



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 5, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

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

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

- A. **Board of Architectural Review Application No. BAR-15-10. Terry Ream, applicant and property owner, requests design approval for a Board of Architectural Review application to convert an existing 165 square foot second story deck into an enclosed sitting room at an existing single-family residence. The subject property is located at 1506 Ord Grove Avenue in the Single-Family Residential (RS-8) Zoning District (APN: 011-082-008). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.**

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review approval is required for the construction of all new second-story elements including decks. The applicant is proposing to convert a second story deck into an enclosed sitting room.

RECOMMENDATION:

Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Conditions of Approval.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, August 19, 2015 at 5:30 PM
Seaside City Hall

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

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

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

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

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner

DATE: August 5, 2015

SUBJECT: **Board of Architectural Review Application No. BAR-15-10.** Terry Ream, applicant and property owner, requests design approval for a Board of Architectural Review application to convert an existing 165 square foot second story deck into an enclosed sitting room at an existing single-family residence. The subject property is located at 1506 Ord Grove Avenue in the Single-Family Residential (RS-8) Zoning District (APN: 011-082-008). This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities.

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review approval is required for the construction of all new second-story elements including decks. The applicant is proposing to convert a second story deck into an enclosed sitting room.

RECOMMENDATION

Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Conditions of Approval.

BACKGROUND

On November 7, 2007, the Board of Architectural Review Board granted design approval for the construction of a 3,313 square-foot single family residence and 492 square-foot attached garage at 1506 Ord Grove Avenue. This approval included an open second story deck off of the master bedroom at the front (northwest) corner of the house. The applicant is proposing to convert this second story exterior deck into an enclosed sitting room. The Seaside Municipal Code (SMC) requires that the enclosure of the deck second story deck receive approval from the Board of Architectural Review.

SITE LOCATION AND DESCRIPTION

The project site is located on the south side of Ord Grove Avenue between Waring Street and Luzern Street. The 9,180 square-foot lot is 90 feet wide by 102 feet deep. In 2007 a single-story single-family house was remodeled into the existing 3,313 square-foot two-story house with an attached 492 square foot garage. The Spanish style house has a stucco exterior with a concrete mission tile roof, copper gutters, and wood windows. The house sits approximately 4 feet below street level and has a front yard that is enclosed by a low stucco wall. Mature landscaping is in front of and behind this wall. Ord Grove Avenue is a wide street with a mixture of architectural styles. The surrounding land uses consist of single family residential. See Figure 1: Project Site Adjacent Land Uses.:

Figure 1: Project Site Adjacent Land Uses

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

PROJECT DESCRIPTION

The applicant is proposing to enclose the existing 165 square-foot open deck at the northwest corner of the house and convert this outside area into an enclosed sitting room. A roof will be extended over the deck and window walls will be constructed even with the existing exterior walls. Four - three foot by five foot casement windows will face the front (street) elevation and three - three foot by five foot casement windows will face the side (west) elevation. The same concrete mission tile roof, wood windows, three foot eaves, copper gutters, and paint colors will be used to match the existing exterior of the house. The roof will retain the 4 x 12 pitch of the

existing roof. The same eave and exposed rafter tail details will be used on the proposed addition.

Access to the deck is currently gained from the master bedroom through a set of two foot-six inch by seven foot tempered doors with one foot-eight inch by seven foot tempered side lights. Access to the deck may also be gained from the family room on the west side of the house through a second set of two foot-six inch by seven foot tempered doors with one foot-eight inch by seven foot side lights. These wood doors match the windows and trim of house. The deck has a solid stucco railing that is an extension of the exterior walls. The applicant proposes to remove the doors that currently lead from the master bedroom onto the deck. The doors that currently lead from the family room onto the deck will remain in place.

The Floor Area Ratio will increase by one percent to 38 percent, well below the 45 percent maximum. All other requirements of the Seaside Zoning code will be met.

STAFF ANALYSIS

Design Criteria

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

To better control the future use of this space, access to the proposed enclosed deck shall be from the master bedroom only. All other existing doors or access shall be removed.

The proposed project is consistent with the City of Seaside Single Family, Residential Design Guidelines.

- A. iv., the exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure.

Evidence: the proposed addition will have the same exterior stucco, windows, roof, and trim material as the existing residence.

- D. ii., architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.
- *Evidence: the proposed architectural detail will be comparable on both the front and side elevations and will match the existing detail on all elevations of the house.*

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 165 square foot second story deck enclosure to an existing single family residence.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

Evidence: The project site is designated as Low Density Single-Family Residential (RLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 8 dwelling units per acre.

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

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

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a 165 square foot second-story deck enclosure to an existing single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-8 zoning district.

4. The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure.

Evidence: The proposed addition will have the same exterior stucco, windows, roof, and trim material as the existing structure.

5. The architectural detail should be comparable on all elevations, rather than concentrated on

the front elevation.

Evidence: The proposed architectural detail will be comparable on both the front and side elevations and will match the existing detail on all elevations of the house.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had general comments that are included as conditions of approval.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 2,500 square feet.

Evidence: The proposed addition to the existing structure is less than 2,500 square feet.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Floor Plan
 4. Attachment 4 - Elevations
 5. Attachment 5 - Site Photographs
 6. Attachment 6 - Site Photographs 2
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Conditions of Approval
File No. BAR-15-10
August 5, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Sitting Room Addition for: Terry & Theresa Ream" stamped as received on May 12, 2015, and as approved on August 5, 2015.
2. All new materials of construction shall match those of the existing structure.
3. Access to the proposed enclosed deck shall be from the master bedroom. All other existing doors or access shall be removed.

Building:

4. Indicate method of heating and ventilation.

Fire Department:

5. Compliance shall be maintained with the requirements of the 2013 Fire Code.

Public Works:

6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.
7. Per Seaside Municipal code Section 8.46 any proposed project must implement stormwater best management practices during construction.
 - a. Applicant to complete Stormwater Compliance Tracking form.
 - b. Building permit plans shall include appropriate erosion and sediment control best management practices, including appropriate details and notes on the site plan sheet.
7. Per 15.32.170 of the Seaside Municipal Code, post-development peak storm water *runoff* rates shall not exceed predevelopment rate.
 - a. Storm runoff from downspouts and newly construction impervious surfaces shall be directed to landscaping.

Standard:

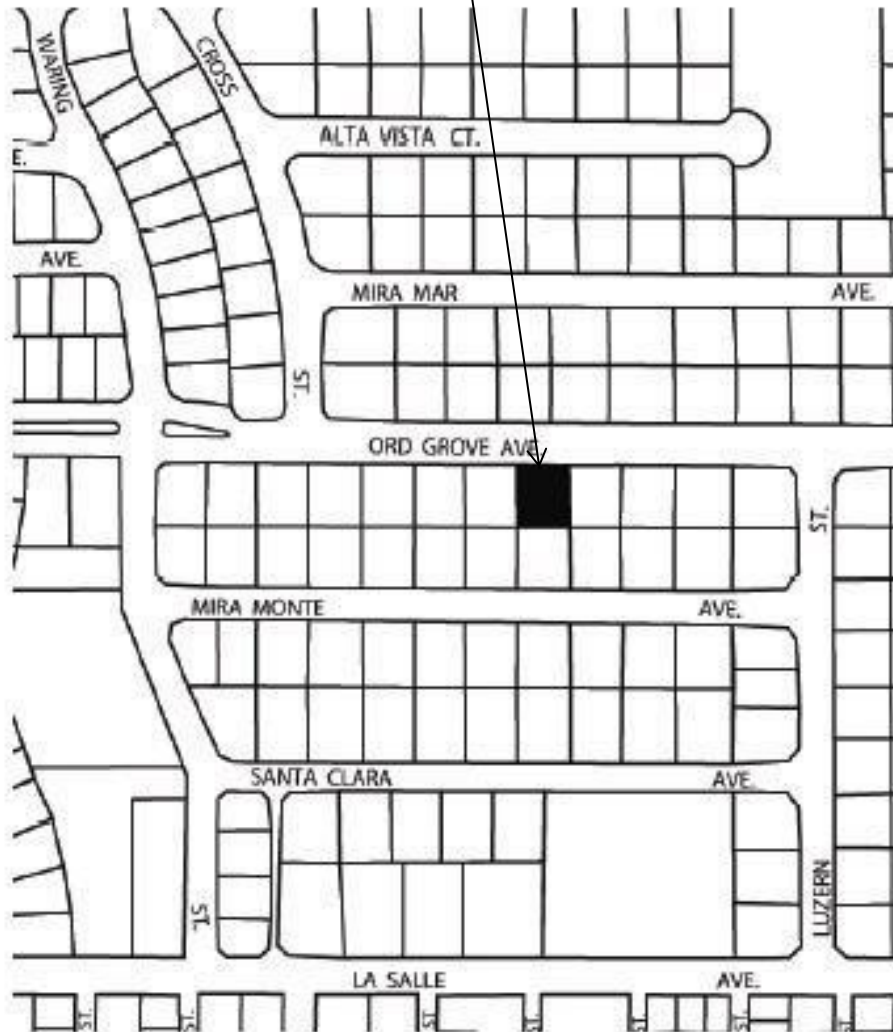
1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of

approval will result in the Board of Architectural Review approval becoming null and void.

2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

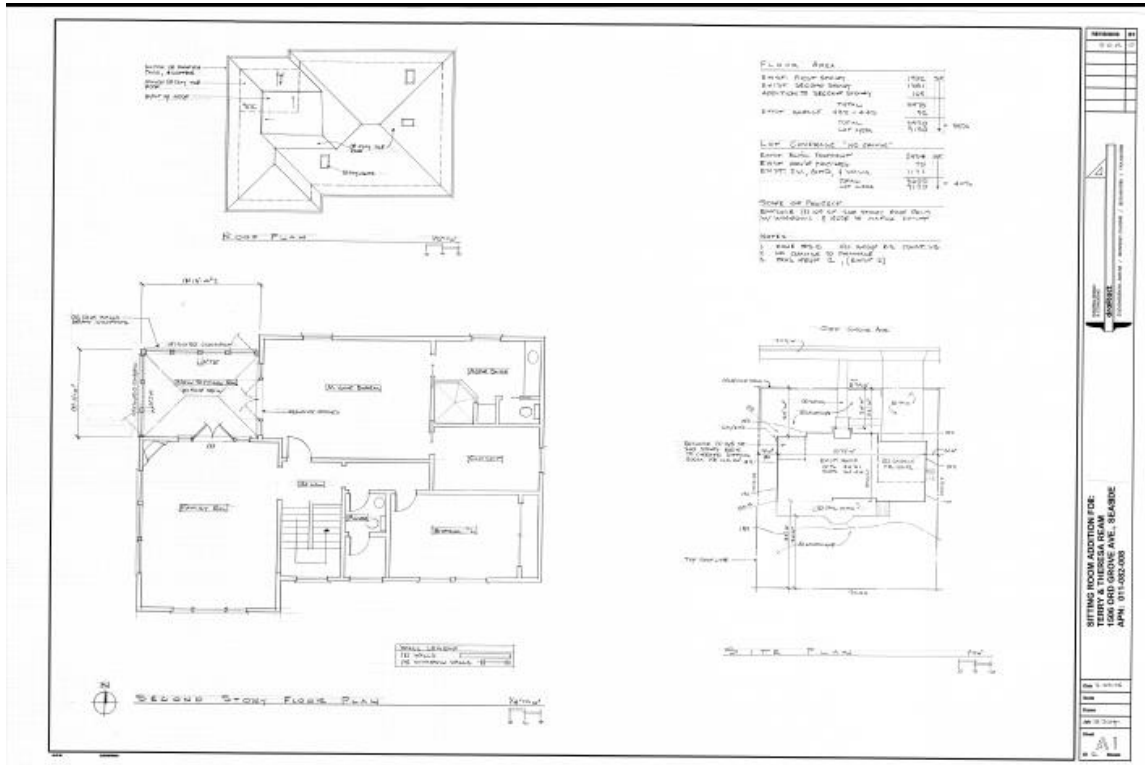
11. Water conservation fixtures shall be provided in the proposed project.

Location Map



1506 Ord Grove Avenue

1506 Ord Grove



1506 Ord Grove



SITE PHOTOGRAPHS



Northwest corner of house



Front of house

SITE PHOTOGRAPHS



Close up of open deck that will be enclosed



Street view of open deck that will be enclosed