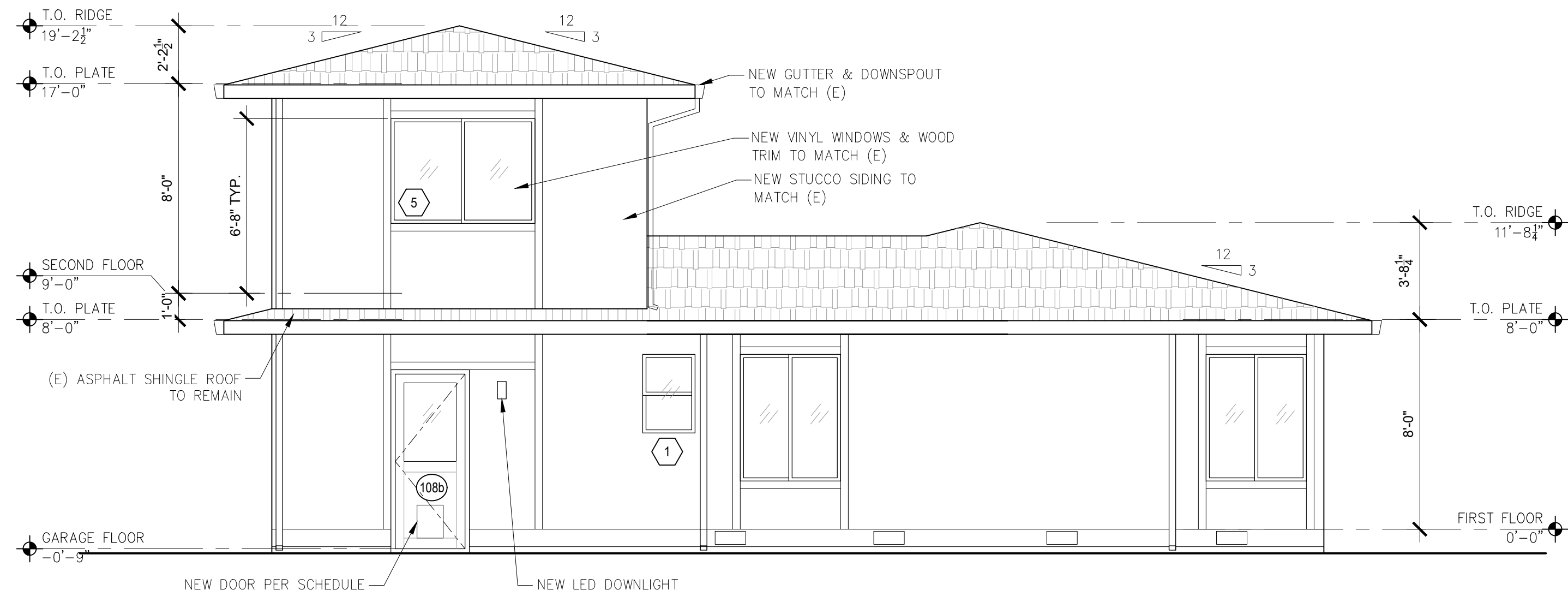
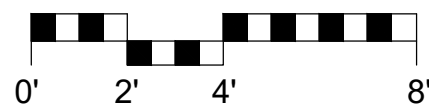
A2.2

05/01/2019

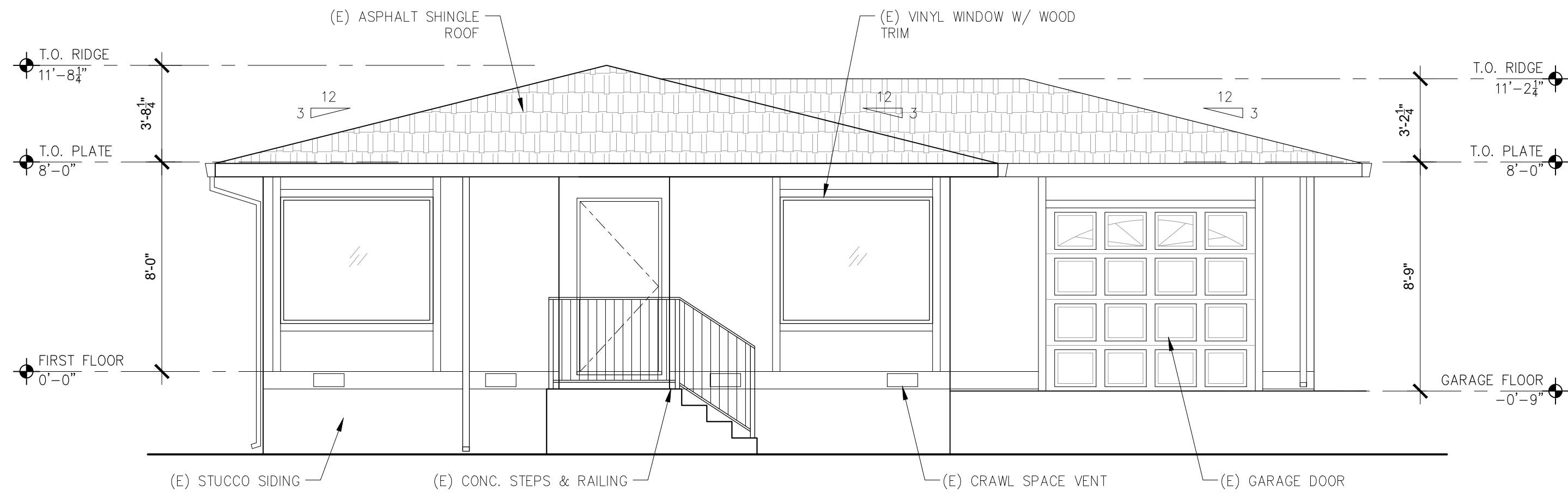
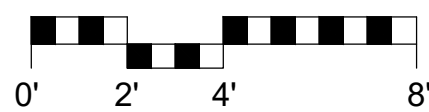
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect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



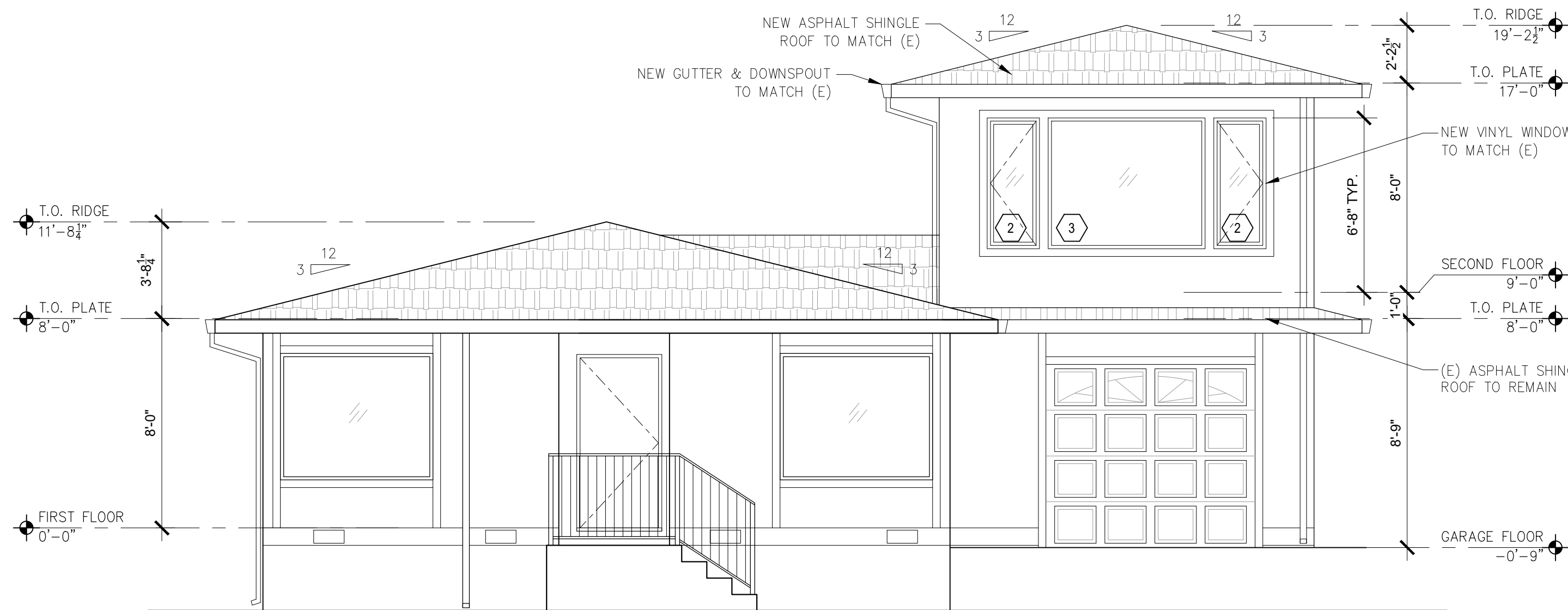
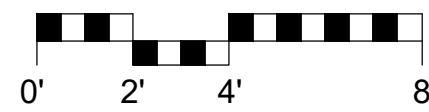
3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



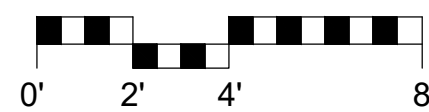
4 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



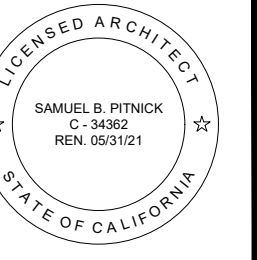
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



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

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

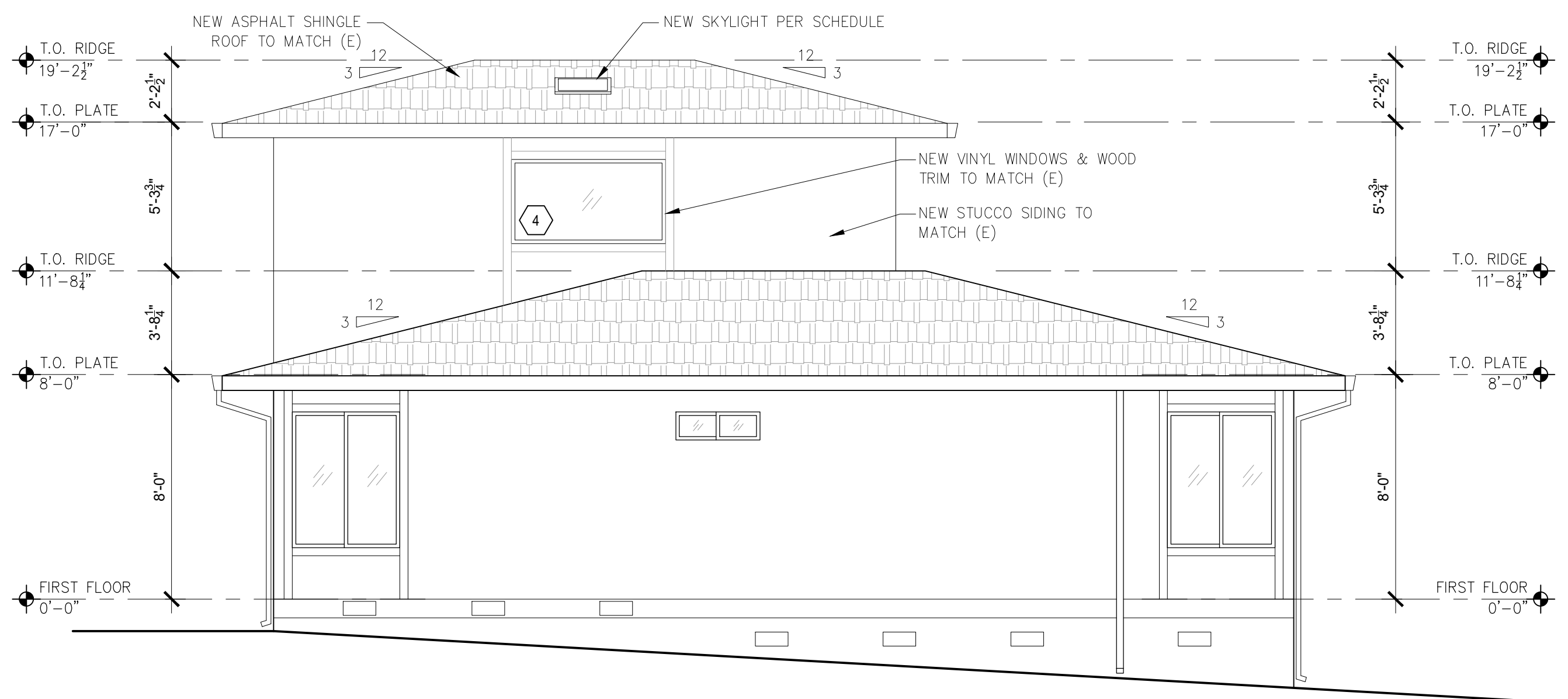
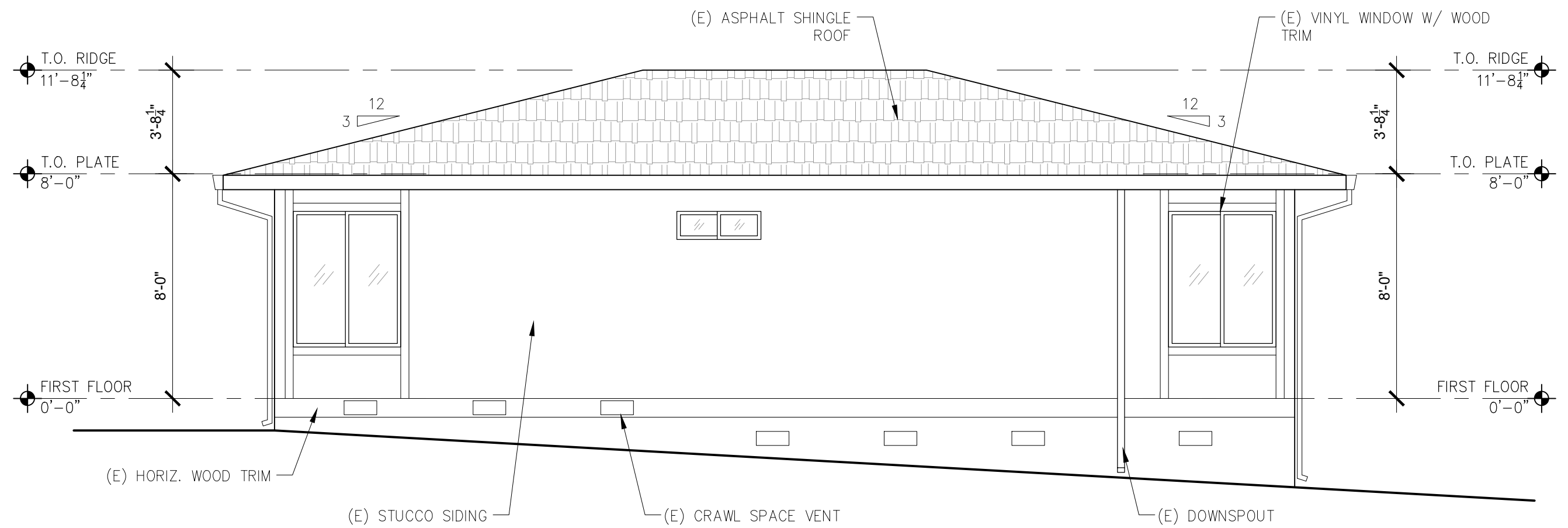
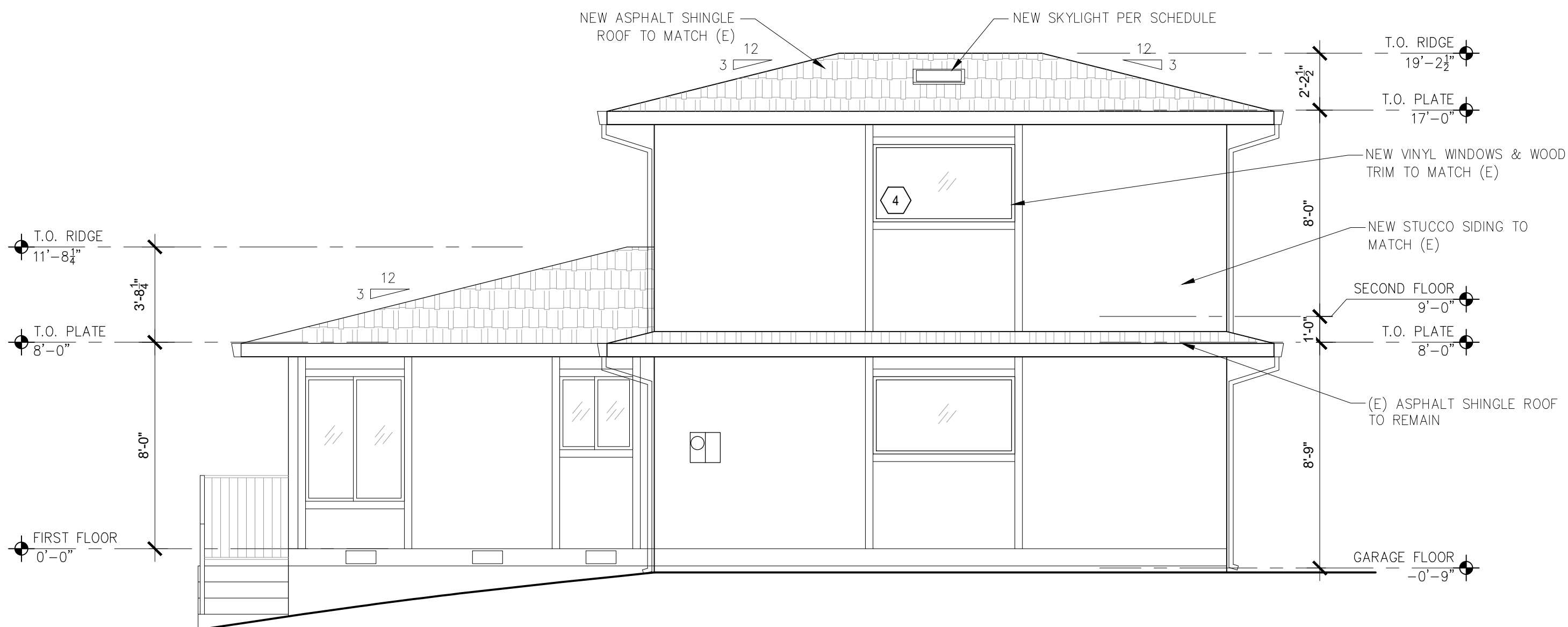
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

05/01/2019

Architectural elevation drawing of the front of a house. The drawing shows a gabled roof with asphalt shingles, a front porch with concrete steps and railing, and a garage on the right. Key features include a PG&E meter, vinyl windows with wood trim, and a 12/3 roof pitch. Dimensions for height and width are provided for various sections.

- Roof:** (E) ASPHALT SHINGLE ROOF. Pitch: 12/3.
- Left Elevation:**
 - T.O. RIDGE: 11'-8 1/4"
 - T.O. PLATE: 8'-0"
 - 8'-0" height from First Floor to T.O. PLATE.
 - 3'-8 3/4" height from T.O. PLATE to T.O. RIDGE.
- Right Elevation:**
 - T.O. RIDGE: 11'-24 1/4"
 - T.O. PLATE: 8'-0"
 - 8'-9" height from Garage Floor to T.O. PLATE.
 - 3'-2 1/4" height from T.O. PLATE to T.O. RIDGE.
- Ground Level:**
 - FIRST FLOOR: 0'-0"
 - GARAGE FLOOR: -0'-9"
- Other Labels:**
 - (E) CONC. STEPS & RAILING
 - (E) PG&E METER
 - (E) VINYL WINDOW W/ WOOD TRIM



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

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

[illegible]

Scale: SEE DWG.

Drawn By: SBP

Job: -

05/01/2019

City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

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

PURPOSE

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

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

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

ACCEPTED JULY 6, 2005

APPLICABILITY

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

BOARD OF ARCHITECTURAL REVIEW

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

SEASIDE GENERAL PLAN

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

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

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

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

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

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

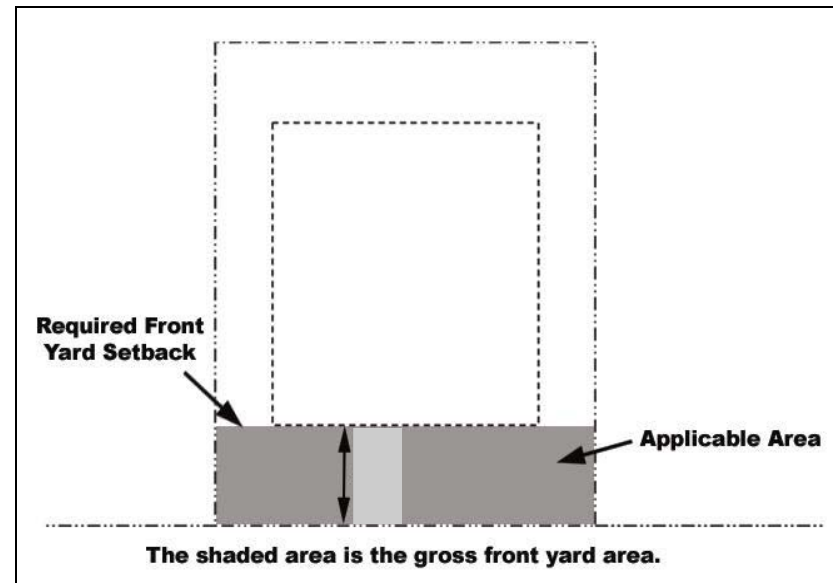
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

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

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

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



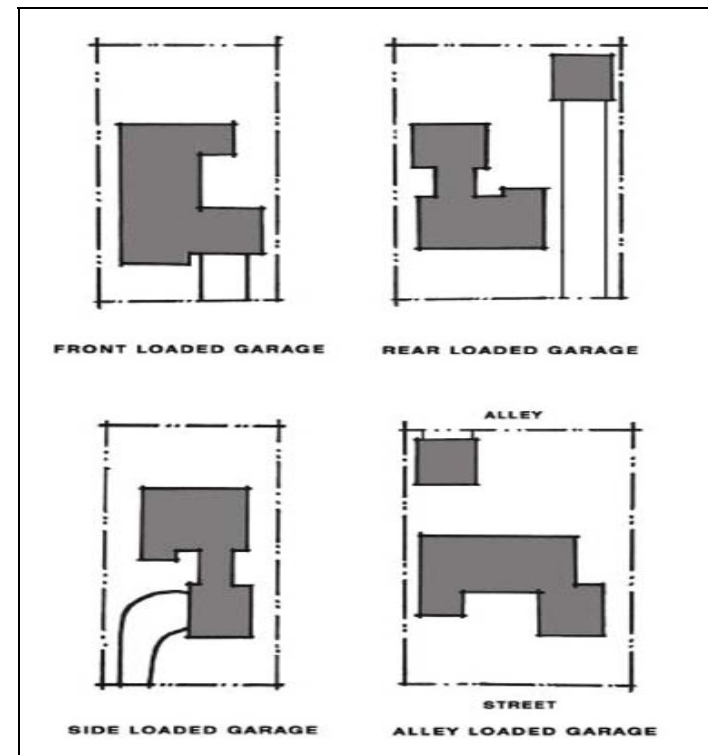
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should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

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

B. Garage Placement

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

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



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

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



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

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

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

C. Driveways

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

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

D. Walls, Fences, and Screening

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



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

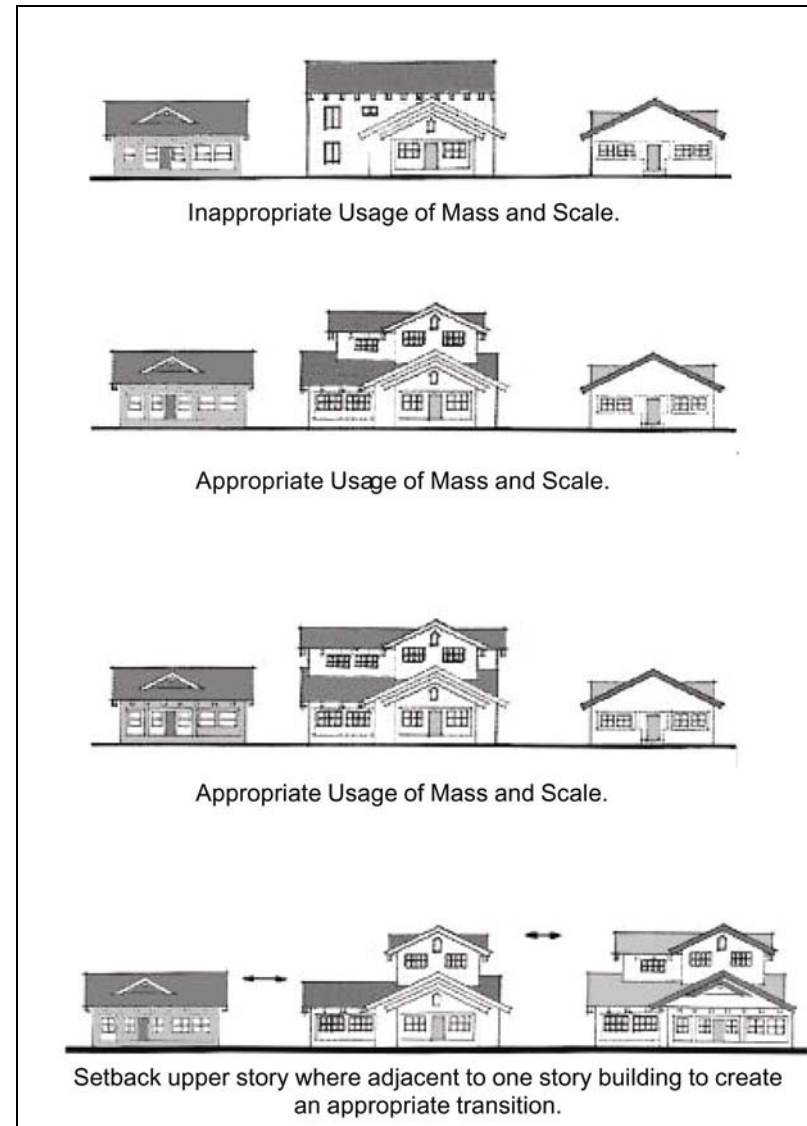
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback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

II. MASS AND SCALE

A. General

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

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



B. Building Height and Second Story Decks

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

C. Second Story Setbacks

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



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

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

III. Architectural Features

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

A. General

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

construction should be harmonious within the proposed architectural style.

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

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

B. Front Porches and Entries

- i. Front porches, back porches and/or decks, which permit casual observation of alleys and streets, are encouraged.
- ii. Front porches should create an attractive interface with semi-public front yard areas. Front porches should have a minimum depth of 6 feet and a minimum width of 10 feet.



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

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

C. Roof Articulation

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

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



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

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

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



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

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

should be taken into consideration when designing a roof addition.

D. Materials

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

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

DROUGHT TOLERANT PLANTS

Trees

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

Small Shrubs

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

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

Large Shrubs

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

APPENDIX "A"

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

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

Groundcovers

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

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

Perennials

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

Bulbs

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

APPENDIX "A"

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

Vines

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

Ornamental Grasses

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

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Planning Commission

FROM: Craig Malin, Executive Director

BY: Gloria Stearns, Community Development Manager

DATE: September 25, 2019

SUBJECT: **FENCE EXCEPTION No. FE-19-01: TOM CUTINO, APPLICANT AND PROPERTY OWNER, IS REQUESTING A FENCE EXCEPTION TO ALLOW FOR THE FRONT YARD FENCE TO BE AT A HEIGHT OF FIVE FEET NINE INCHES WITHIN THE REQUIRED 15-FOOT FRONT YARD SETBACK LOCATED AT 1264 CIRCLE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN#012-024-009). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

In accordance with Section 17.30.020.E of the Seaside Municipal Code (SMC), the applicant is seeking a fence exception to allow the front yard fence to exceed the maximum height of four feet for fences located within the required 15-foot front yard setback.

City staff recommends that the Planning Commission adopt the Draft Resolution approving the requested fence exception.

RECOMMENDATION

BACKGROUND

The project site is located on a 8,400 square-foot parcel that is developed with a 1,694 square foot triplex located at 1264 Circle Avenue. The triplex was constructed in 1949.

property is located below the street with a steep slope the front northern half of the parcel. The section of the fence where the exception is located abuts the public sidewalk on Circle Avenue. The adjacent properties consist of a multi-family dwelling on the east, a multi-family dwelling to the north, a multi-family to the south, and single family on the west. Location Map is provided as Attachment 2. Site photographs and an aerial photo are provided as Attachment 3.

PROJECT DESCRIPTION

As shown on the site photographs, the location of the dwelling on the property is set below the street. The property owner has stated that the topography of the site below the street results in trash blowing into the yard area below. Additionally, the high density character of the multi-family neighborhood has resulted in high levels of foot traffic which has raised concerns for the safety of pedestrians not falling into the yard below.

The fence extension will consist of adding a horizontal 2x4 and 2x6 redwood boards with 1.5 between on top of an existing 1x6 fence. The total height of the fence will be 5 feet nine inches.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15303(e): New Construction of Small Structures. Class 3 categorical exemptions consist of the construction of small structures including fences.

Evidence: Approval of the proposed fence exception would consist of a minor improvement that is categorically exempt from CEQA.

STAFF ANALYSIS AND FINDINGS

Fence exception rules are listed under Seaside Municipal Code (SMC) Section 17.30.020.F.1 and 2. The process mandates that where a physical hardship exists because of unique or unusual topographic conditions or structure location, the commission may approve a fence exception subject to the following findings:

A general safety hazard to City residents and/or the general public would not be created.

A traffic-related safety hazard would not be created.

The fence or wall will not impair visibility at an intersection or traffic safety visibility area.

The fence or wall will not obstruct vision from an adjoining driveway.

The fence or wall is compatible with the surrounding neighborhood.

General Safety Hazard, View Obstruction and Traffic Safety

The fence will not have any view obstruction or traffic safety visibility impacts. The nearest driveways are located approximately six feet from the northwest corner of the site, which serves a single family dwelling at 1258 Circle Avenue, and four feet from the northeast corner of the site, which serves a multi-family apartment at 1270 Circle Avenue. The project site has no drive approaches on Circle Avenue. Based on the curvilinear angle of the street on Circle Avenue combined with the minimal traffic since this portion of Circle Avenue is a local street, the fence height will not impair pedestrian safety or traffic visibility.

Physical Hardship

A physical hardship (e.g. irregular lot size, slope, building placement, utilities) exists when there are conditions that would preclude the property owner from the reasonable use of their property if the fence exception is not granted. City staff finds that the topography of the site which is fairly steep on the north side abutting Circle Avenue would create a condition to require the approval of a fence exception. The topography issues have resulted in excessive trash and the potential of persons falling into the property from the public sidewalk.

Neighborhood Compatibility

The neighborhood is comprised of a mixture of single family dwellings and multi-family dwellings. The north side of Circle Avenue near the project site have fences in the range of four feet to five feet. The height and material of the fence will blend with the neighborhood.

CONCLUSION

Based on the above analysis, staff finds that the topography of the site, lack of a driveway on Circle Avenue and the material of the fence provide the necessary justification for the Fence Exception. Staff recommends approval of Fence Exception Application No. FE-19-01 with the findings as noted in the attached Draft Resolution.

FISCAL IMPACT

ATTACHMENTS

- 1.
-

1. Attachment 1 - Draft Resolution
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photos
-

Attachment 1

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A FENCE EXCEPTION APPLICATION NO. FE-19-01 TO ALLOW FOR AN EXTENSION ON TOP OF AN EXISTING WOOD FENCE WHICH WOULD EXCEED THE MAXIMUM HEIGHT REQUIREMENTS OF ZONING CODE SECTION 17.30.020.B.1 FOR A FENCE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK LOCATED AT 1264 CIRCLE AVENUE (APN 012-024-009).

WHEREAS, Tom Cutino, property owner and applicant, has applied for approval of a Fence Exception permit to allow for 2.5-foot extension above an existing three-foot four-inch fence located within the front yard setback; and

WHEREAS, the proposed project requires approval by the Planning Commission; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed Fence Exception; and

WHEREAS, the Planning Commission considered written information concerning the proposed exception at a duly noticed public hearing held on September 25, 2019; and

WHEREAS, the project is exempt from environmental review subject to Class 3, Section 15303(e): New Construction of Small Structures:

Evidence: Approval of the proposed fence exception would result in adding a two-foot five-inch tall extension to an existing three-foot four-inch wooden fence.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for the approval of Fence Exemption Application No. FE-19-01:

1. Physical hardships exist based upon unique or unusual topographic conditions or structure location.

Evidence: The lot contains a terraced front yard slope within the front half of the front yard which establishes a unique/unusual topographic condition to establish a physical hardship which would deprive the property owner of the reasonable use of their property the same as other property owners similarly situated for a front yard fence if the fence exception were not granted.

2. The requested fence exception would not be detrimental to the General Welfare of the surrounding community within the Seaside Highlands Planned Unit Development.

Evidence: The fence extension is located within the front yard of the site and has been designed and constructed to blend with the architectural character of the common fence along the front and side rear property lines and structurally has no effect on the foundation and overall stability of the existing fence or an adjoining property owner's fence.

3. The requested fence exception would not impair the vehicular visibility at a roadway, intersection or adjoining driveway.

Evidence: The fence exception is located within the front ard of an interior lot. It can be seen with certainty that the fence extension will not have any adverse effect on vehicular visibility.

BE IT FURTHER RESOLVED, that the Planning Commission hereby grants Fence Exception No. FE-19-01 subject to the following terms and conditions:

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 "Fence Exception No. FE-19-01, 1264 Circle Avenue ", stamped as received on July 9, 2019 "and approved on September 25, 2019. The location of the fence is shown on Exhibit "A".
2. Applicant shall secure Building Permit from the Building Department to ensure the fence exception has been property constructed.
3. 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.

4. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
5. This Fence Exception approval will become null and void if any required building permit is not obtained within one (1) year from the date of approval.

NOW BE IT FURTHER RESOLVED, the Planning Commission hereby approves Fence Exception Application No. FE-19-01.

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

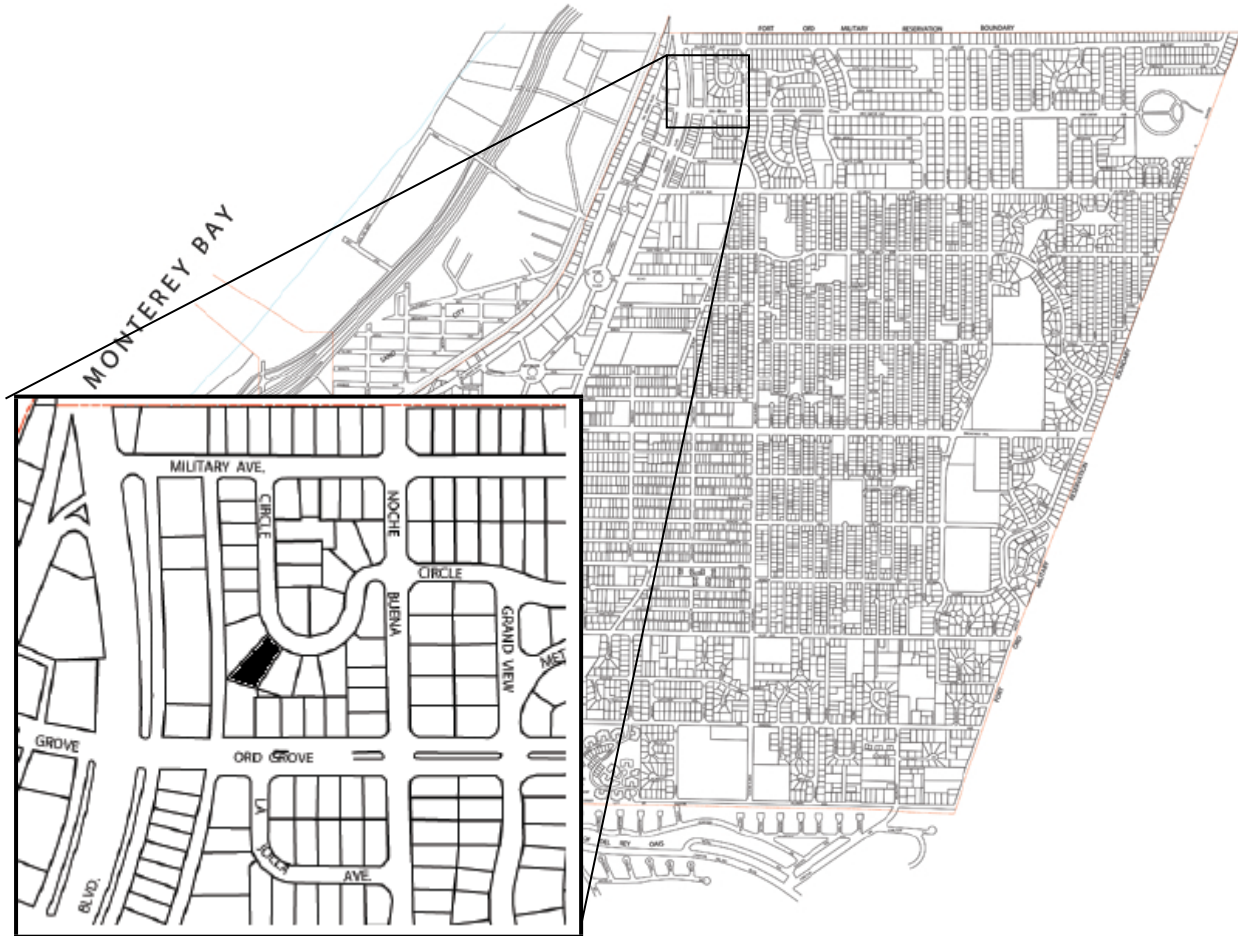
ATTEST:

Planning Commission Secretary

Attachment 2

Location Map

Project Site: 1264 Circle Avenue



Attachment 3

Site Photos



View of front property line



View of adjoining driveway at 1270 Circle Avenue



View of adjoining driveway at 1258 Circle Avenue

1264 Circle Avenue





CITY OF SEASIDE STAFF REPORT

Item No.: 7.C.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager

DATE: September 25, 2019

SUBJECT: SEASIDE MUNICIPAL CODE AMENDMENT SMA-19-02. THE CITY OF SEASIDE, APPLICANT, IS REQUESTING A TEXT AMENDMENT TO SECTION 17.14.030.B – TABLE 2-4 OF THE ZONING CODE, TO ALLOW FOR A SMALL COLLECTION RECYCLING FACILITY TO BE LISTED AS BEING ALLOWED IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT WITH A MINOR USE PERMIT. THE TEXT AMENDMENT WILL BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PER SECTION 15061(3).

PURPOSE & RECOMMENDATION

In accordance with Section 17.74.040 of the SMC, the Planning Commission will conduct its review of the proposed text amendment and forward its recommendation on the text amendment to the City Council.

City staff recommends that the Planning Commission recommend approval of the Text Amendment.

BACKGROUND

The City of Seaside is proposing to amend the Permitted Land Use Table - Table 2-4- of Chapter 17 of the Seaside Municipal Code in order to expand the area for the placement of small collection recycling facility within the Commercial Mixed Use (CMX) Zone. A small collection recycling facility is currently permitted with a Minor Use Permit (MUP) in the Community Commercial (CC) and Regional Commercial (CRG). A map showing the CC, CRG and CMX zones is provided as Attachment 2.

The basis upon which to expand this land use is due to California's laws on recycling which now place a fine of \$100.00 per day on retail stores that sell California Refund Value (CRV) beverages if a small collection facility is not located within 1/2 mile radius of the retail. A retailer could also be relieved of the daily fee by paying consumers the refund value for all empty CRV beverage containers they bring to the store. A copy of a notice that was sent to the Santa Fe Grocery store in Seaside on January 17, 2018 regarding a notice for recycling convenience fees is provided as Attachment 3.

A recycling facility was previously located within the parking lot of the Santa Fe grocery store located at 1712 Fremont Boulevard. The operator of this location recently had their lease terminated. The operator has approached the City with regard to locations on the 1100 and 1200 blocks of Broadway Avenue that are in the CMX zoning district. There is also a CMX zoning district on Fremont Boulevard between La Salle Avenue and San Pablo Avenue. Placing a small recycling facility within these areas of the City would provide additional coverage to accommodate recycling needs associated with the City's small retail grocery and convenience stores along Fremont Boulevard from Kimball Avenue to the south and La Salle Avenue to the north and on Broadway Avenue from Del Monte Boulevard to the west.

In accordance with Section 17.52.210.C of the Seaside Municipal Code, a small recycling facility shall comply with the following standards:

- Not be located within 50 feet of any parcel zone or occupied for residential use; and
- Be setback at least 10 feet from any public right-of-way and not obstruct pedestrian or vehicular circulation.

The code sections listed above will not be affected or modified by the text amendment. The only change to City policies will be adding a small recycling facility as a MUP land Use in the CMX zone. An MUP would require the City to conduct a public hearing before the Zoning Administrator and notice all property owners within a 300 foot radius of the public hearing prior to granting the land use entitlement for such use.

City staff has not received any response to the proposed Text Amendment which was published in the Monterey Weekly on Thursday, September 12, 2019 and ran thru its distribution until Wednesday, September 18, 2019.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Attachment 2 - Zoning Map
 3. Attachment 3 - State Notice
-

RESOLUTION 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE FOR PROPOSED TEXT AMENDMENTS TO SEASIDE MUNICIPAL CODE SECTION 17.14.030.B – TABLE 2-4- ALLOWED LAND USES.

WHEREAS, the enactment of this ordinance is not subject to the California Environmental Quality Act (CEQA) as it is not a project pursuant to Guidelines Section 15378 because it has no potential for resulting in physical change to the environment directly or indirectly. In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, directly or indirectly as the placement of small recycling facilities would not interfere with views and or cause any noise, odors, air quality impacts or traffic related impacts. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as project pursuant to CEQA Guidelines section 15061(B)(3), this ordinance is not subject to CEQA review.

WHEREAS, the City of Seaside is proposing text amendments to Section 17.14.030.B _ Table 2-4 (Permit Requirements for Commercial Land Uses) to provide and read as follows:

Proposed Text Amendments

- (Text proposed to be deleted is listed with strikethrough (~~Strikethrough~~) and text proposed to be added is listed in **bold** with an underline (Underline))

1. Amend Title 17.14.030.B to read as follows:

B. Requirements for certain specific land uses. Where the last column in Table 2-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit and/or may establish other requirements and standards applicable to the use.

TABLE 2-4 - Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use					
MUP	Minor Use Permit required (see Section 17.62.070)	CC – Community Commercial					
UP	Use Permit required (see Section 17.62.070)	CRG – Regional Commercial					
—	Use not allowed	CA – Automotive Regional Commercial					
		CH – Heavy Commercial					
LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	CH

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/craft product manufacturing		UP	UP	—	—	P	
Laboratory - Analysis, research and development, testing		—	—	—	—	P	
Laundry, dry cleaning plant		—	—	—	—	P	
Manufacturing & processing – Light		—	—	—	—	P	
Printing and publishing		—	—	—	—	P	
Recycling facility - Reverse vending machine		MUP	MUP	MUP	MUP	MUP	17.52.210
Recycling facility - Small collection facility		MUP	MUP	MUP	—	MUP	17.52.210
Recycling facility - Large collection facility		—	—	—	—	MUP	17.52.210
Recycling facility - Processing facility	—	—	—	—	—	UP	17.52.210
Recycling facility - Scrap and dismantling yard	—	—	—	—	—	UP	
Research and development (R&D)		—	—	UP	—	P	
Storage - Outdoor		—	—	—	—	UP	
Storage - Personal storage facility (mini-storage)		—	—	—	—	UP	
Storage - RVs, boats		—	—	—	—	UP	
Storage - Warehouse, indoor storage		—	—	—	—	UP	
Wholesaling and distribution		—	—	—	—	UP	

**Text Amendment
Add MUP as a permitted use**

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the text amendments in relation to the policies, standards and intent of

the Seaside General Plan and Seaside Municipal Code in making its determination and recommendations to the City Council; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed ordinance at a duly noticed public hearing held on 25th of September 2019 and made a recommendation to the City Council to adopt the proposed text amendments; and

WHEREAS, the City of Seaside has the opportunity to make choices that will positively impact the community, environment, and economy and make it more healthy, sustainable, and resilient to future change; and

THEREFORE, in order to enhance understanding among local government staff and the public about the vital role that recycling facilities provide, the City of Seaside chooses to support and encourage recycling and enhancement on both public and private land.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings in support of its recommendation to the City Council on the adoption of text amendments:

- 1. The proposed text amendment to Section 17.14.030.B – Table 2-4 - of the Seaside Municipal Code are consistent with the goals and policies of elements of the General Plan.**

***Evidence:** General Plan Land Use Goal LU-4 specifies: “Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.” Allowing a small recycling facility with a Minor Use Permit would ensure that the public has been given the opportunity to comment on such use and that the Zoning Code requirements for the separation of such use from a residential parcel and public right-of-way will be maintained within the CMX zone.*

- 2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

***Evidence:** The proposed text amendment will not alter the small recycling development regulations aimed at protecting the health, safety, convenience, and welfare of the City. Additionally, the text amendment will not create significant impacts or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

3. The proposed amendments are internally consistent with other applicable provisions of the Seaside Municipal Code.

Evidence: *The proposed amendments will provide thorough and specific beekeeping regulations in Title 17 (Zoning Ordinance) of the SMC and will not interfere or contradict any municipal code requirements.*

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends the City Council adopt an ordinance approving proposed text amendments to Seaside Municipal Code section 17.14.030 – Table 2-4 - in order to amend regulations, making a small recycling facility as permitted by a Minor Use Permit in the Commercial Mixed Use (MX) Zoning District..

PASSED AND ADOPTED at a regular of the Planning Commission of the City of Seaside, State of California, on the 25th of by the following vote:

AYES:

NOES:

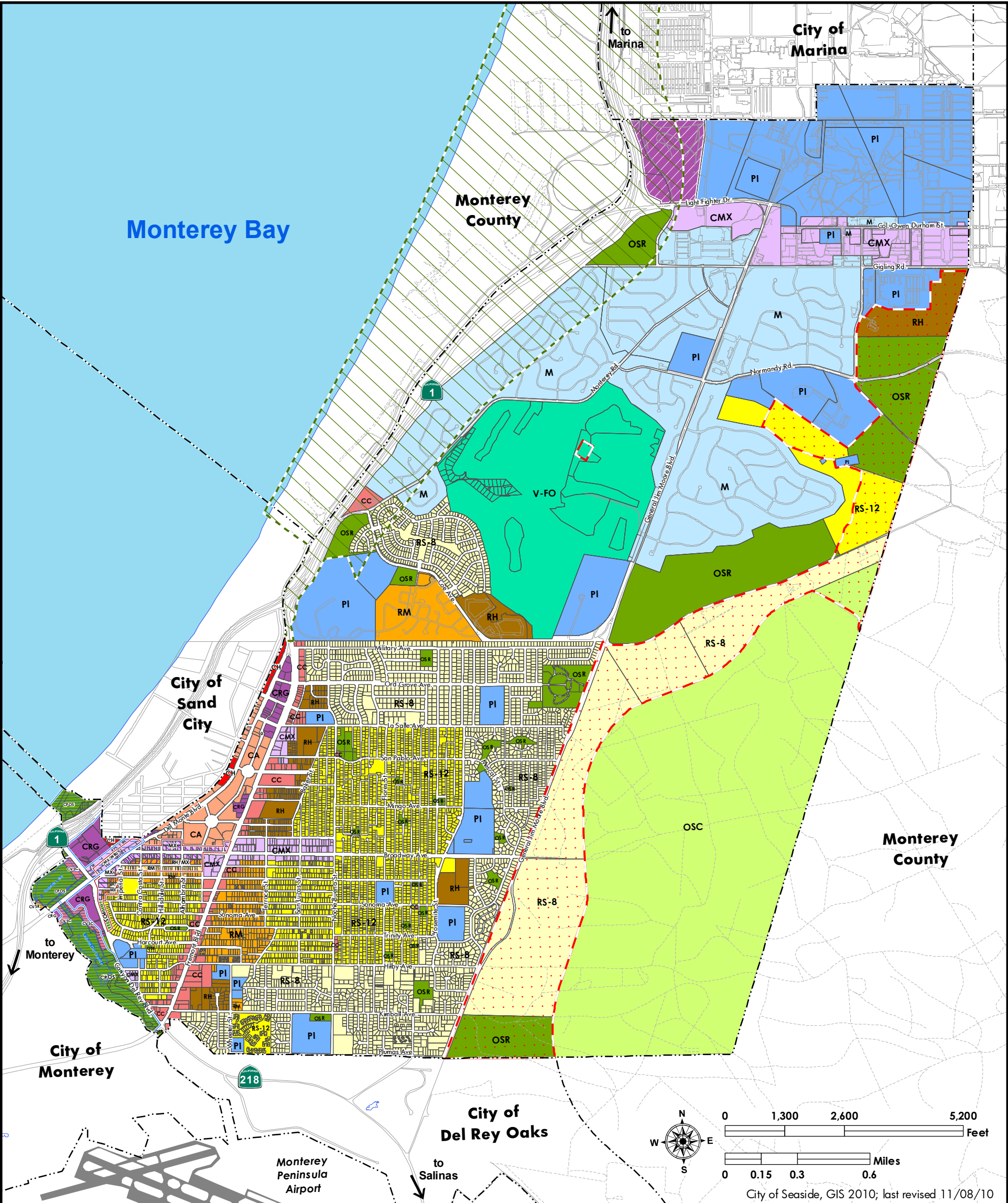
ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary



City of Seaside - Zoning Map



Zoning Districts

- RS-8 - Single-family Residential

RS-12 - Single-family Residential

RM - Medium Density Residential

RM - Medium Density Residential (WBUV)

RH - High Density Residential

RH/MX - High Density Residential/Mixed Use (WBUV)
- CA - Automotive Commercial

CC - Community Commercial

CH - Heavy Commercial

CMX - Commercial Mixed Use

MX - Mixed Use (WBUV)

CRG - Regional Commercial
- PI - Public / Institutional

M - Military

V-FO - Visitor-Serving Commercial

OSR - Open Space - Recreation

OSC - Open Space - Conservation

POS - Parks and Open Space (WBUV)

Coastal Zoning Districts

- CMX/WBUV - Coastal Mixed Use (WBUV)

CPOS - Coastal Parks and Open Space

CVSC - Coastal Visitor-Serving Commercial

CVSR - Coastal Visitor-Serving Recreation

Overlay Zones and Specific Plan Areas

- Ordinance Remediation District (ORD) Overlay

West Broadway Urban Village (WBUV) Specific Plan Area

Highway 1 Design Overlay

The Projects at Main Gate Specific Plan Area

This map is for general planning purposes only. The City of Seaside makes no warranty, representation or guarantee as to the content, accuracy or completeness of the information or locations depicted.



DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

801 K STREET, MS 19-01, SACRAMENTO, CALIFORNIA 95814 • (916) 322-4027 • WWW.CALRECYCLE.CA.GOV

January 17, 2018

DealerID: DL230728.001

Store Manager
Santa Fe Foods
1712 Fremont Blvd
Seaside, CA 93955

**FINAL NOTICE: IMMEDIATE ACTION REQUIRED
TO ENSURE RECYCLING CONVENIENCE**

Dear Store Manager:

The Department of Resources Recycling and Recovery (CalRecycle) administers California's beverage container recycling law. This law is designed to provide people with convenient locations to return their empty beverage containers for the California Refund Value (CRV). As a retail store that sells CRV beverages, you share the responsibility for providing this convenience.

How Does This Affect You?

As explained in the First and Second Notices that you have already received, your store has been identified as a beverage dealer that is located within a convenience zone that does not have a certified recycling center. This means that people who shop in your area do not have a convenient location to return their beverage containers for CRV.

What Does the Law Require?

Dealers are allowed a 60-day grace period to work with property managers, local government and recycling center operators to establish a recycling center in your area. This grace period has expired without a recycling center becoming operational. As a result, you must now do one of the following two things:

- A. Pay consumers the refund value for all empty CRV beverage containers they bring to your store for recycling
- or*
- B. Pay a daily fee of \$100 per day to CalRecycle. Please note that the daily fee is a compliance option in state law and is not a fine. By paying the daily fee, you are relieved of the responsibility to redeem CRV containers for consumers.



What Do You Need To Do Now?

After carefully reviewing all the information enclosed, you need to complete these three steps:

1. ***Decide whether you are going to accept containers from consumers (Option A) or pay the daily fee (Option B).*** Most dealers choose Option A since the volume of containers brought back to stores is usually small. However, this is not a guarantee as volume may vary by location. ***IMPORTANT: Public Resources Code 14571.6 (a)(1) requires that you submit to the Division an Option A Affidavit to validate in-store redemption. Unless you provide verification that you sent an Option A Affidavit, the Division has no way of knowing that your store redeems CRV. You will default to Option B, pay \$100/day.***
2. ***Fill out the corresponding side of the form titled "Dealer Affidavit".*** The Dealer Affidavit must be signed and returned to CalRecycle within ten calendar days of the date you received this notice. ***Failure to return the affidavit defaults you as choosing Option B, and you will receive invoices to pay \$100 per day to CalRecycle.*** If necessary, it is your responsibility to forward this information to your corporate office or store owner.
3. ***Make sure the Option A or Option B requirements are being met at your store.*** If you choose Option A, please refer to the enclosures titled "Instructions for Redeeming Empty Beverage Containers" and "CRV Computation Sheet" for assistance completing this process.

If a certified recycling center becomes operational within your convenience zone at any time, CalRecycle will immediately notify you in writing. We will provide the name and address of the new recycling center. At that time, you may begin directing consumers to the recycling center.

If you have any questions regarding this notice, please contact the Convenience Zone Unit at 916-322-0195. To help us assist you better, please provide your dealer identification number, DL230728.001, when you call.

Sincerely,



Walt Simmons
Supervisor
Convenience Zone Unit