



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 16, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

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

BOARD OF ARCHITECTURAL REVIEW

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

3. **APPROVAL OF MINUTES**

4. **PUBLIC COMMENT**

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

5. **OLD BUSINESS**

- A. **Architectural Review Application No. BAR-14-32. Bahman Ben Ahmadi, property owner and applicant, requests design review approval to construct a second story addition onto the existing Rod and Ros service station located at 1898 Fremont Boulevard in the Commercial Mixed Use (CMX) Zoning District. This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. (Continued from April 1, 2015)**

PURPOSE:

Pursuant to Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review (BAR) approval is required for all new construction being made to a nonresidential land use.

RECOMMENDATION:

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

6. NEW BUSINESS

A. Architectural Review Application No. BAR-15-14. The City of Seaside is requesting design review approval of a citywide commemorative bench and memorial wall donation guideline policy.

PURPOSE:

In accordance with Section 17.62.030.A of the Seaside Municipal Code, the City of Seaside is seeking design review approval to establish a policy for considering requests for the installation of commemorative benches and memorial walls in city parks, open space and on public property citywide.

RECOMMENDATION:

Staff recommends approval of the citywide commemorative bench and memorial wall donation guideline policy subject to the conditions of approval provided as Attachment 1.

B. Architectural Review Application No. BAR-15-04: Community Hospital Properties, property owner, and Paul W. Davis, applicant, are requesting design review approval for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Boulevard in the Community Commercial (CC) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32, In-Fill Development Projects.

PURPOSE:

In accordance with Sections 17.62.030.B.1 and E of the Seaside Municipal code (SMC), Board of Architectural Review (BAR) approval is required for all new nonresidential construction. Such approval includes the architectural design, landscaping, and exterior lighting for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Street.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review deny the application based upon the following:

- Width of perimeter landscaping strips adjacent to side or rear property lines.
- Concentration of a majority of the parking on the front of the lot.
- Creation of a “no man’s land” between rear of the building and adjacent residences to the east.
- Direct access from the commercial development to a city park.
- Location of the building at the rear of the lot which is the furthest away from public access and transportation.
- Mass of the building in relationship to adjacent residential neighborhoods.

7. **REPORTS FROM BOARD MEMBERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, October 7, 2015
Seaside City Hall
5:30 PM

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: Bob Larsen, Associate Planner

DATE: September 16, 2015

SUBJECT: Architectural Review Application No. BAR-14-32. Bahman Ben Ahmadi, property owner and applicant, requests design review approval to construct a second story addition onto the existing Rod and Ros service station located at 1898 Fremont Boulevard in the Commercial Mixed Use (CMX) Zoning District. This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. (Continued from April 1, 2015)

PURPOSE

Pursuant to Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review (BAR) approval is required for all new construction being made to a nonresidential land use.

RECOMMENDATION

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

BACKGROUND

At the April 1, 2015 BAR meeting, the applicant was not present and the BAR continued this item to provide the applicant time to address the following comments made by the Board:

1. Provide a section through the building indicating the height of the office, stairway, and other details of the proposed design.
2. Specify whether the existing transom windows over the front doors will remain or if they will be modified per the colored rendering and Sheet 4 (exterior elevations).

3. Review alternative exterior designs and how they can better complement the existing exterior of the building. These elements include continuing the hip roof all the way across the front of the addition, colors, and material selections.

The applicant has submitted additional information in the form of revised exterior elevations, sections, and a color rendering.

In February of 2000, the Planning Commission and BAR granted the applicant approval for the re-construction of a new gas station and convenience market at 1898 Fremont Boulevard. The project site was formerly developed with a gasoline service station. The applicant is now requesting BAR approval to construct a second story addition by enclosing an open foyer element. The new floor area will be used as an office.

SITE LOCATION AND DESCRIPTION

The site of this request is located at the southeast corner of Fremont Boulevard and La Salle Avenue. The property is 15,625 square feet in area and is developed with an existing gas station (eight fueling stations at four pump islands) and a 1,985 square foot convenience store. The site is bordered on the north by a strip retail shopping complex, on the south by a strip retail shopping complex, on the east by a restaurant, and on the west by two motels (See Figure 1: Project Site Adjacent Land Uses). A Vicinity Map is provided as Attachment 2. The aerial photo is provided as Attachment 3. A color rendering is provided as Attachment 4. Site photographs are provided as Attachment 6. Street view photographs are provided as Attachment 7.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Restaurant	Commercial Retail	Commercial Retail	
W	Motel	Project Site	Restaurant	E
	Motel	Commercial Retail	Commercial Retail	
SW	S			SE

PROJECT DESCRIPTION

The applicant is requesting BAR approval to convert the tower area located above the store ceiling height into office space. The structure was constructed in 2001 with an open two-story tower element inside the entrance to the store. This 16 foot by 16 foot two-story tower is located just inside the double front doors and rises to an interior ceiling height of approximately 23 feet. This tower has windows near its top on all four sides. The remainder of the store has a flat ceiling and the remainder of the building has a flat roof. The front exterior of the store has a 4 foot wide canopy on either side of the central tower. This canopy wraps around the side of the building and has a tile roof consistent with the rest of the building. (See Attachment 5, Interior Photographs, see Attachment 6, Site Photographs).

The existing office located behind the cash register on the first floor will be converted into a stairway that will provide access to the new second story office. This new stairway will require the introduction of a new second story addition that will project above the existing flat roof on the north side of the tower. The addition is needed to connect the stairway to the tower. A matching second story addition will be added to the south side of the tower. The southerly addition is for visual balance and will be inaccessible attic space.

The existing building has parapet walls at the perimeter of the flat roof. The proposed second story addition will extend 22 feet 6 inches from the center tower to the perimeter walls on the north and south ends of the building. The front and side walls of the second story addition will line up with the perimeter walls of the first story of the building and extend 8 feet towards the rear of the building. The additions will extend approximately 8 feet above the existing parapet and will tie in with the eaves of the existing tower. The north and south perimeter roof lines will have a hip design to match the shape and slope of the main building and tower design. A 2 inch by 6 inch foam band will extend along the top of the walls to provide a shadow line. Windows matching the style of those in the top of the central tower will be introduced in the front of the proposed additions. The existing rear window in the central tower will be changed to a larger operable window to provide emergency egress from the proposed office space. The same blue square decorative tiles that are found on the tower will be used on the front of the additions. The additions will be finished in stucco and painted to match the existing building.

At the April 1, 2015 BAR meeting, the BAR continued this item to provide the applicant time to address the following comments made by the Board:

1. Provide a section through the building indicating the height of the office, stairway, and other details of the proposed design.
2. Specify whether the existing transom windows over the front doors will remain or if they will be modified per the colored rendering and Sheet 4 (exterior elevations).
3. Review alternative exterior designs and how they can better complement the existing exterior of the building. These elements include continuing the hip roof all the way across the front of the addition, colors, and material selections.

The applicant has submitted additional information in the form of revised exterior elevations, sections, and a color rendering.

When the gas station was first approved, a total of 7 parking spaces were required. The proposed office and related hallway addition will add approximately 301 square feet to the existing 1,978 square foot building. The proposed square footage of the building will increase to 2,279 square feet which will require 8 parking spaces. The project site was constructed with 8 off-street parking spaces, including one van accessible disabled space. All of the parking spaces need to be repainted and the disabled space needs to be properly identified. This item will be a condition of approval.

STAFF ANALYSIS

Design Criteria

Section 17.62.030.E.1 of the SMC – Architectural Review – states that the BAR approval shall evaluate certain aspects of each project. Some of these aspects include the character, quality, scale of design, building materials, and colors.

The need for the additional floor area is an outgrowth of the business needs. The site does not readily allow for horizontal expansion due to setback and existing parking configuration constraints. The use of unused second story interior space suits the applicant's needs, however the access question has always been an obstacle. Converting the existing office into a stairwell offers one solution, but converting that solution into an acceptable exterior design element has been a challenge. Keeping the existing physical design challenges of a flat roof, existing wall placement, window locations, and security elements in mind, the proposed addition would be compatible with the size and form of the existing structure. The introduction of a hip roof and 2 by 6 trim helps tie the existing building and the proposed addition together as one unit.

The building materials and colors have been selected to match the existing building.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. Class 1 consists of additions to existing facilities that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less.

Evidence: The proposed addition is less than 50 percent of the existing floor area and less than 2,500 square feet.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and design criteria.

Evidence: The proposed building elevations and construction plans have been reviewed in accordance with the General Plan, Zoning Code, and design criteria under Section 17.52.030 of the Seaside Municipal code, and it is concluded that the proposed office and stairway addition will be consistent with existing architectural design and the surrounding commercial neighborhood.

2. The proposed building materials, colors, and design of the new office and stairway are suitable for the site and will enhance the character of the existing building and the surrounding neighborhood.

Evidence: The proposed building materials, colors, and design will be compatible with the existing commercial buildings and adjoining commercial properties.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
-

2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 2 - Vicinity Map
 4. Attachment 3 - Aerial View
 5. Attachment 4 - Color Renderings
 6. Attachment 5 - Interior Photographs
 7. Attachment 6 - Site Photographs
 8. Attachment 7 - Street View
-

Attachment 1

Conditions of Approval File No. BAR-14-32 April 1, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Commercial Remodel 1898 Fremont Street" stamped as received on February 11, 2015, and as approved on April 1, 2015.
2. Prior to the issuance of an Occupancy Permit for the proposed office, all required parking spaces shall be striped and the handicap space properly identified to the Satisfaction of the Building Official.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

Exhibit A

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

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-32

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

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

Applicant's Signature

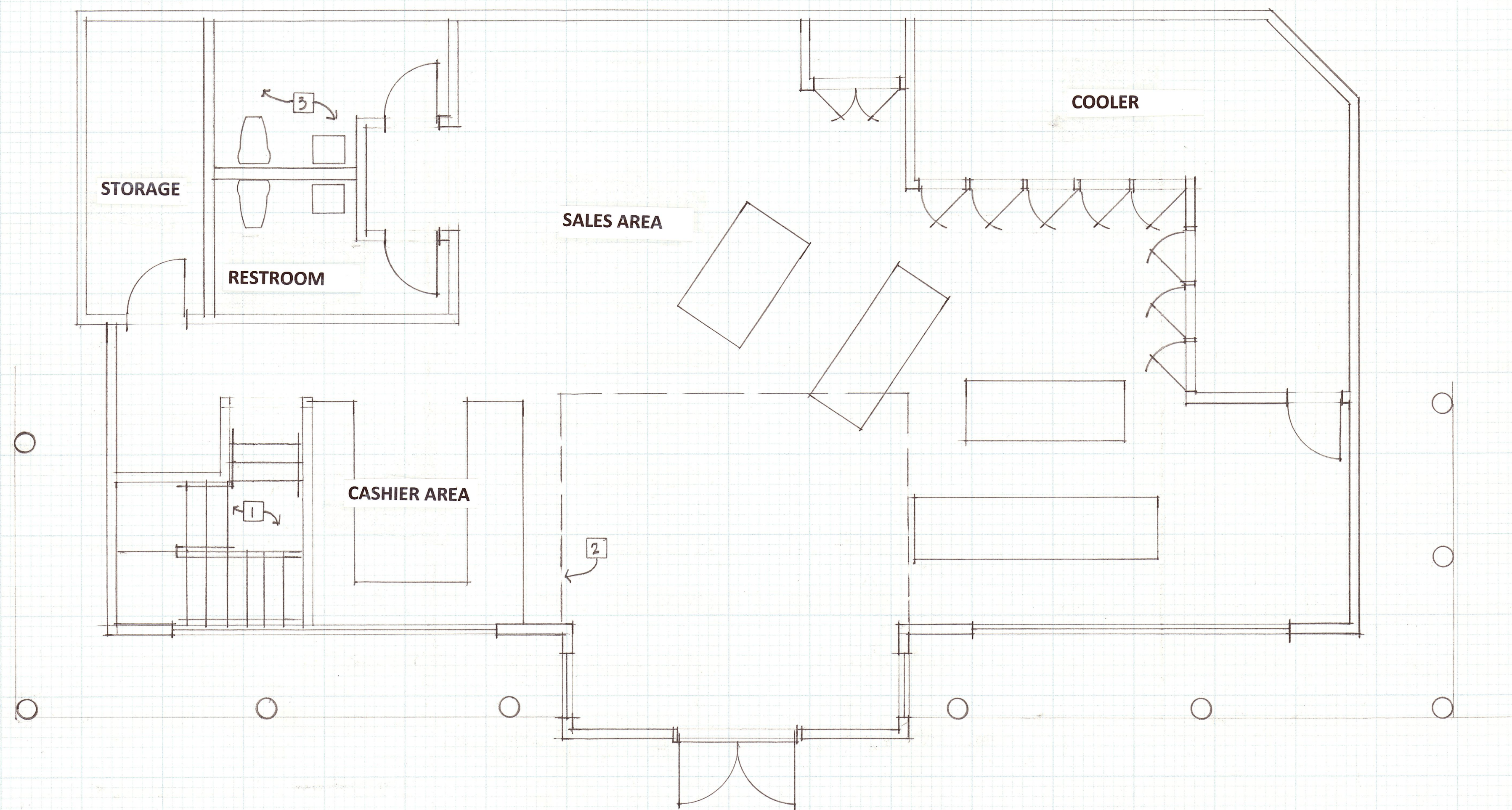
Date

Property Owner's Signature

Date

FLOOR PLAN NOTES

- 1. NEW STAIR WAY
- 2. LINE OF REMODEL AREA ABOVE
- 3. EXISTING RESTROOMS TO REMAIN

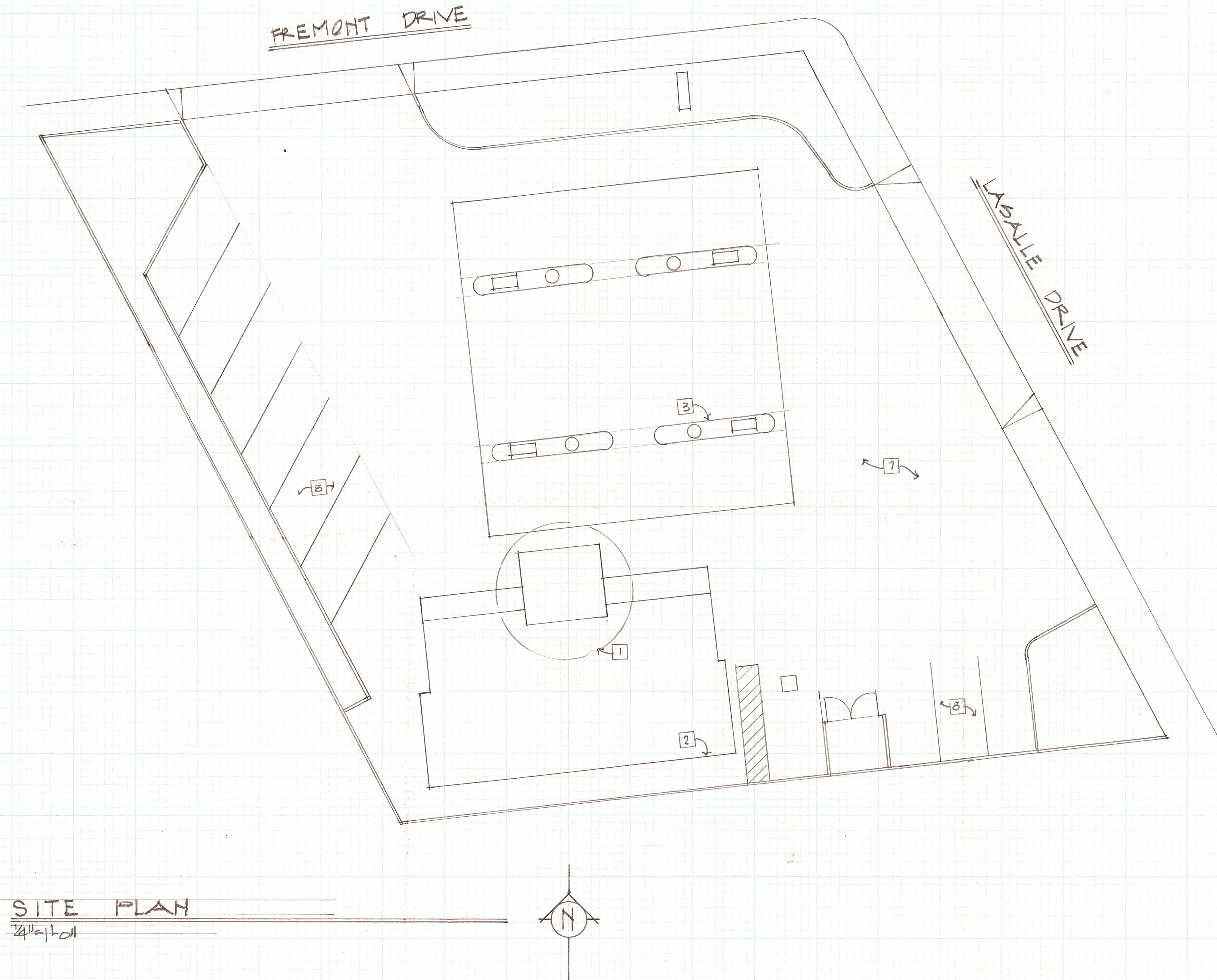


LOWER LEVEL FLOOR PLAN.
1/4" = 1'-0"

REVISIONS	BY

WESLEY JAY BEEBE - ARCHITECT
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FAX (831) 385-0688

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SITE PLAN
4/11/10

PROJECT STATISTICS

COMMERCIAL REMODEL
THIS PROJECT TO COMPLY WITH THE 2013 CBC, CMC, CEC, CPC, &
CALIFORNIA ADMINISTRATIVE CODE TITLE 24

PROJECT SCOPE	REMODEL EXISTING TO ADD SECOND FLOOR OFFICE SPACE
OCCUPANCY	M
TYPE OF CONSTRUCTION	VB
ZONING	C1

PROJECT ADDRESSES	1898 FREMONT BLVD. SEASIDE, CA. 93955
-------------------	--

OWNER	AHMADI BAHMAN 1898 FREMONT BLVD. SEASIDE, CA. 93955 831-521-3910
-------	---

APN.	012-051-015
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EXISTING BUILDING	1,998 SQ FT
SECOND FLOOR	289 SQ FT

LOT SIZE	15,625 SQ FT	.12 ACRES
LOT COVERAGE	1,998 SQ FT	10 %

NUMBER OF PARKING SPACES	10 PLUS ONE HANDICAPPED SPACE
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLERS	YES

INSTALLATION GUIDES

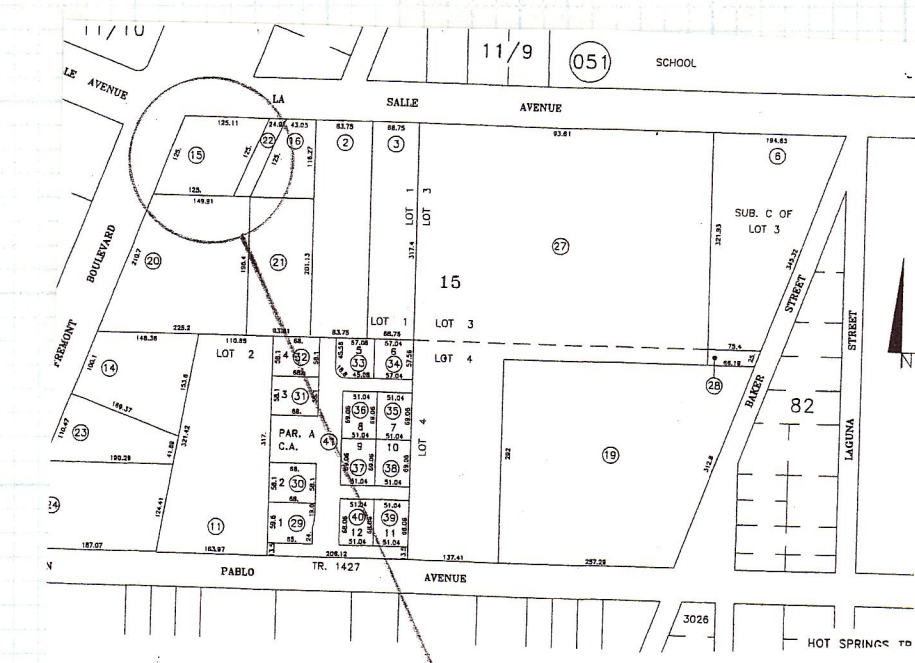
ALL MANUFACTURES INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR

GENERAL NOTE

PERMIT EXPIRES 180 DAY FROM ISSUANCE DATE

SITE PLAN NOTES

1. REMODEL PROJECT AREA
2. EXISTING COMMERCIAL BUILDING TO REMAIN
3. EXISTING GAS PUMPS TO REMAIN TO REMAIN
4. EXISTING WATER METER
5. EXISTING ELECTRIC METER TO REMAIN
6. EXISTING GAS METER TO REMAIN
7. EXISTING CONCRETE DRIVE TO REMAIN
8. EXISTING PARKING SPACES TO REMAIN



VICINITY MAP

REVISIONS	BY

AHMADI BAHMAN
1898 FREMONT BLVD.
SEASIDE, CA. 93955
831-521-3910

COMMERCIAL REMODEL
1898 FREMONT STREET
SEASIDE, CA. 93955
APN: 012-051-015

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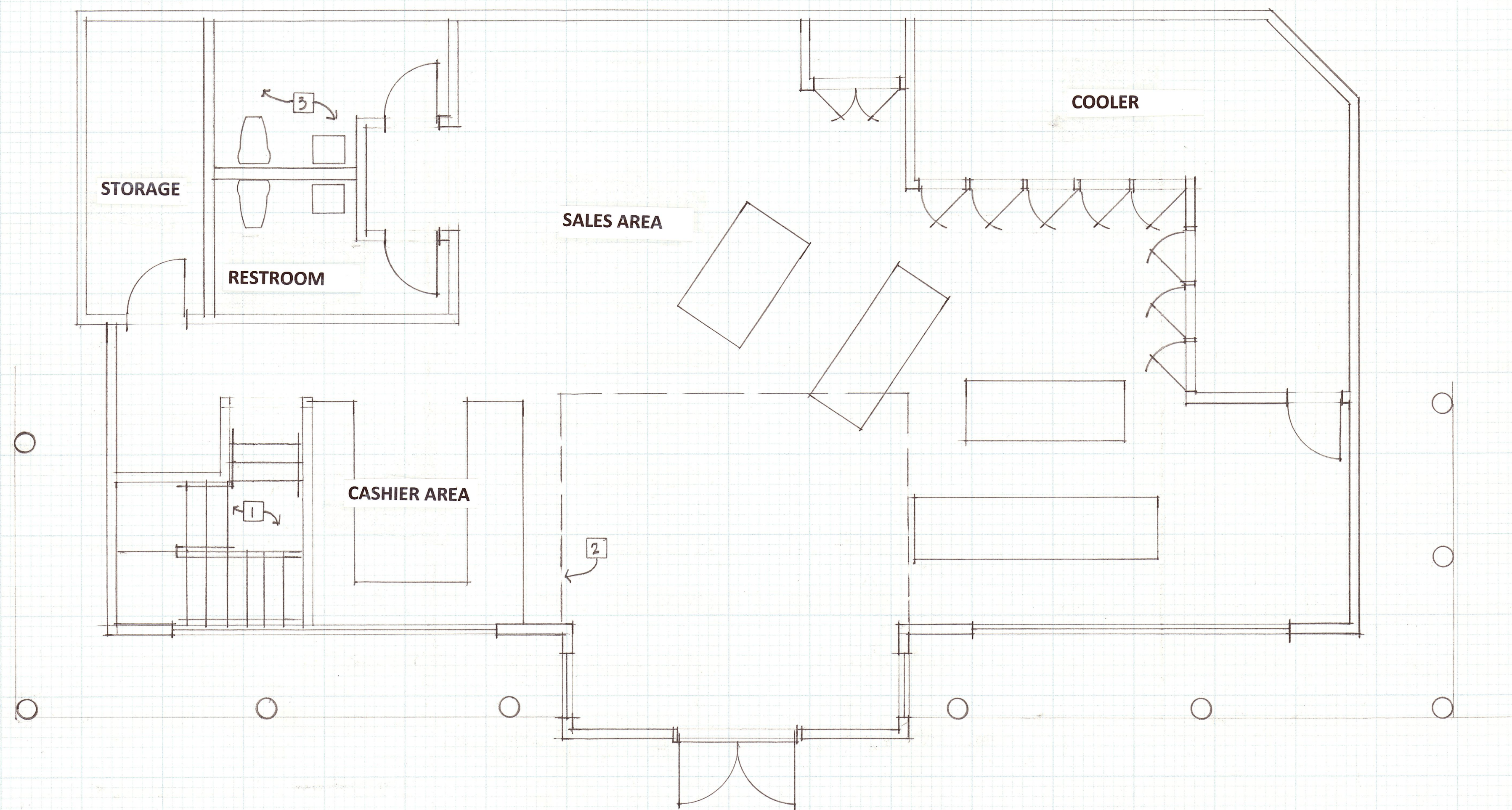
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FLOOR PLAN NOTES

- 1. NEW STAIR WAY
- 2. LINE OF REMODEL AREA ABOVE
- 3. EXISTING RESTROOMS TO REMAIN



LOWER LEVEL FLOOR PLAN.
1/4" = 1'-0"

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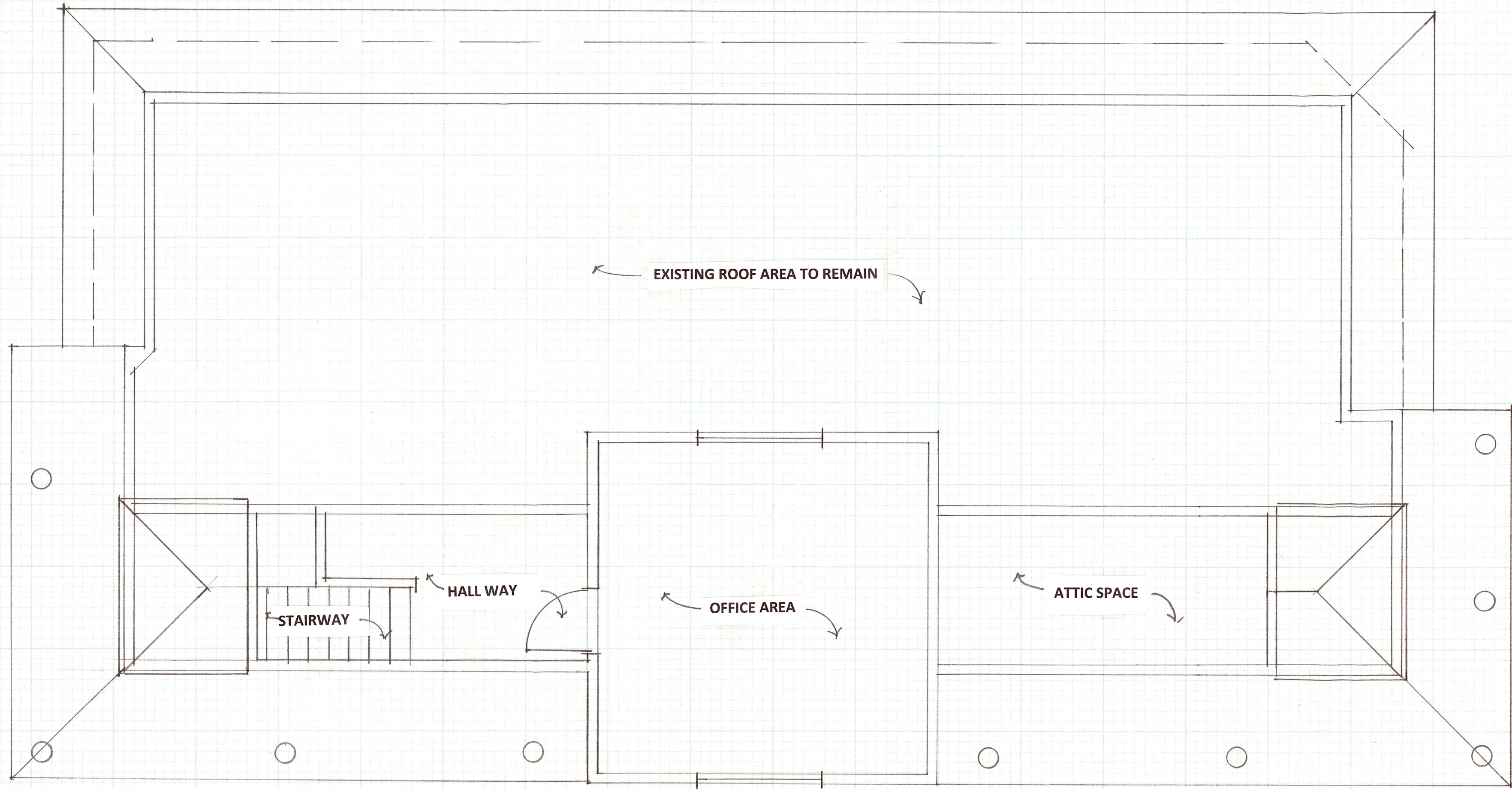
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KING CITY CA 93930 - 1743

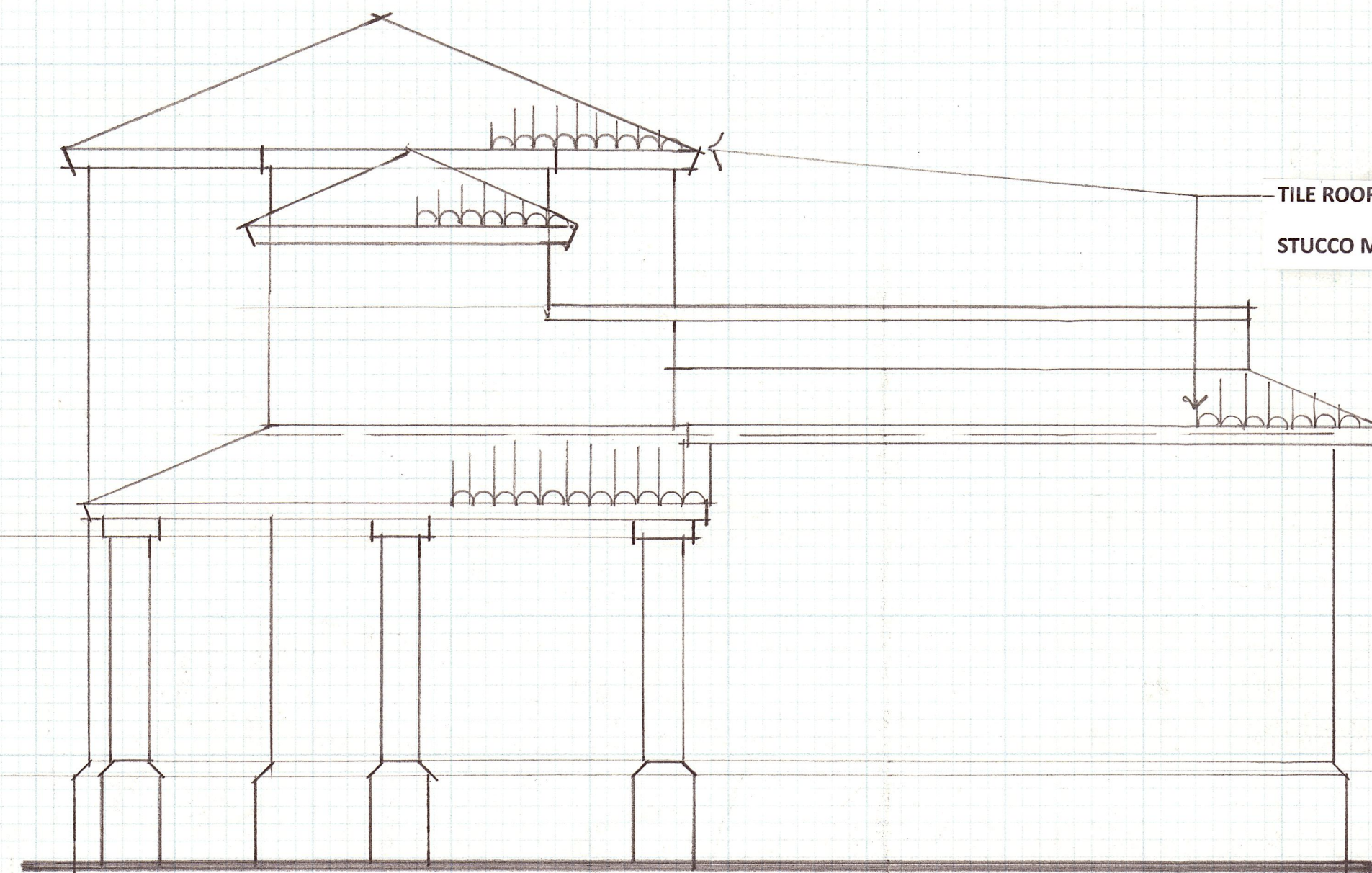
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SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"

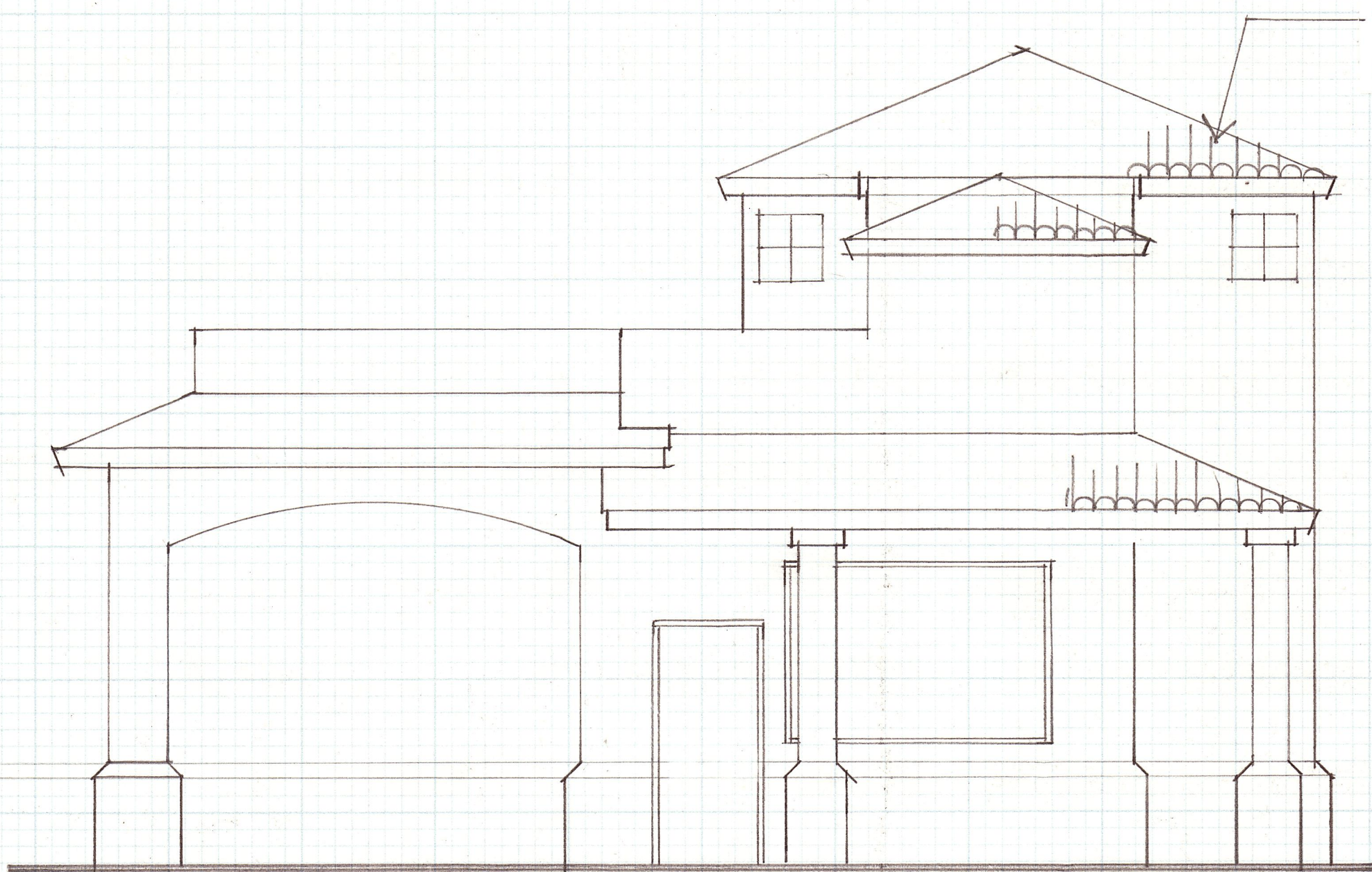


WEST ELEVATION.

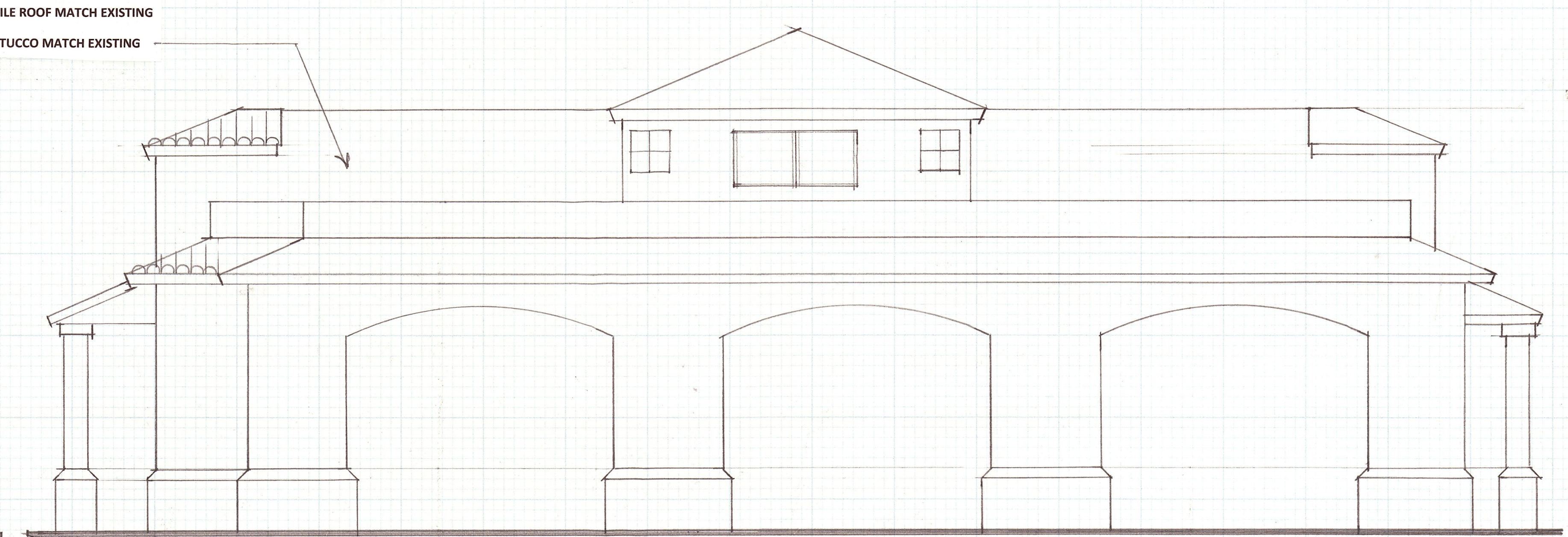
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NORTH ELEVATION



EAST ELEVATION.



SOUTH ELEVATION.

REVISIONS	BY

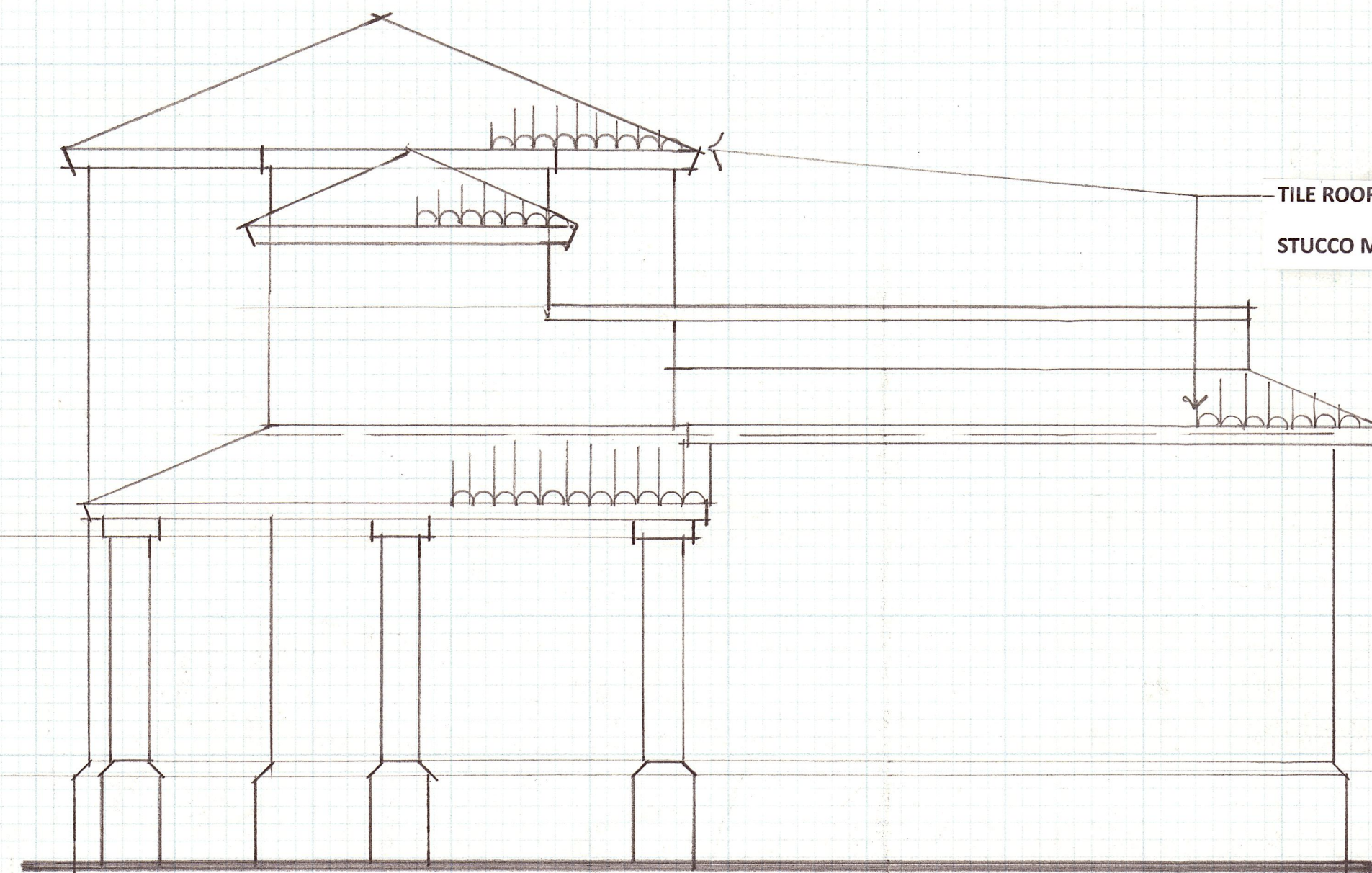
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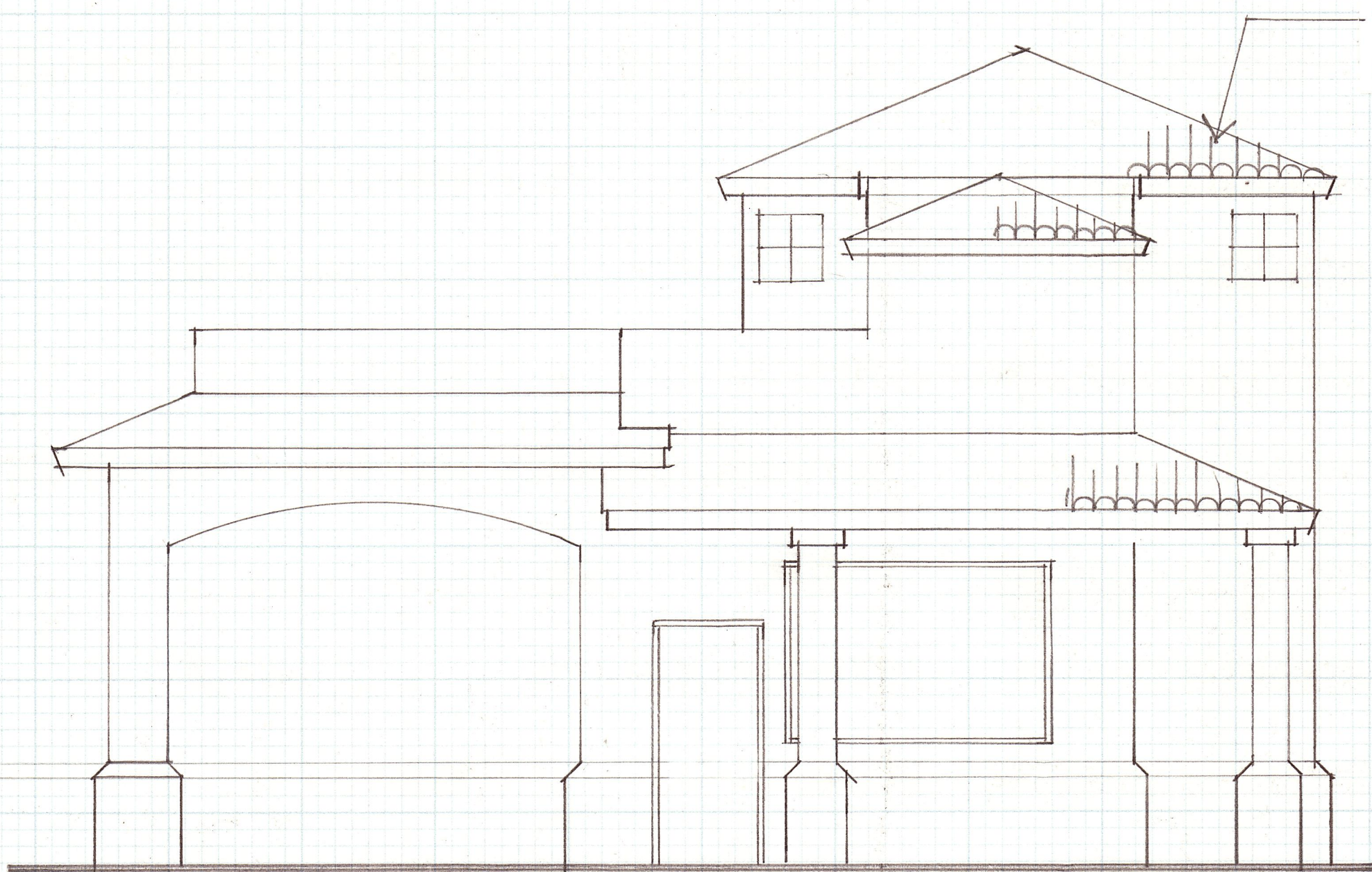


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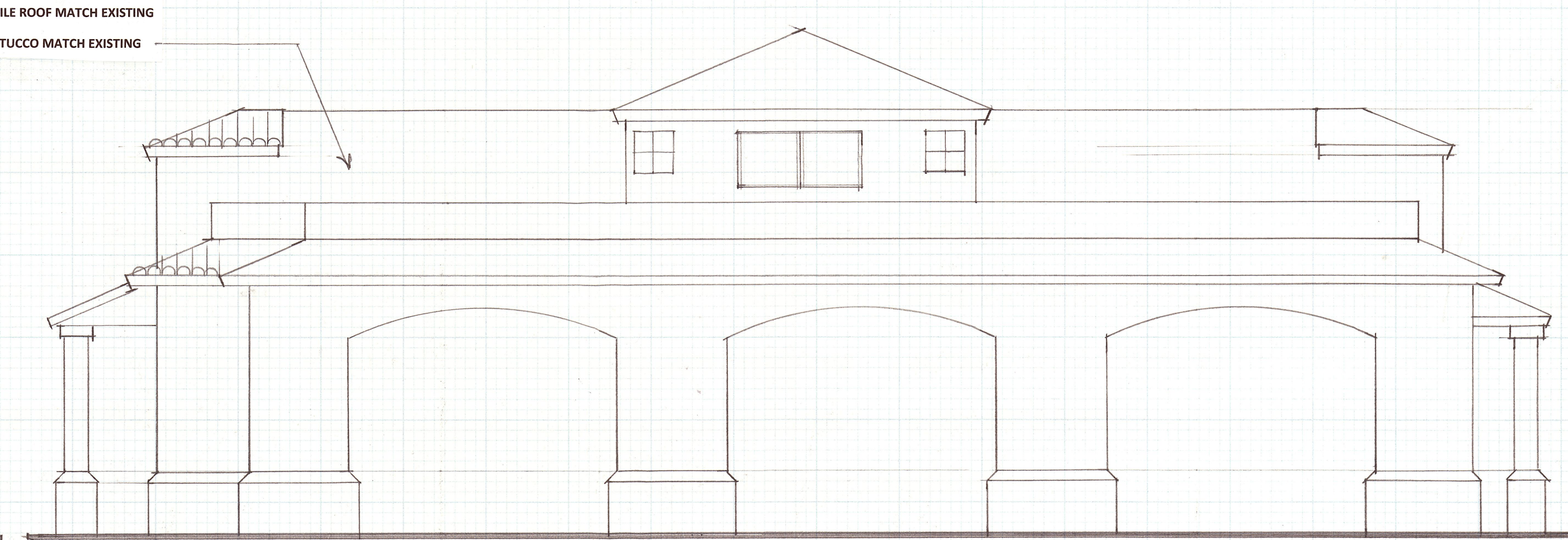
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NORTH ELEVATION



EAST ELEVATION.



SOUTH ELEVATION.

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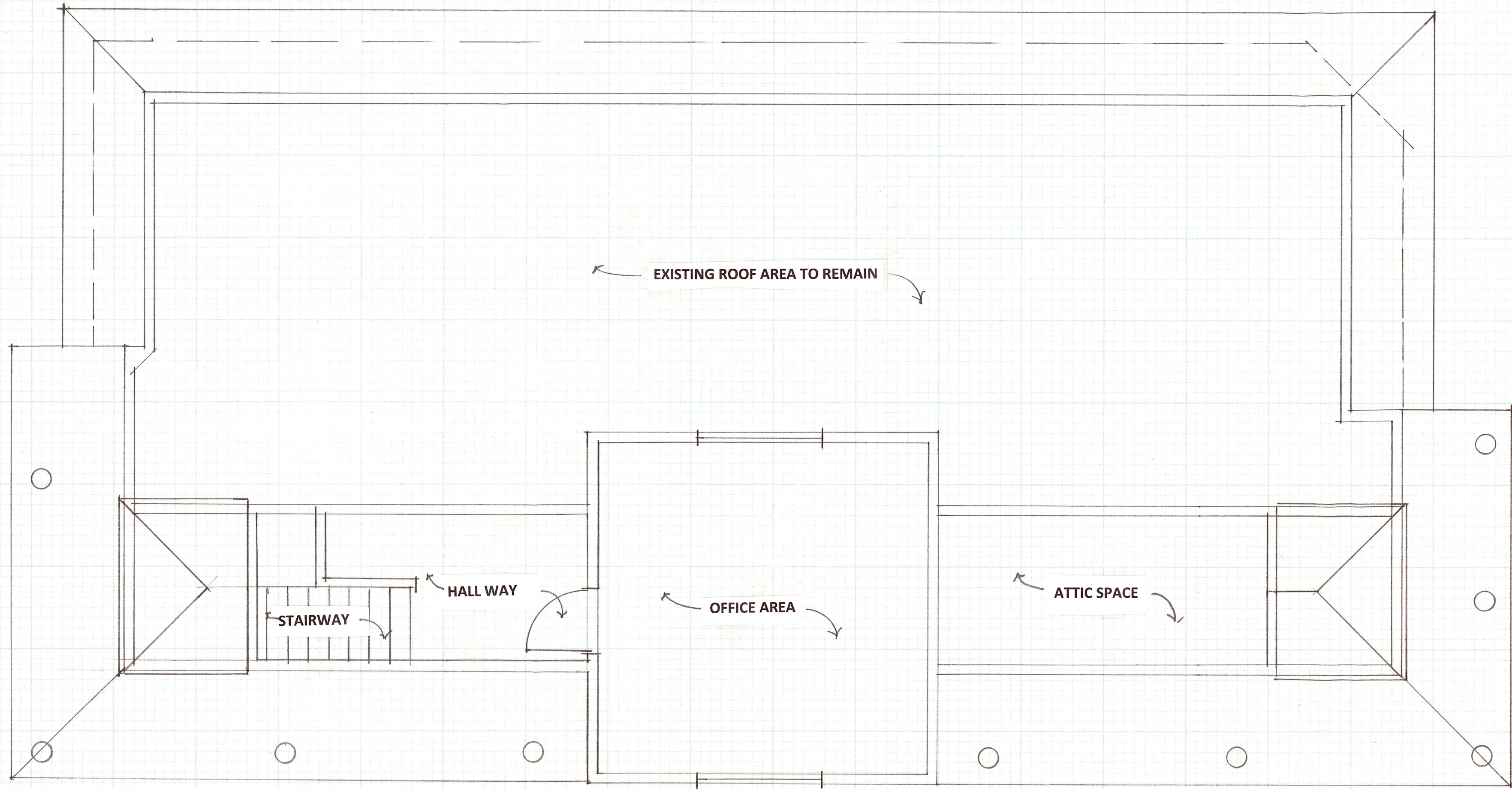
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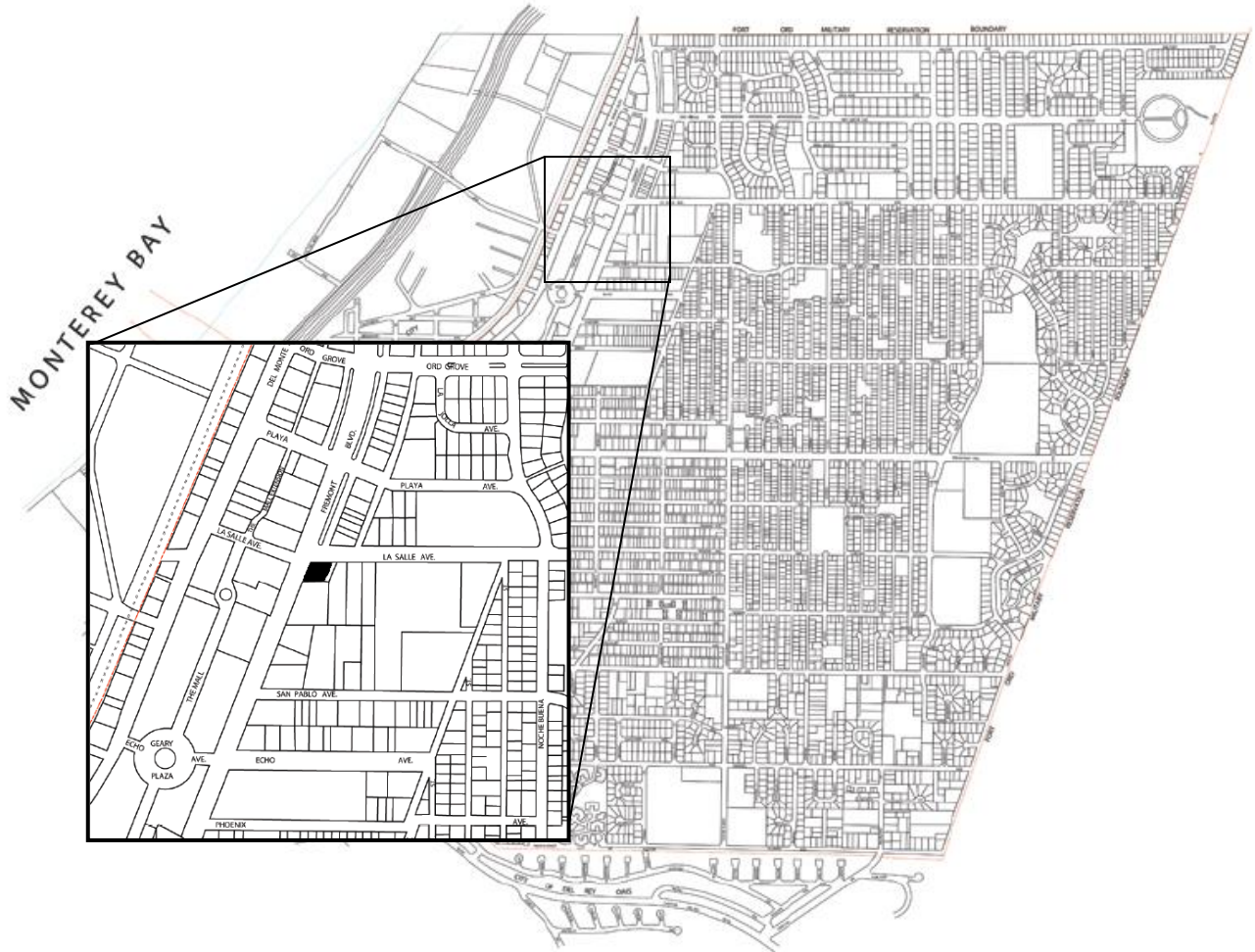
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SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"

Location Map

1898 Fremont Boulevard



1898 Fremont Boulevard

Aerial View





WEST ELEVATION.

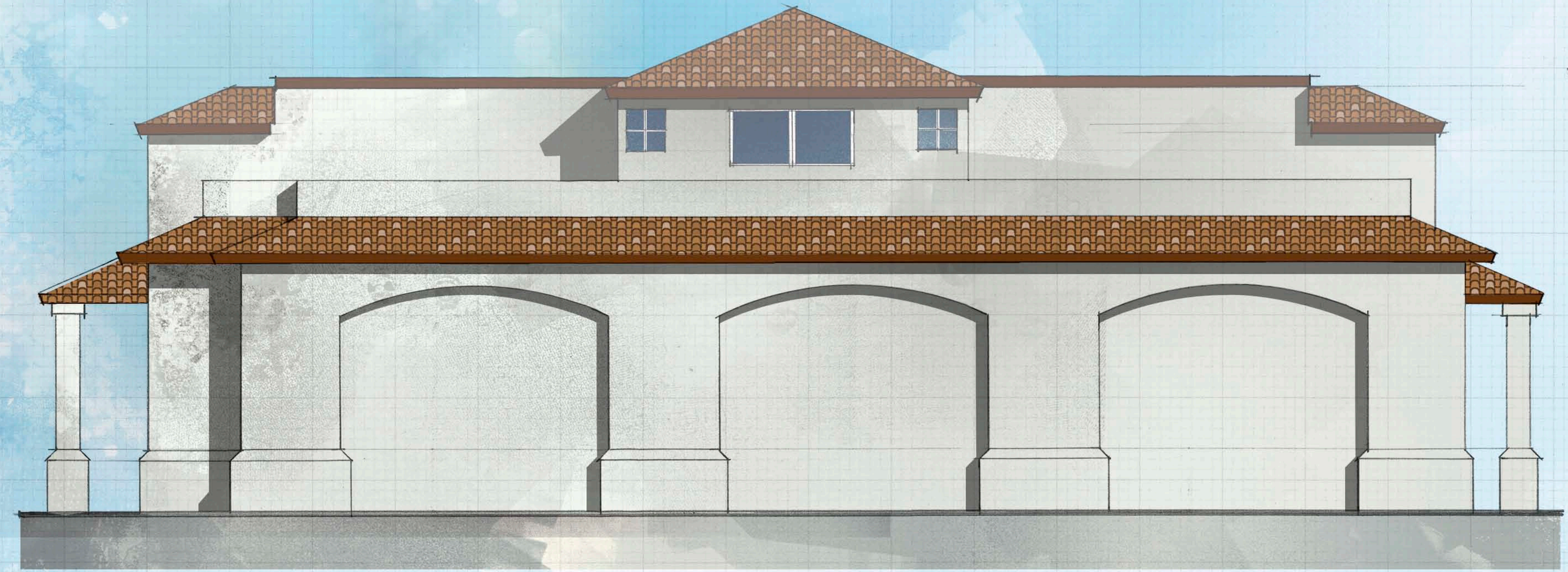
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NORTH ELEVATION



EAST ELEVATION.

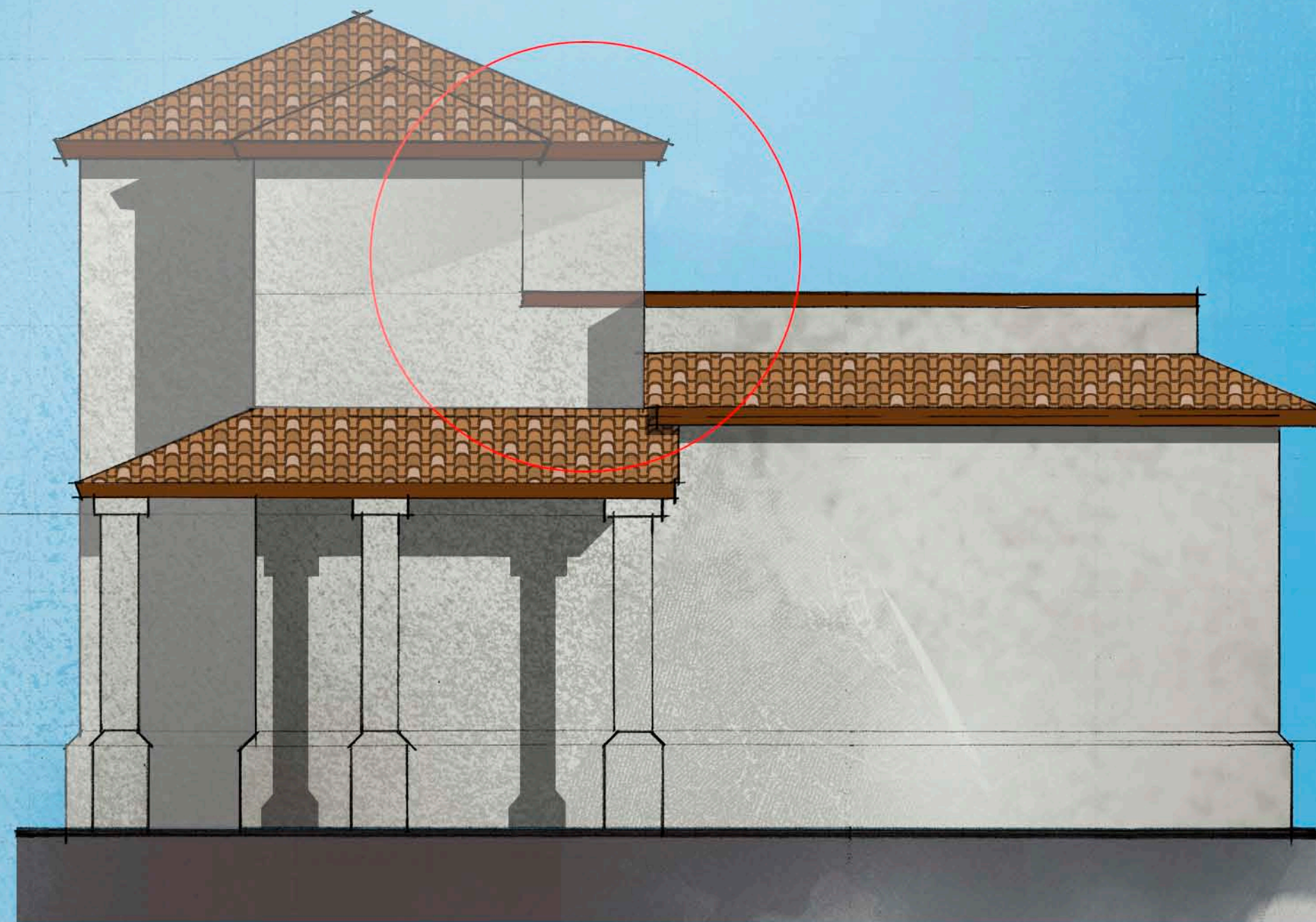


SOUTH ELEVATION.

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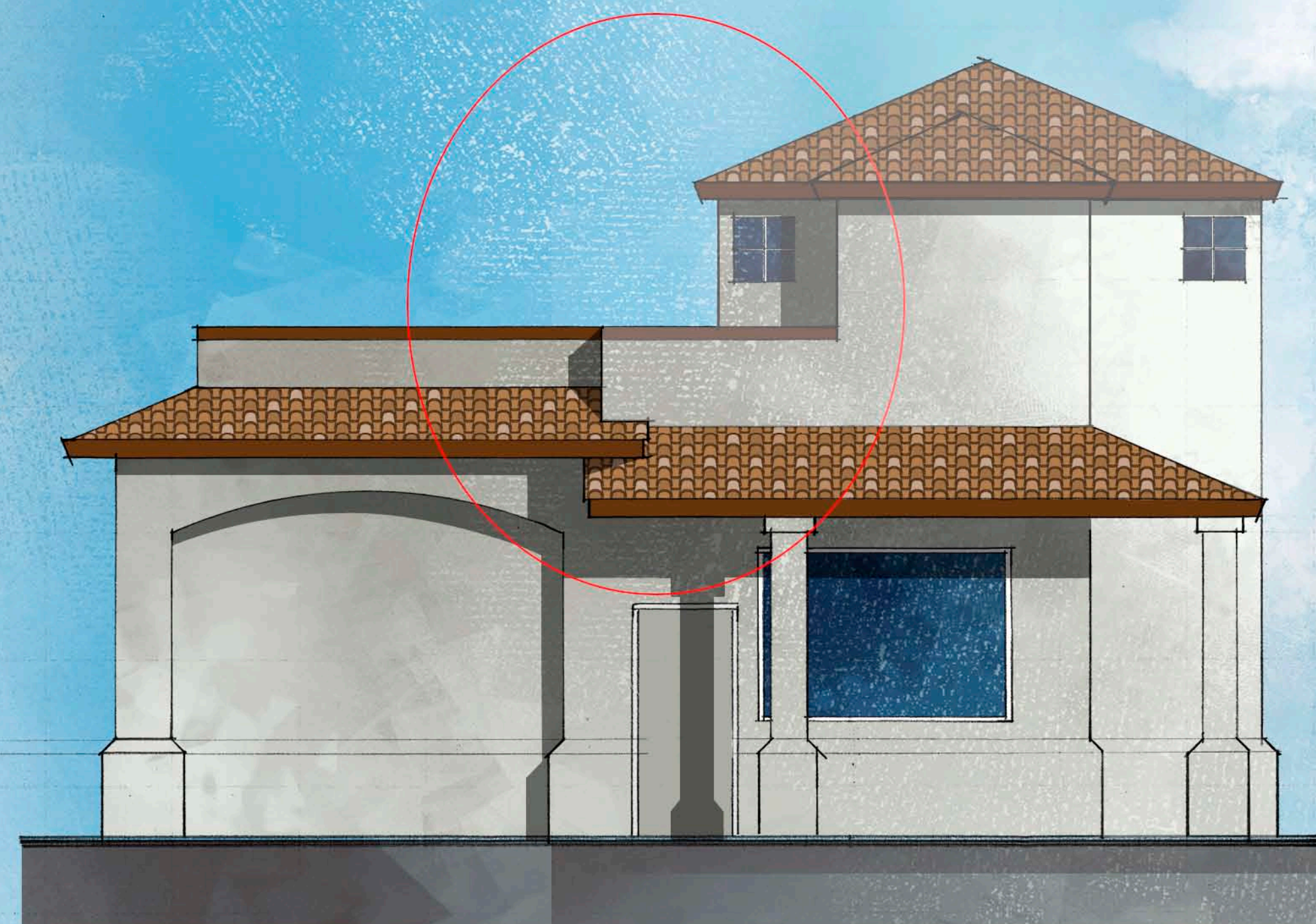


WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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Attachment 6

Site Photograph – 1898 Fremont Boulevard



View of 1898 Fremont Boulevard from the north

Site Photographs – 1898 Fremont Boulevard



View of 1898 Fremont from the north side of La Salle Avenue



View of 1898 Fremont from the northwest

Site Photograph – 1898 Fremont Boulevard



View of 1898 Fremont Boulevard from the north

1898 Fremont Boulevard

Street View





CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: September 16, 2015

SUBJECT: Architectural Review Application No. BAR-15-14. The City of Seaside is requesting design review approval of a citywide commemorative bench and memorial wall donation guideline policy.

PURPOSE

In accordance with Section 17.62.030.A of the Seaside Municipal Code, the City of Seaside is seeking design review approval to establish a policy for considering requests for the installation of commemorative benches and memorial walls in city parks, open space and on public property citywide.

RECOMMENDATION

Staff recommends approval of the citywide commemorative bench and memorial wall donation guideline policy subject to the conditions of approval provided as Attachment 1.

BACKGROUND

As part of recent public park improvements at Trinity Park and Seaside Highland Otis Park and the establishment of a dog park at Pachetti Park, the City of Seaside has received interest from both the residents involved with these improvements and other interested persons with installing commemorative benches and memorial walls on publicly owned lands. City staff finds that these improvements would serve to improve the aesthetic appearance of the public open spaces and instill a sense of pride within the community. In order to provide proper direction to the public on the design and maintenance requirements for these improvements, the City has prepared a policy for benches and memorial walls that is provided as Exhibit "A" to Attachment 1.

STAFF ANALYSIS

The bench design/specifications that the City of Seaside is requesting that the Board of Architectural Review approve for use a typical memorial type bench commemorative bench and memorial wall donation guideline policy is included as part of the policy document provided as Exhibit "A" to Attachment 1. The specifications for the bench design is listed in Exhibit "A".

The location of benches would be reviewed and approved by the Deputy City Manager of Resource Management Services. The design for a memorial wall would be reviewed and approved by the Board of Architectural Review on a case by case basis in order to take into account the theme of the memorial wall and the context of the built environment where the memorial wall would be placed.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(e): New Construction. Class 3 consists of construction and location of limited numbers of new, small facilities and structures; and the conversion of existing small structures of one use to another use where only minor modifications would be required.

Evidence: The City of Seaside finds that it can be with certainty that the implementation of the commemorative bench and memorial wall donation guideline policy would consist primarily of relatively minor structures that would be placed in limited numbers that would not result in a significant impact on the environment. With the implementation of each bench and memorial wall, a separate CEQA evaluation would be completed to ensure that there would be significant impact warranting additional environmental review.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A
-

Conditions of Approval
File No. BAR-15-14
September 16, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, bench and memorial wall plans shall substantially conform to the citywide commemorative bench and memorial wall donation guideline policy provided as Exhibit “A” and approved on September 16, 2015.

Standard:

1. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
2. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. 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.
4. 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.
5. 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.
6. 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, if applicable.
7. 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.
8. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-14

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

CITY OF SEADIE
COMMEMORTIVE BENCH AND MEMORIAL WALL DONATION
GUIDELINE POLICY

PURPOSE

To establish a policy for considering requests for the installation of commemorative benches and memorial walls in city parks, open space and on public property in all zones.

POLICY

Bench

1. Donation amounts for a new bench will cover the purchase, shipping and associated installation costs of the bench at cost plus 20% for future maintenance. The City will provide assembly, installation and maintenance of the bench. All benches are the property of the City of Seaside.
2. The location of the bench will be approved by the Deputy City Manager of Resource Management Services or his/her designee, as appropriate for the selected location based upon public safety, pedestrian flow, access to parked vehicles, ADA, existing structures located in the sidewalk area, the architectural characteristics of the area, location of underground utilities and the type of commercial/open space the bench may impact.
3. Donation funds will be deposited in the Park Bench Deposit Account. Any donation amount exceeding the actual costs of the donated bench shall remain in the deposit account for future purchases and/or maintenance by the City.
4. Benches destroyed, damaged beyond reasonable repair or out lived their life expectance shall be removed and disposed of by the City.

Replacement will proceed as follows:

- a) The donor will be contacted by mail or email and allowed to purchase a replacement bench within 30 days.
 - b) If the donor cannot be located or declines to replace the bench the City will allow another donor from a waiting list the opportunity to replace the bench.
5. The Public Works Department will maintain a record of donors, potential

donors, bench locations and wording (should replacement be required).

6. Any person wanting to donate a new bench must live in or memorialize someone who has lived in the City of Seaside or in the sphere of influence.
7. The bench may have a short message whose text is subject to approval by the DCM-RMS or his/her designee. The donor will be responsible for the cost to engrave the bench.

Memorial Wall

1. The design and construction specifications of the Memorial Wall are to be submitted by a person or group wishing to have a wall erected. Donation amounts for a new Memorial Wall will cover all associated installation costs of the wall at cost plus 20% for future maintenance. All Memorial Walls are the property of the City of Seaside.
2. The location of the wall will be recommended by the Deputy City Manager of Resource Management Services or his/her designee to the Board of Architectural Review for final approval. The appropriateness of the selected location will be based upon public safety, pedestrian flow, access to parked vehicles, ADA, existing structures located in the sidewalk area, the architectural characteristics of the area, location of underground utilities and the type of commercial/open space the Memorial Wall may impact .
3. Donation funds will be deposited in the Memorial Wall Deposit Account. Any donation amount exceeding the actual costs of the donated wall shall remain in the deposit account for future repairs and/or maintenance by the City.
4. Walls destroyed or damaged beyond reasonable repair shall be removed and disposed of by the City.

Replacement will proceed as follows:

- a) The donor will be contacted by mail or email and allowed to donate the dollar amount for the replacement wall within 30 days.
 - b) If the donor cannot be located or declines to replace the wall the City will allow another donor from a waiting list the opportunity to replace the wall.
5. The Public Works Department will maintain a record of donors, potential donors, wall locations and wording (should replacement be required).

6. Any person or group wanting to donate a Memorial Wall must live in or memorialize a person/group/organization who has lived in the City of Seaside or sphere of influence or who has had an impact on the Untired States of America
7. The wall may have a short message/s whose text is subject to approval by the DCM-RMS or his/her designee. The donor will be responsible for the cost to engrave the wall.



City of Seaside

Bench Donation Program



____ 88-606 ft. Bench \$675

____ 88-808 ft. Bench \$775

- * Custom Engraving:
- \$170 for each Standard bench plank
 - \$190 for Top bench plank

The DuMor 88 Series Bench comes with Cedar recycled plastic bench planks and a Green powdercoat frame. Standard Direct Bury or Surface Mounted installation option available.

Name _____

Phone _____

E-mail _____



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Bob Larsen, Associate Planner

DATE: September 16, 2015

SUBJECT: **Architectural Review Application No. BAR-15-04: Community Hospital Properties, property owner, and Paul W. Davis, applicant, are requesting design review approval for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Boulevard in the Community Commercial (CC) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32, In-Fill Development Projects.**

PURPOSE

In accordance with Sections 17.62.030.B.1 and E of the Seaside Municipal code (SMC), Board of Architectural Review (BAR) approval is required for all new nonresidential construction. Such approval includes the architectural design, landscaping, and exterior lighting for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Street.

RECOMMENDATION

Staff recommends that the Board of Architectural Review deny the application based upon the following:

- Width of perimeter landscaping strips adjacent to side or rear property lines.
- Concentration of a majority of the parking on the front of the lot.
- Creation of a “no man’s land” between rear of the building and adjacent residences to the east.
- Direct access from the commercial development to a city park.
- Location of the building at the rear of the lot which is the furthest away from public access and transportation.
- Mass of the building in relationship to adjacent residential neighborhoods.

BACKGROUND

The site is currently developed with a 24,058 square foot two-story mixed-use building which has offices/medical clinic on the ground floor and eight two-bedroom apartments on the second floor. In April of 2014, the applicant received BAR approval for the renovation of the existing building by reconstructing the second floor. The existing apartments would be removed and this space would be converted into additional clinic space. Additional parking would be constructed on the vacant 1.29 acre parcel to the east.

The applicant is now requesting to completely demolish the existing two-story building and construct a new single-story structure on the recently acquired 1.29 acre property to the east with the majority of the required parking being located on the front 1.07 acre.

SITE LOCATION AND DESCRIPTION

The project site is located on the east side of Fremont Boulevard south of Hilby Avenue on a 2.36 acre parcel. The westerly 1.07 acres of the site is currently occupied by an existing two-story mixed use medical clinic/office building while the recently acquired 1.29 acre portion of the site to the east is currently vacant. The site is bordered by a retail (Miller's flooring) building and a single-family residence that fronts on Hilby Avenue to the north, a retail (Ferguson's home improvement) building, mobile home park and residential apartments to the south, and residential apartments and a City park (Ellis Park) to the east. A location map is provided as Attachment 2. An Aerial View is provided as Attachment 3. Site photographs are provided as Attachment 4.

PROJECT DESCRIPTION

Site and Parking

The applicant is requesting BAR approval to construct a new single-story 18,572 square foot commercial building on the currently vacant easterly 1.29 acre portion of the lot. The new building will continue to house the same County operated health clinic, but with expanded services that will include basic dental care and behavioral health services. The existing two-story building will be demolished. The front 1.07 acre portion of the lot will become the main parking area for the new building. Access to the site will continue to be provided by a two-way driveway on Fremont Boulevard. The proposed main parking lot will consist of two parallel driveway aisles running in an east-west direction. Upon entering the property, you may proceed straight ahead on the south driveway aisle towards the new building or jog slightly to the north for additional parking on the parallel north driveway aisle. The south driveway aisle has perpendicular parking spaces on its left (north) and a landscape strip to the right (south). The north driveway aisle has perpendicular parking on both sides. At the east end of the main parking lot, the two aisles merge into a single aisle and make a 90 degree turn to the south in front of the new clinic building. Additional parking is on the right (west) side of the driveway aisle and four ADA spaces will be located on the left (eastern) side of the driveway aisle directly in front of the building. This single aisle terminates at the south end of the building between two loading zones. The loading zones form a hammer head at the southern terminus of the driveway aisle. The trash enclosure is located in this same area. A total of 100 parking spaces

are provided on site, including 2 motorcycle spaces. The first ten spaces in either aisle are for compact cars and the eight spaces in the north driveway aisle closest to the building will be designated for clean air vehicles.

Building and Architecture

The new 18,572 square foot building will be located towards the back (east) end of the site. This location allows for parking in the front of the building while still maintaining a 15-foot setback from the eastern property line. The building will have a 26 foot 2 inch setback to the southern property line and 51 feet 1.5 inches to the northern property line. The building is 180.5 feet wide, 104.5 feet deep, and a maximum of 20 feet in height. The building will incorporate a modern theme with stucco and fiber cement exterior siding, a low-slope membrane roof system with parapet walls to screen the mechanical equipment, and a four foot deep cantilevered canopy over the front and south entrances. The main body colors are white stucco and dark brown fiber cement siding. Additional colors are matte aluminum enamel for the two cantilevers, an anodized aluminum store front system at the entry, dark brown metal doors, and light gray/brown door and window trim. The front of the building will have decorative boulders, a precast concrete sand sculpture, a bicycle rack, and custom metal panels. Decorative pavers, a grass paver fire lane, and a concrete driving surface in front of the building break up the asphalt paving throughout the remainder of the project.

Landscaping, Walkways, and Fences

The proposed landscaping plan will preserve much of the existing landscaping near the entry and southern perimeter of the site. The remainder of the site will be planted with a variety of ground covers, flowering and ornamental shrubs, and trees. Bioswales are proposed throughout the parking areas to retain the surface storm water runoff. A five-foot wide main pedestrian walkway will transverse the site from Fremont Boulevard to the clinic building. This walkway bisects the two parking aisles in the center landscape strip so as to provide a walkway accessible for the patrons without walking in the driveway aisles. A system of raised walkways and open steel grating will be built over the bioswales. Cavex Tumulicol or Berkeley Sedge plants will be planted beneath the steel grates. Four different irrigation methods are proposed throughout the site for the appropriate planting areas. These include low-flow rotating spray nozzles, surface drip, sub-surface drip, or bubbler irrigation.

The project will require the removal of four Eucalyptus and four Cypress trees. All of these trees are 12 to 14 inches in diameter. The applicant proposes to plant 22 Arbutus "Marina" (Strawberry tree) along the northern border of the property, 13 Melaleuca quinquenervia (Paperbark tree) along the southern border, 6 Ceanothus "Ray Hartman" (Ceanothus) in front of the building, and 15 Pittosporum undulatum (Victorian Box), along the center walkway and at the entrance to the building. The Arbutus and Melaleuca trees will be standard 24" boxes while the Pittosporum will be specimen 36" boxes.

Two different wooden fence types are proposed for the perimeter of the site. These fences range from four to six feet in height. A three foot high metal fence will secure the children's play area located in front of the building.

Lighting

In accordance with Seaside Municipal Code Section 17.30.070, the Photometric Site Plan indicates that no light spillage onto adjacent properties will exceed an illumination level greater than one foot candle. The other outdoor fixtures comply with the requirements of the SMC regarding light intensity and spillage onto adjacent properties.

The proposed lighting plan indicates full cutoff LED wall mounted sconces on the exterior of the building, recessed LED down lights in the cantilevered canopies and doorway entrances, and 14 foot high pole mounted LED light fixtures in the parking areas.

Sign

A 62 square foot single-faced monument sign mounted on a three foot six inch high stone veneer base will be located at the entrance to the project perpendicular to Fremont Boulevard. The nine foot six inch wide by six foot six inch high sign will be mounted on a three foot six inch high stone veneer base. The wood sign will have four inch and six inch stainless steel lettering. A 24 inch diameter Seaside Family Health Center logo and street address will be mounted on the face of the sign. Uplights located in the landscaped area will illuminate the sign.

ENVIRONMENTAL REVIEW:

The project is exempt from the California Environmental Quality Act pursuant to Class 32, Section 15332, In-Fill Development Projects. Class 32 consists of projects meeting the following criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site is an in-fill site which has no known value as habitat for any endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Evidence: The project site is an infill urban site consisting of 2.36 acres and is surrounded by urban uses (e.g. residential uses, commercial buildings, Mobile Home Park). The site is served by required utilities and is not known to host any rare or threatened species. The applicant has provided independently prepared traffic and water studies which support these conditions.

STAFF ANALYSIS

Architectural Review approval requires that the Board of Architectural Review evaluate the architectural, landscape, and lighting of each project.

During the review of this application, staff raised several concerns regarding the proposed development. These concerns are:

- Width of perimeter landscaping strips adjacent to side or rear property lines. The perimeter landscape strips have been reduced from the required eight feet to four and six feet in some locations. The Board should discuss the type of planting within these landscape strips to determine the adequacy of the plant materials and how the landscape strips function in relation to providing the required landscape coverage.
- Concentration of a majority of the parking on the front of the lot. Fremont Boulevard has primarily been developed with buildings located towards the front of the property. This project would be out of character with the neighboring buildings and would create a visual gap in the existing streetscape.
- Creation of an expansive open space area between the rear of the building and adjacent residences to the east. This area could become a problem area in the future in terms of collecting trash, vagrancy, and visibility from standpoint of public safety policing efforts.
- Direct access from the commercial development to a City park. Access to the site from the City park to the east raises concerns related to persons using the grounds of the Oldemeyer Center as a pass through to the medical clinic and vagrancy/loitering within the grounds of the public park. Direct access to the park by patrons of the medical clinic also raises concerns for the safety of children.
- Location of the building at the rear of the lot, furthest away from public access and transportation. Some patrons would be required to walk over 500 feet from Fremont Boulevard to the building on the rear of the lot.
- Mass of the building in relationship to adjacent residential neighborhoods. To the east are single-story dwellings in close proximity (within five feet) to the property boundary. To the south is a two-story apartment building. To the south are three one-story mobile homes that are also in close proximity (within five feet) to the property boundary.

On August 12, 2015, a meeting was held with the applicant and city staff to discuss the City's concerns. Subsequent to the meeting the applicant submitted a letter addressing the City's concerns. The letter is Attachment 1 – Exhibit C and contains the following responses listed in quotations to the City's concerns:

- *Width of perimeter landscaping strips adjacent to side or rear property lines* – “We have worked with the city for several months to look for alternatives to side yard setbacks at the parking areas and it is difficult to comply within the available lot width. We ask the BAR review our design and the landscape mitigations we’ve provided to compensate for the reduced side yard widths. At the building, we exceed the minimum 10’ landscape buffer required to residential-zoned properties.”
- *Concentration of a majority of the parking at the front of the lot* – “When previously developing a design alternative to renovate the existing building, two important considerations became evident. The necessary staged construction approach would not allow the County to provide the continuous level of service required during construction by federal government and because of the sub-optimal configuration of the existing building, its remodeling would not allow enhancement of the existing level of medical care and services as desired. It became evident that financial investment in a new facility that can offer state-of-the-art services in a functional and efficient layout was the more prudent course of action. Prior to proceeding with this new site plan, the County met with the City Staff to review this direction in December 2014 and it was agreed that we could proceed.”
- *Creation of a “no man’s land” between rear of the building and adjacent residences to the east* – “The City’s zoning ordinance requires a buffer of at least 10’ from residential-zoned properties so an area such as this is inevitable. We set our building back farther than the minimum required to offer a greater buffer to the 2-story apartments to the east and the mobile homes to the south to minimize the impacts of the building. This area will be secured by a fence and will be monitored by security cameras. At our meeting, the Police Department expressed no objections to this proposed approach.”
- *Direct access from your commercial development to a city park* – “We discussed the concept that this gate might serve to facilitate a coordination of programs and services between the clinic and the City at the community center. We will provide a lock on the gate to allow for this future opportunity.”
- *Location of the building at the rear of the lot, furthest away from public access and transportation* – “As addressed above, the width of the front of the parcel did not yield an efficient and functional building (as our first project proved) and we were not able to provide the type of continuous operation of the clinic that is required by the federal government. It became evident that the optimal building layout really only worked effectively at its current proposed location at the back of the parcel.”
- *Mass of the building in relationship to adjacent residential neighborhoods* – “As addressed above, we have exceeded the minimum 10’ setback buffer required. On the

East side we are setback 15' from a 2-story apartment project and on the south side we are setback 26' from a mobile home park. We are under the allowable height requirements.”

CONCLUSION

Staff does not find that the City’s concerns were adequately resolved for City staff to recommend approval of the project. The main areas of concern are listed below:

- **Finding** – By placing the building to the rear of the property, the parking lot would produce a visual dominance to adjoining properties along the street frontage.
- **Evidence** - The streetscape would be primarily developed with a parking lot that would be 115 feet in width by 500 feet depth. Establishing a building frontage on Fremont Boulevard would provide a consistent development pattern and stronger feeling of pedestrian connectivity.
- **Finding** – The site layout would be inconsistent with the surrounding development pattern.
- **Evidence** – The adjoining sites are developed with storefronts near the front of the property. Additionally, keeping the building within the current footprint would
- **Finding** – The size and mass of the building is not harmonious with the surrounding residential properties.
- **Evidence** – The surrounding residential properties are mostly single-story and would be impacted by the mass of the proposed structure being relocated from its current location fronting on Fremont Boulevard to the rear of the site.

The only public comment received to date was from a resident of the mobile home park to the south. After the flagging went up, she came to City Hall to inquire about the project and was not pleased that her residence would be in close proximity to the loading zone and trash enclosure. She suggested that a solid eight foot fence be constructed along the common property line. No other comments have been received.

Staff recommends that the Board consider one of the following courses of action:

1. Deny as submitted. Continue the design review application to the October 7, 2015 for the adoption of findings and evidence in support of denying the proposed design.
2. Approve as submitted. Continue to the design review application to the October 7, 2015 for the adoption of findings and conditions of approval.
3. Continue to the project to the October 7, 2015 to address comments from the BAR.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Exhibit A - Project Plans
 2. Attachment 1 - Exhibit A1 - Updated Project Plans
 3. Attachment 1 - Exhibit B - Applicant's Response to City's Concern
 4. Attachment 1 - Exhibit C - Traffic Study
 5. Attachment 2 - Location Map
 6. Attachment 3 - Aerial View of Site
 7. Attachment 4 - Site Photographs
 8. Attachment 5 - Streetscape
-

SEASIDE FAMILY
HEALTH CLINIC

MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: HMM

Drawing Date: 6.10.15

Project Number: 1463

2.13.15 - CITY BAR PACKAGE

4.14.15 - DESIGN DEVELOPMT

4.27.15 - CITY BAR PACKAGE 2

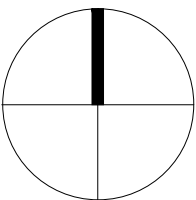
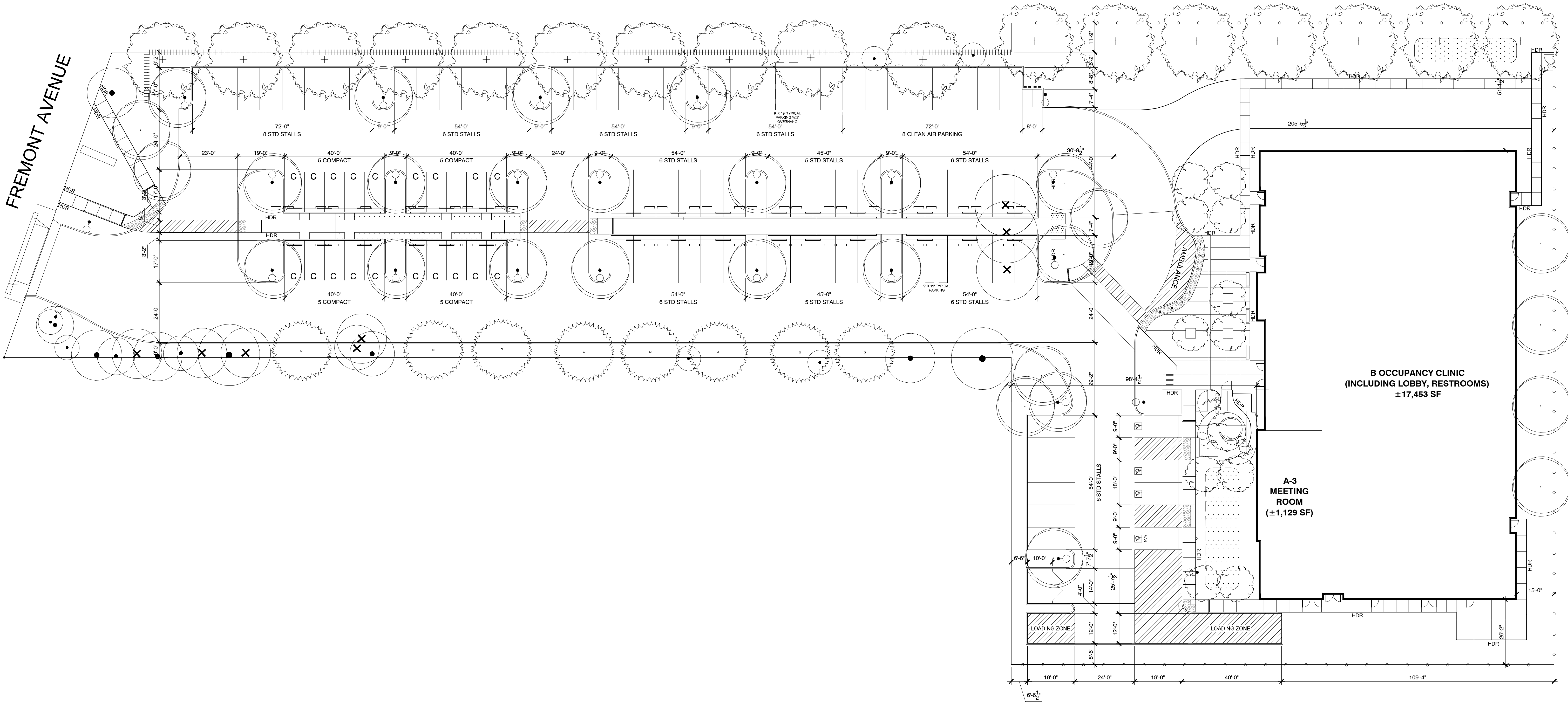
6.10.15 - CITY BAR PACKAGE 3

Revisions:

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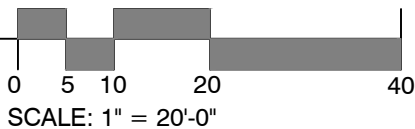
Sheet Title:
SITE PLAN

Sheet Number:



SITE PLAN

SCALE: 1" = 20'-0"



A1.1

SEASIDE FAMILY
HEALTH CLINIC

MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955

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Sheet Title:
OVERALL
FLOOR PLAN

Sheet Number:



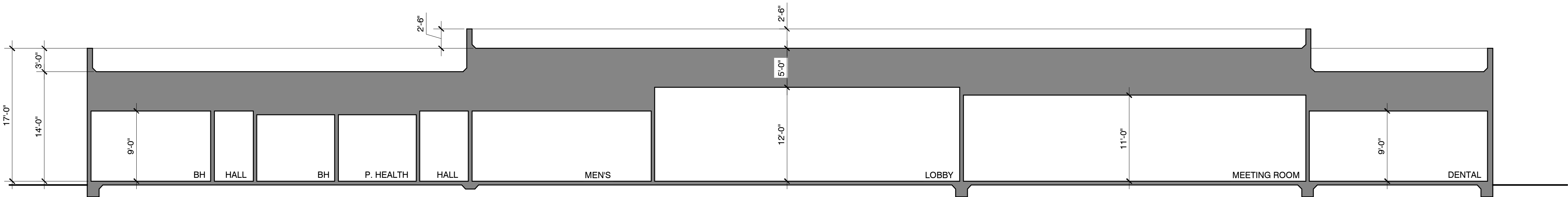
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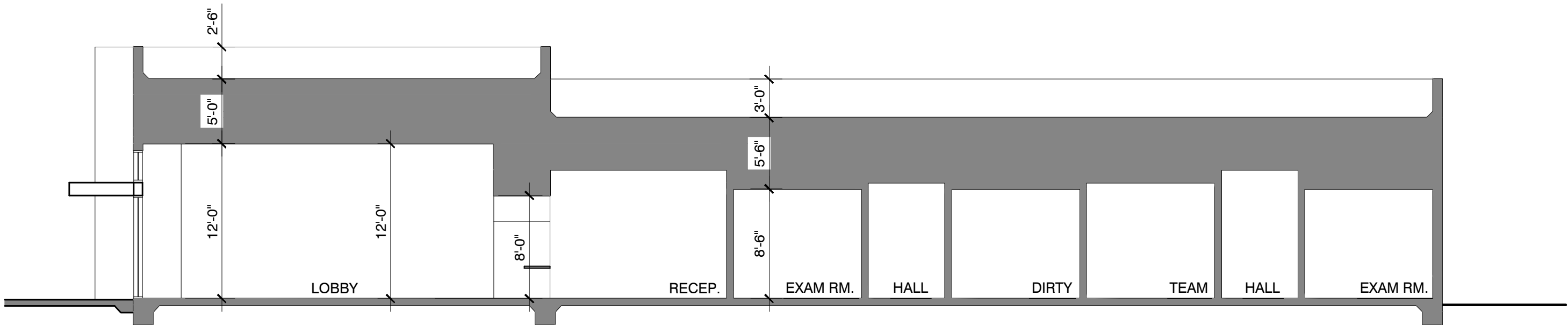
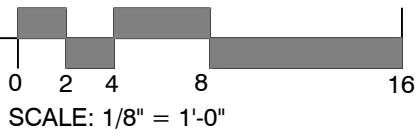


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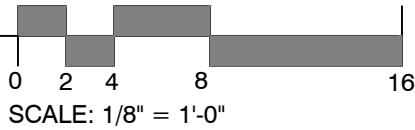
① - LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



② - LATITUDINAL SECTION

SCALE: 1/8" = 1'-0"



Drawn By: HMM

Drawing Date: 6.10.15

Project Number: 1463

2.13.15 - CITY BAR PACKAGE

4.14.15 - DESIGN DEVELOPMT

4.27.15 - CITY BAR PACKAGE 2

6.10.15 - CITY BAR PACKAGE 3

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Sheet Title:

BUILDING
SECTIONS

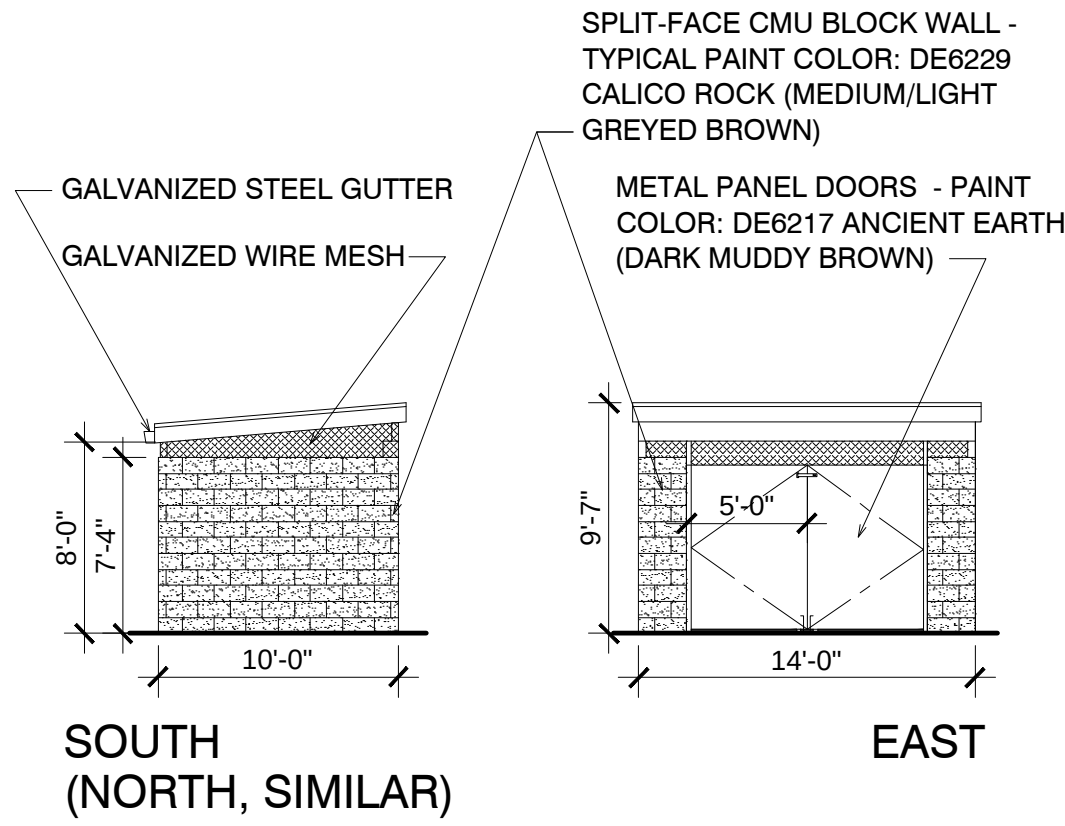
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SEASIDE FAMILY
HEALTH CLINIC

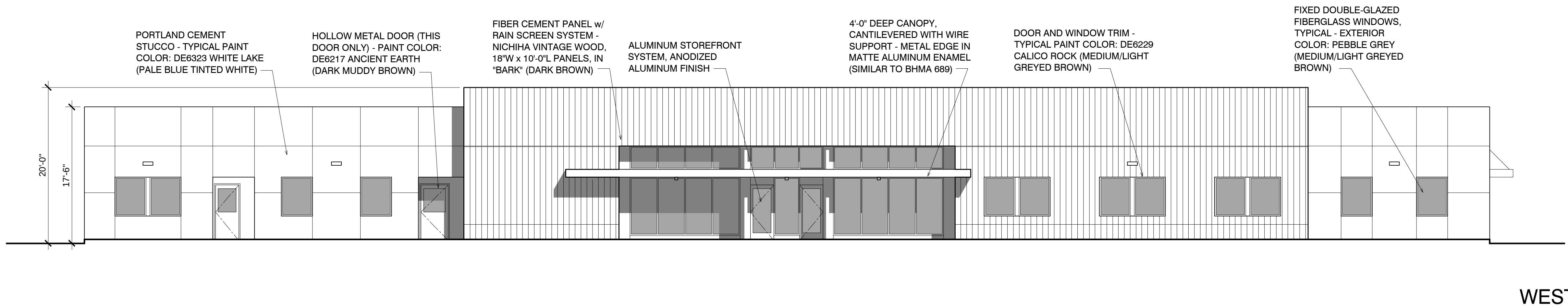
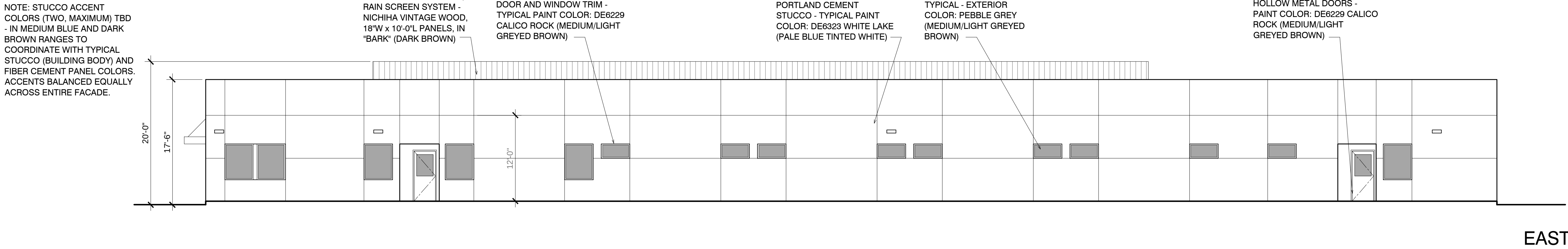
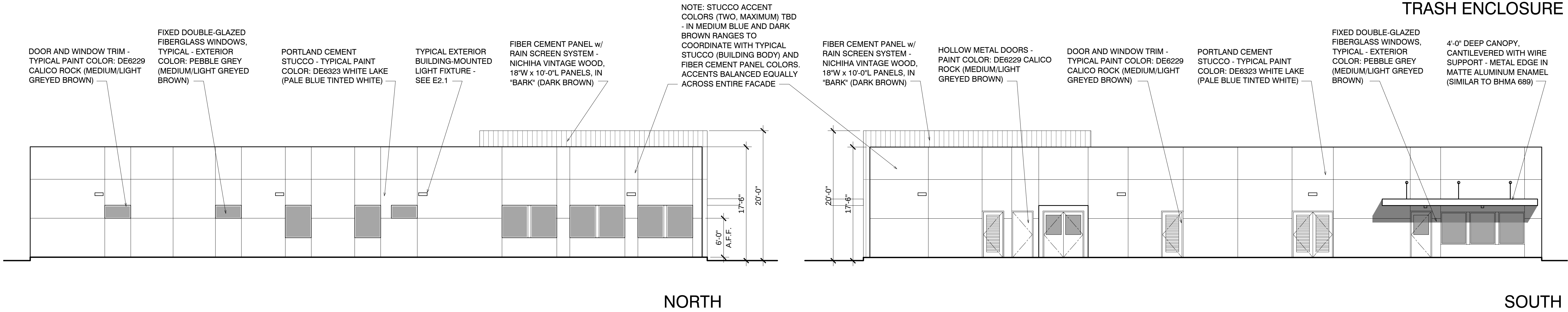
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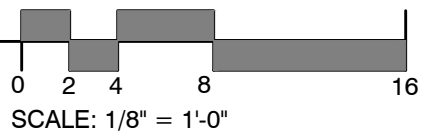


TRASH ENCLOSURE

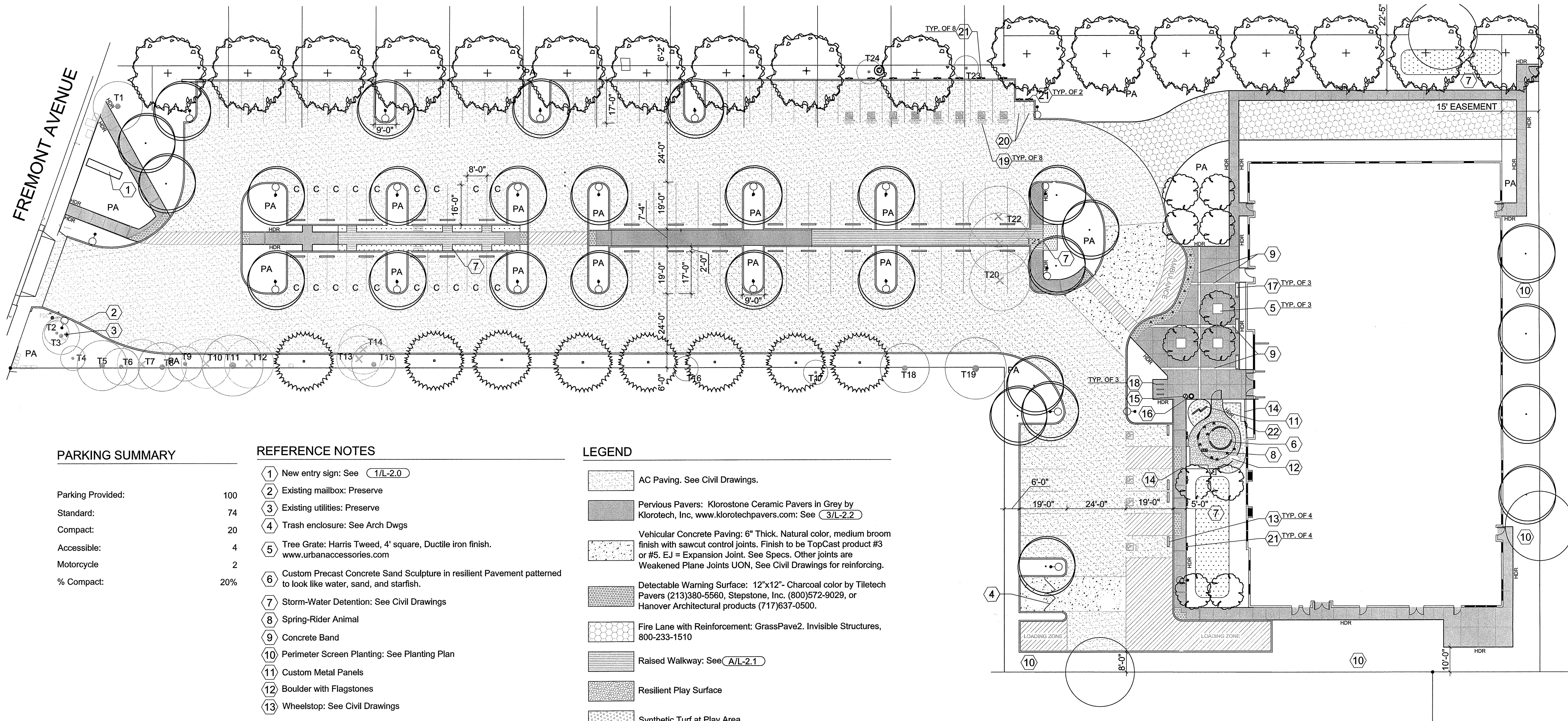


EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



A5.1



PARKING SUMMARY

Parking Provided:	100
Standard:	74
Compact:	20
Accessible:	4
Motorcycle	2
% Compact:	20%

REFERENCE NOTES

- 1

New entry sign: See 1/L-2.0
- 2

Existing mailbox: Preserve
- 3

Existing utilities: Preserve
- 4

Trash enclosure: See Arch Dwgs
- 5

Tree Grate: Harris Tweed, 4' square, Ductile iron finish. www.urbanaccessories.com
- 6

Custom Precast Concrete Sand Sculpture in resilient Pavement patterned to look like water, sand, and starfish.
- 7

Storm-Water Detention: See Civil Drawings
- 8

Spring-Rider Animal
- 9

Concrete Band
- 10

Perimeter Screen Planting: See Planting Plan
- 11

Custom Metal Panels
- 12

Boulder with Flagstones
- 13

Wheelstop: See Civil Drawings
- 14

Concrete Seat Wall: Poured in place concrete with integral color and wood seat
- 15

Recycling Receptacle: Lakeside side-opening litter receptacle. Surface-mounted. Titanium powder coated finish with Bluebell for lid and contrasting liner. Signage: Plasma-cut signage to include recycle symbol and "Recyclables". Landscape Forms, 800-430-6209, www.landscapiforms.com
- 16

Trash Receptacle: Lakeside side-opening litter receptacle. Surface-mounted. Titanium powder coated finish. Landscape Forms, 800-430-6209, www.landscapiforms.com
- 17

Bench: Arcata Bench with back and arms. Seat in 1 pc. Titanium powder-coat finish. Landscape Forms, 800-430-6209, www.landscapiforms.com
- 18

Bike Racks: Loop bike rack. Surface mounted. Titanium powder coat finish. Landscape Forms, 800-430-6209
- 19

Clean Air Vehicle Parking Stall
- 20

Motorcycle Parking Stall
- 21

Site Signage: Parking Stall Designation
- 22

Activity Panels

LEGEND

- AC Paving. See Civil Drawings.
- Pervious Pavers: Klorostone Ceramic Pavers in Grey by Klorotech, Inc, www.klorotechpavers.com: See 3/L-2.2
- Vehicular Concrete Paving: 6" Thick. Natural color, medium broom finish with sawcut control joints. Finish to be TopCast product #3 or #5. E.J = Expansion Joint. See Specs. Other joints are Weakened Plane Joints UON, See Civil Drawings for reinforcing.
- Detectable Warning Surface: 12"x12"- Charcoal color by Tiletech Pavers (213)380-5560, Stepstone, Inc. (800)572-9029, or Hanover Architectural products (717)637-0500.
- Fire Lane with Reinforcement: GrassPave2. Invisible Structures, 800-233-1510
- Raised Walkway: See A/L-2.1
- Resilient Play Surface
- Synthetic Turf at Play Area
- PA

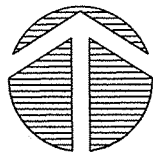
Planting Area: See Planting Plan
- Fence, Type 1: See 2/L-2.0
- Fence, Type 2: See 3/L-2.0
- Fence, Type 3: See 4/L-2.0
- Bollard
- Area Pole Light: 14' pole + fixture height
- ADA Accessible Parking
- HDR

Header Board

GENERAL NOTES

1. See Planting Plan for plant types and irrigation notes.
2. All play area features to be compliant with Consumer Product Safety Commission (CPSC) and ASTM Safety Standards.
3. Total Site Area: 102,861 SF
4. Total Landscape Area: 30,031 SF

SCALE: 1"= 20'-0"



Project / Owner:

Community Hospital Properties

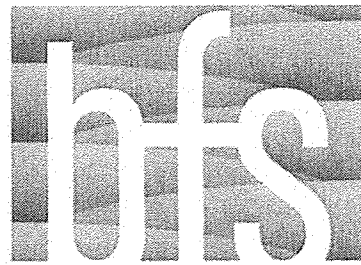
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Drawn By: em/lc

Drawing Date: 06/09/2015

Project Number: 14.075

2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2

Revisions:

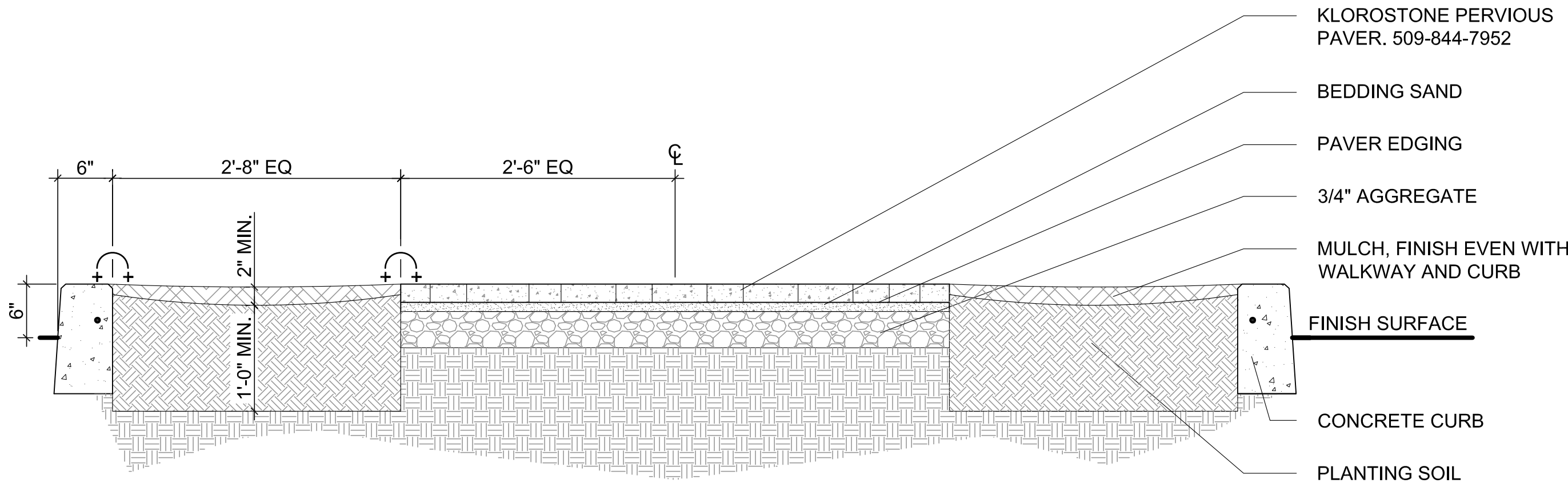
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Sheet Title:

Construction Plan

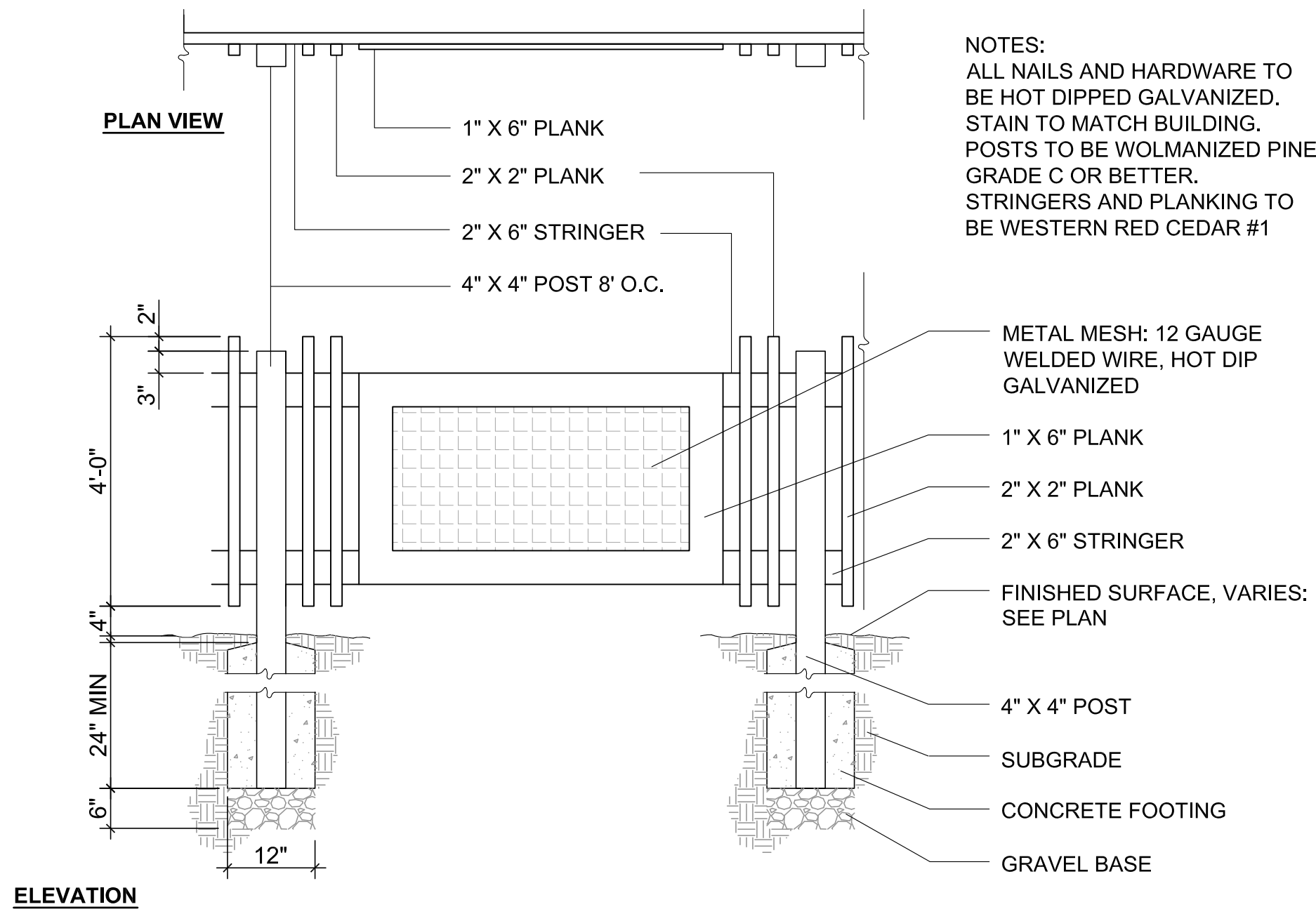
Sheet Number:

L-1.0



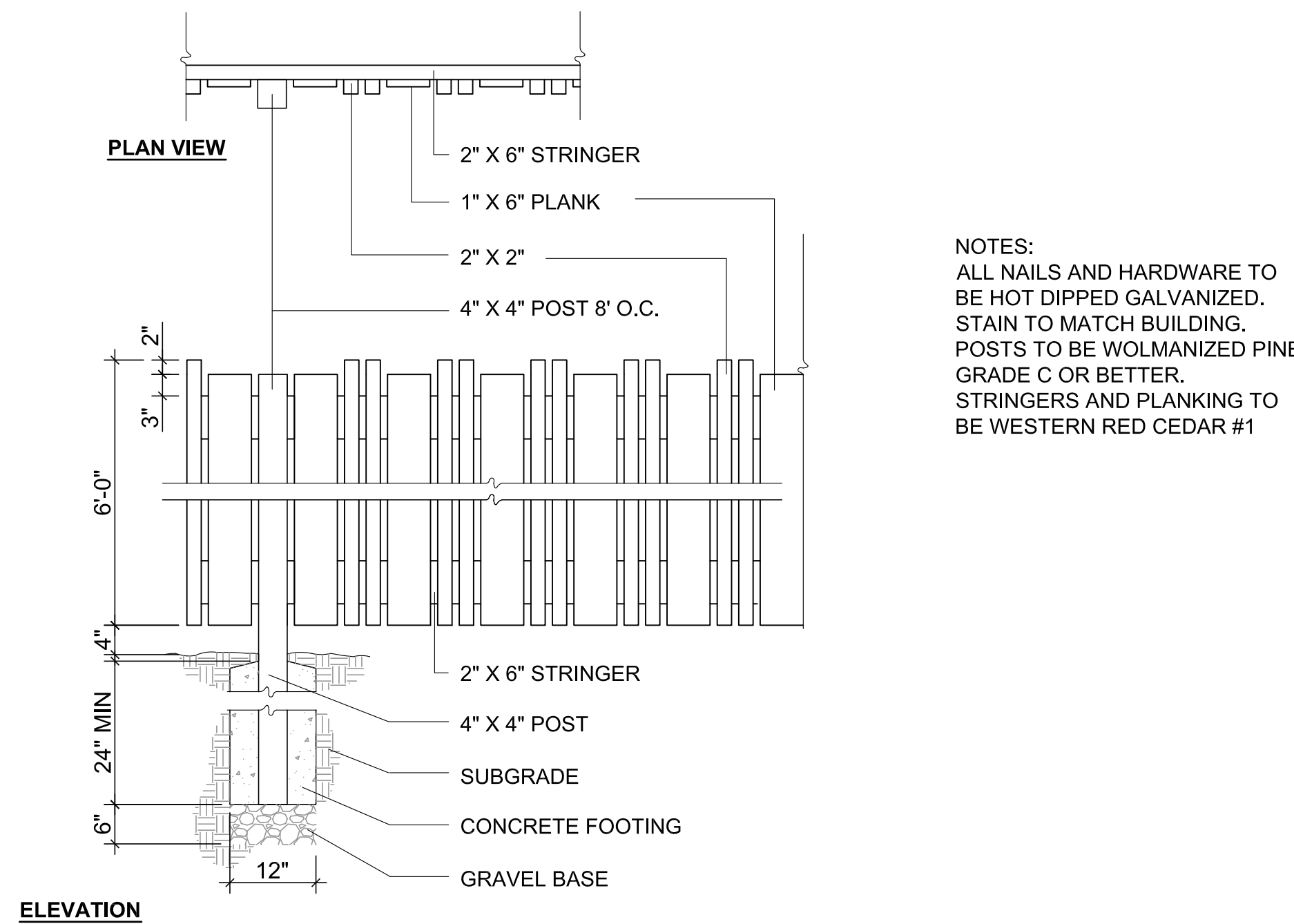
5 Pedestrian Pavement On-Grade

1" = 1'-0"



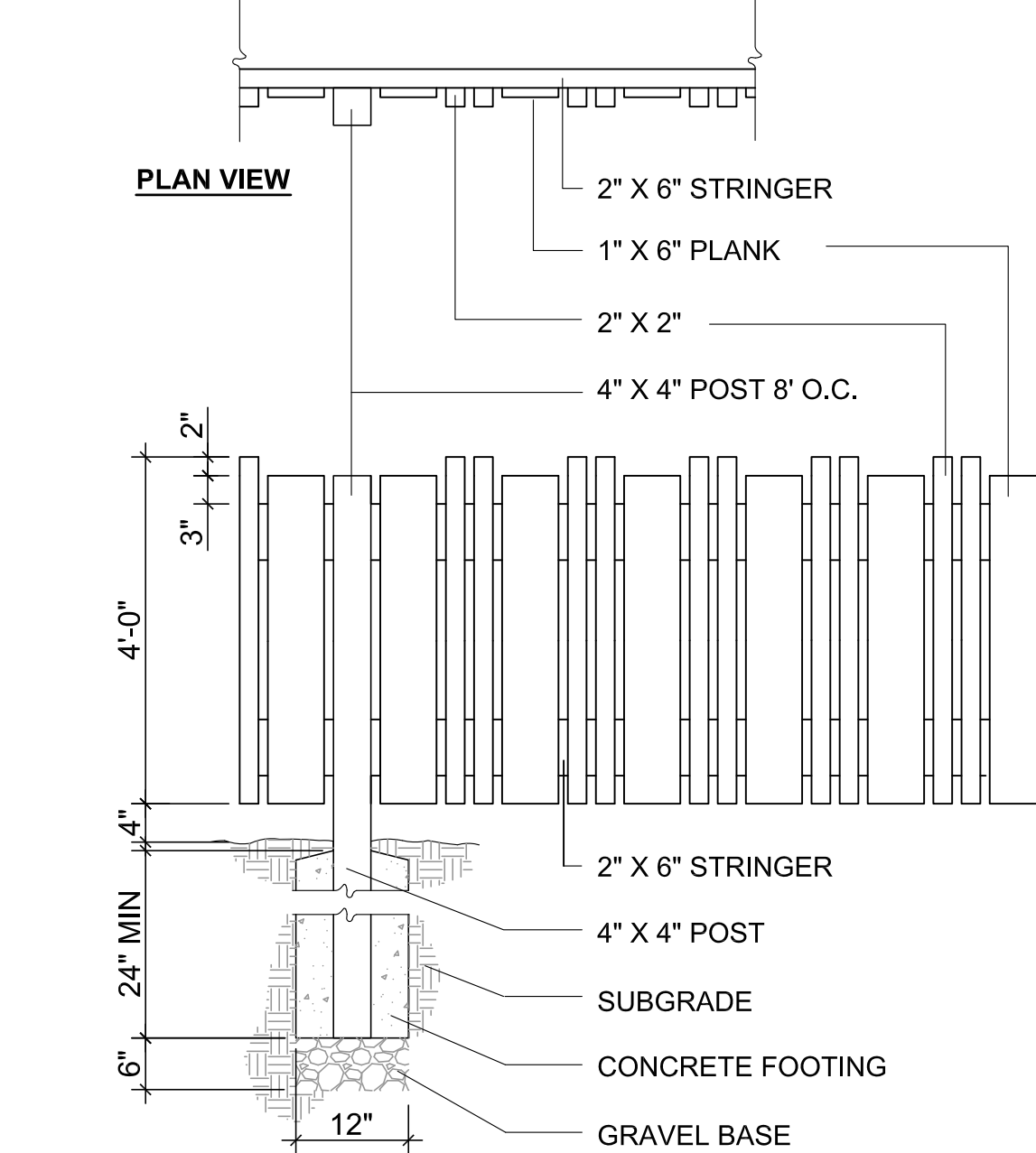
4 Wood Fence, Type 3

NTS



3 Wood Fence, Type 2

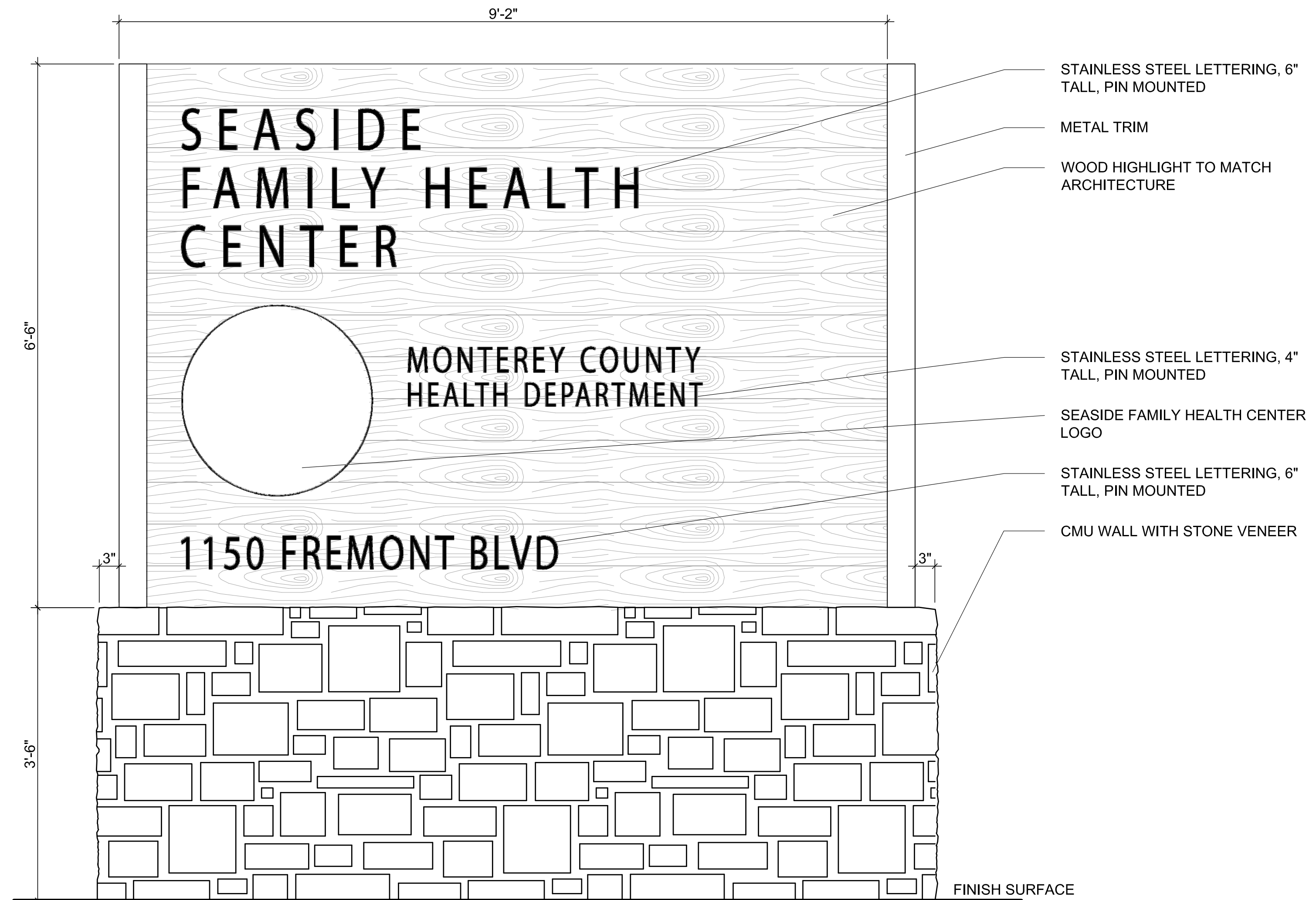
NTS



2 Wood Fence, Type 1

NTS

NOTES:
ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
STAIN TO MATCH BUILDING.
POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER.
STRINGERS AND PLANKING TO BE WESTERN RED CEDAR #1



1 Entry Sign

1" = 1'-0"

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Sheet Title:

Construction Details

Sheet Number:

L-2.0

TREE MITIGATION SUMMARY:

- TREE REMOVAL:
- 1 - 14" Eucalyptus
 - 3 - 12" Eucalyptus
 - 2 - 12" Cypress
 - 1 - 13" Cypress
 - 1 - 14" Cypress
- T## = Existing Tree Number
- TREE REPLACEMENT:
- 16 - Arbutus unedo 'Marina' 24" Box
 - 29 - Cupressus macrocarpa 24" Box
 - 15 - Melaluca quinqueveria 24" Box

IRRIGATION NOTES:

- PER AB 1881, THE IRRIGATION DESIGN WILL INCLUDE:
1. IRRIGATION SYSTEM WILL CONNECT TO EXISTING POINT OF CONNECTION.
 2. A SOIL MANAGEMENT REPORT-ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS
 3. A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE AVAILABLE ONSITE
 4. AUTOMATIC IRRIGATION CONTROLLER WITH EVAPOTRANSPIRATION DATA AND RAIN SENSORS
 5. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVER-SPRAY
 6. THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS ESTABLISHED FROM THE PLANTING PLAN
 7. ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION
 8. NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 8' IN WIDTH
 9. OVERHEAD IRRIGATION WILL BE SETBACK 24" FROM NON-PERMEABLE SURFACES
 10. IRRIGATION DISTRIBUTION WILL BE THROUGH A MIX OF:
 - 10.1. LOW FLOW, HIGH EFFICIENCY SPRAY NOZZLES-HUNTER MP ROTATORS OR RAINBIRD ROTARY SPRAYS
 - 10.2. POINT SOURCE DRIP-RAINBIRD OR SALCO DRIP EMITTERS
 - 10.3. SUBSURFACE DRIP-NETAFIM
 - 10.4. BUBBLERS-RAINBIRD OR TORO

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Arbutus 'Marina'	Strawberry Tree	24" Box
	Cupressus macrocarpa	Monterey Cypress	24" Box
	Melaleuca quinquenervia	Broad-leaved Paper Bark	24" Box
	Podocarpus macrophyllus	Japanese Yew	24" Box
	Pyrus calleryana	Flowering Pear	24" Box
SHRUBS AND GROUNDCOVERS			
	Agapanthus 'Storm Cloud'	Lily of the Nile	5 Gal.
	Arctostaphylos 'Pacific Mist'	Manzanita	1 Gal.
	Phormium 'Guardman'	New Zealand Flax	5 Gal.
	Ribes Speciosum	Fuschia Flowering Gooseberry	15 Gal.
	Salvia leucantha	Mexican Bush Sage	5 Gal.
	Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur Manzanita	1 Gal.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
VINES			
	Rn Rosa 'New Dawn'	Large-Flowered Climbing Rose	5 Gal
PERIMETER PLANTING			
	Ri Raphiolepis indica 'Clara'	Indian Hawthorne	5 Gal
BIOSWALE PLANTING			
	Lc Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 Gal
	Mr Muhlenbergia rigens	Deer Grass	Plugs
	Ju Juncus effusus	Common Rush	Plugs
ENTRY PLANTING			
	Cp Coleonema pulchellum 'Sunset Glow'	Golden Breath of Heaven	1 Gal
	Hm Hemerocallis 'Monve'	Mauve Starburst Evergreen Daylily	1 Gal
	Li Lavandula 'Goodwin Creek Gray'	Lavender	1 Gal
	Ls Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree	5 Gal
	Pg Phormium 'Guardman'	New Zealand Flax	5 Gal
	Si Salvia leucantha	Mexican Bush Sage	5 Gal

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4.27.15 - CITY BAR PACKAGE 2

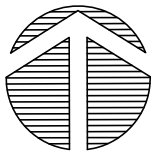
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Sheet Title:
Planting Plan

Sheet Number:
L-3.0

SCALE: 1"= 20'-0"

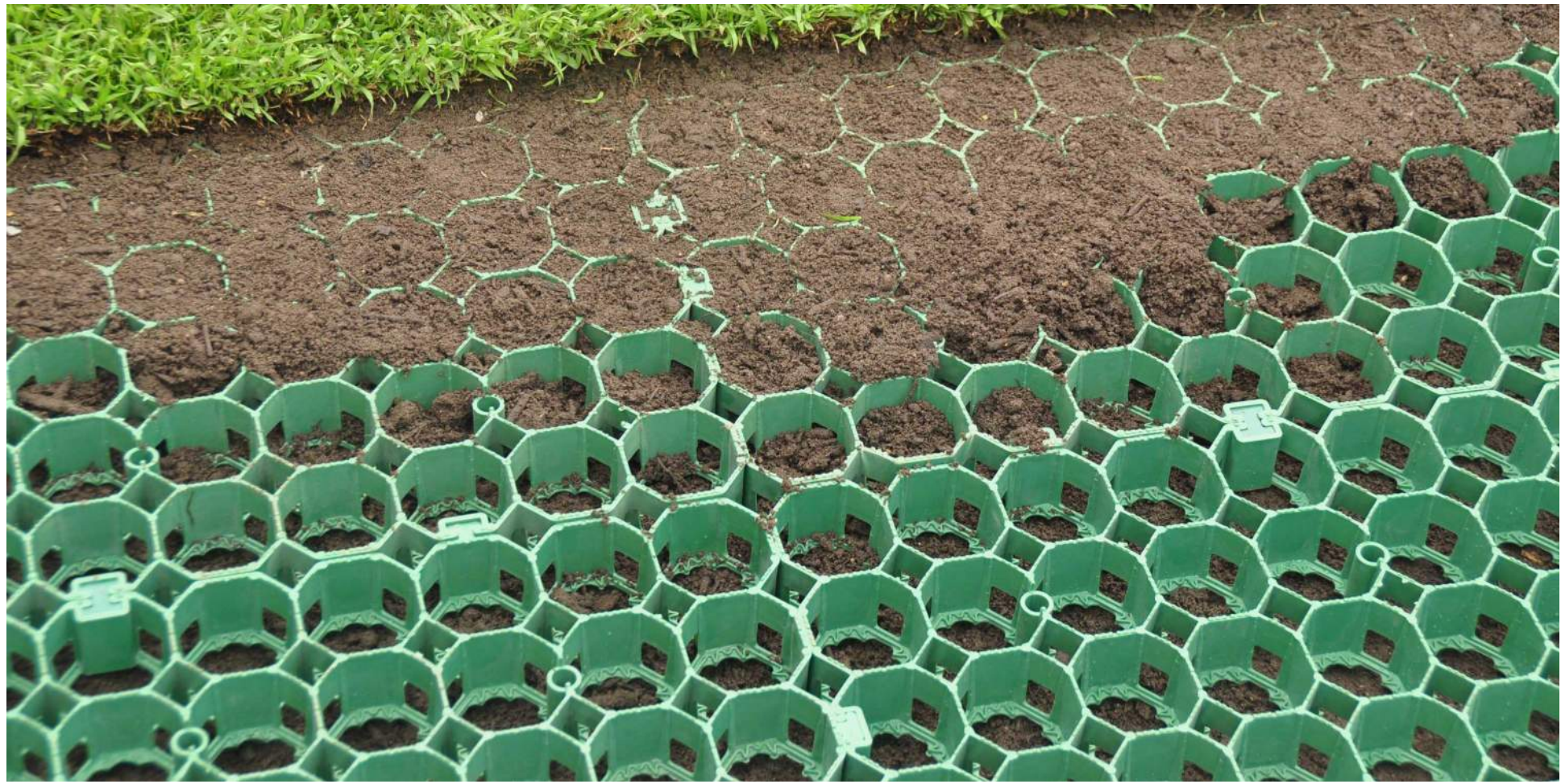




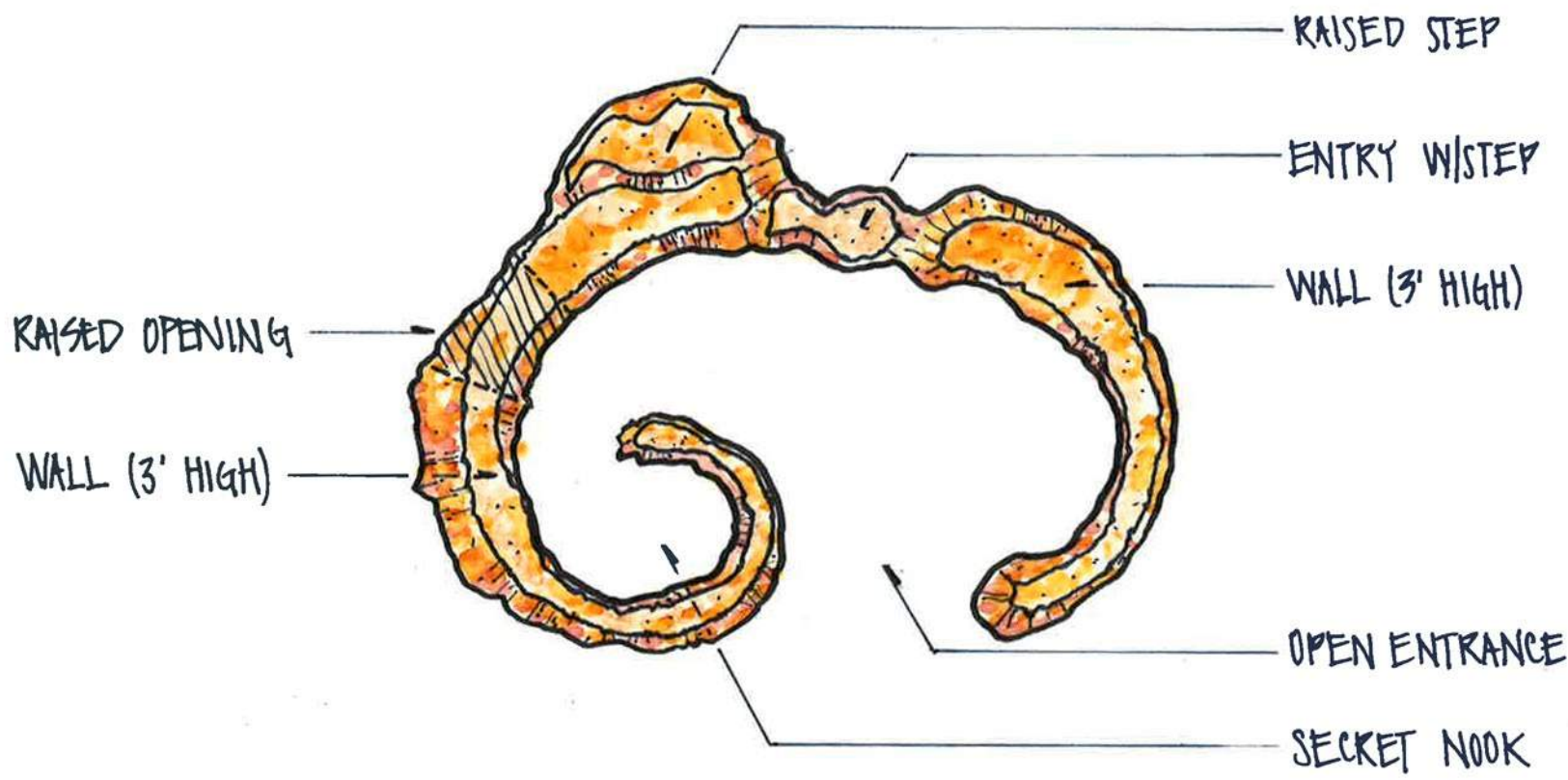
Bio-Retention



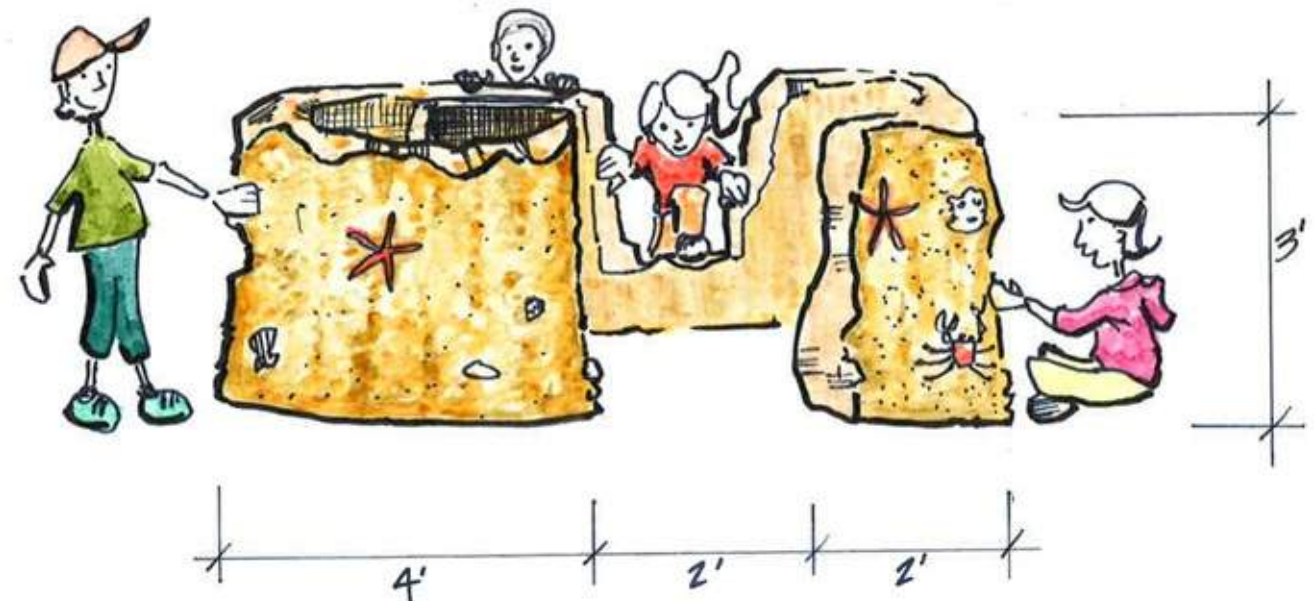
Pervious Paver



Grass Pave System at Firelane



Play Elements



Bike Rack



Recycling & Trash Receptacle

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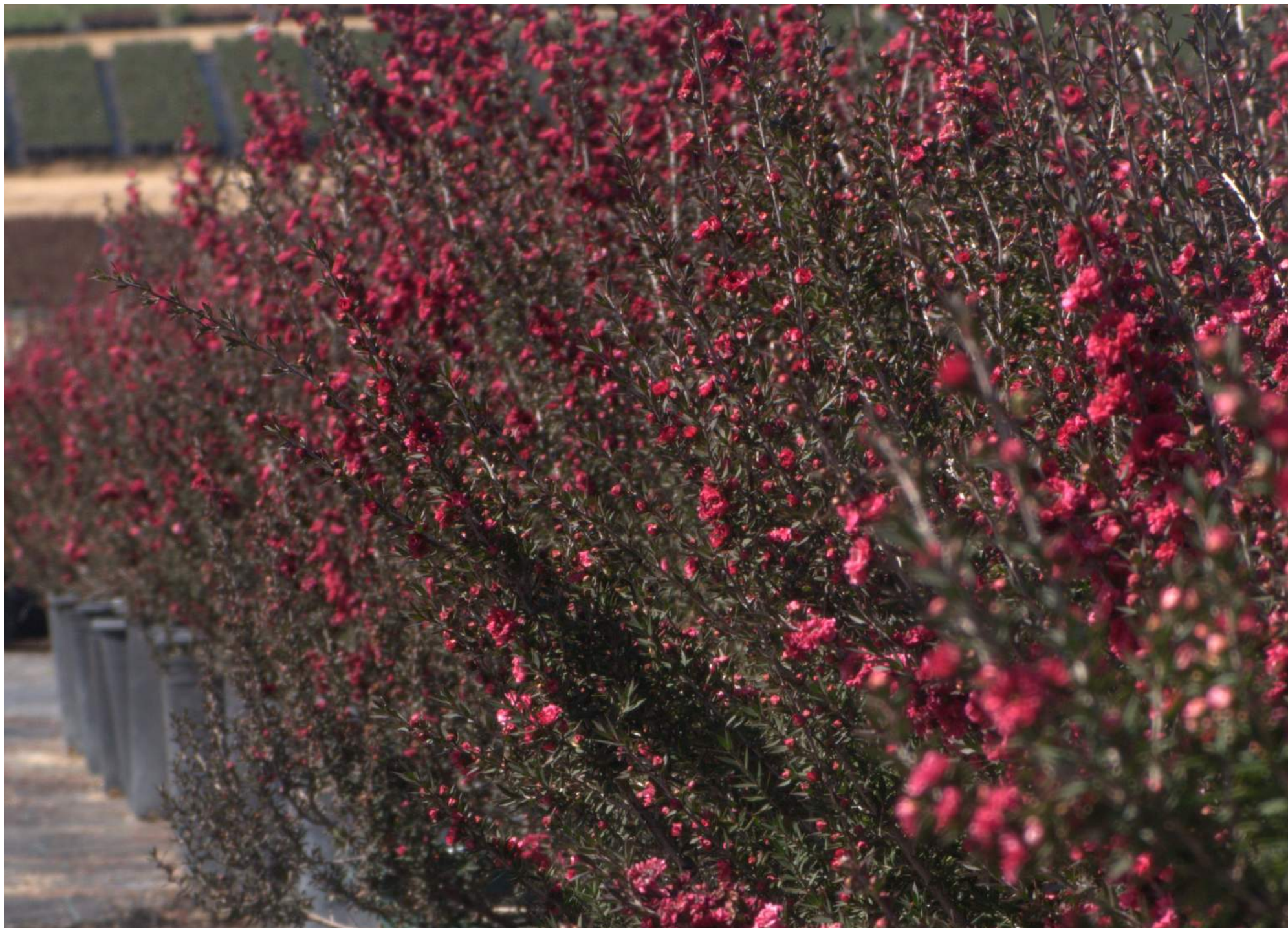
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Sheet Title:
Image Precedence

Sheet Number:
L-4.0



Leptospermum scoparium - New Zealand Tea Tree



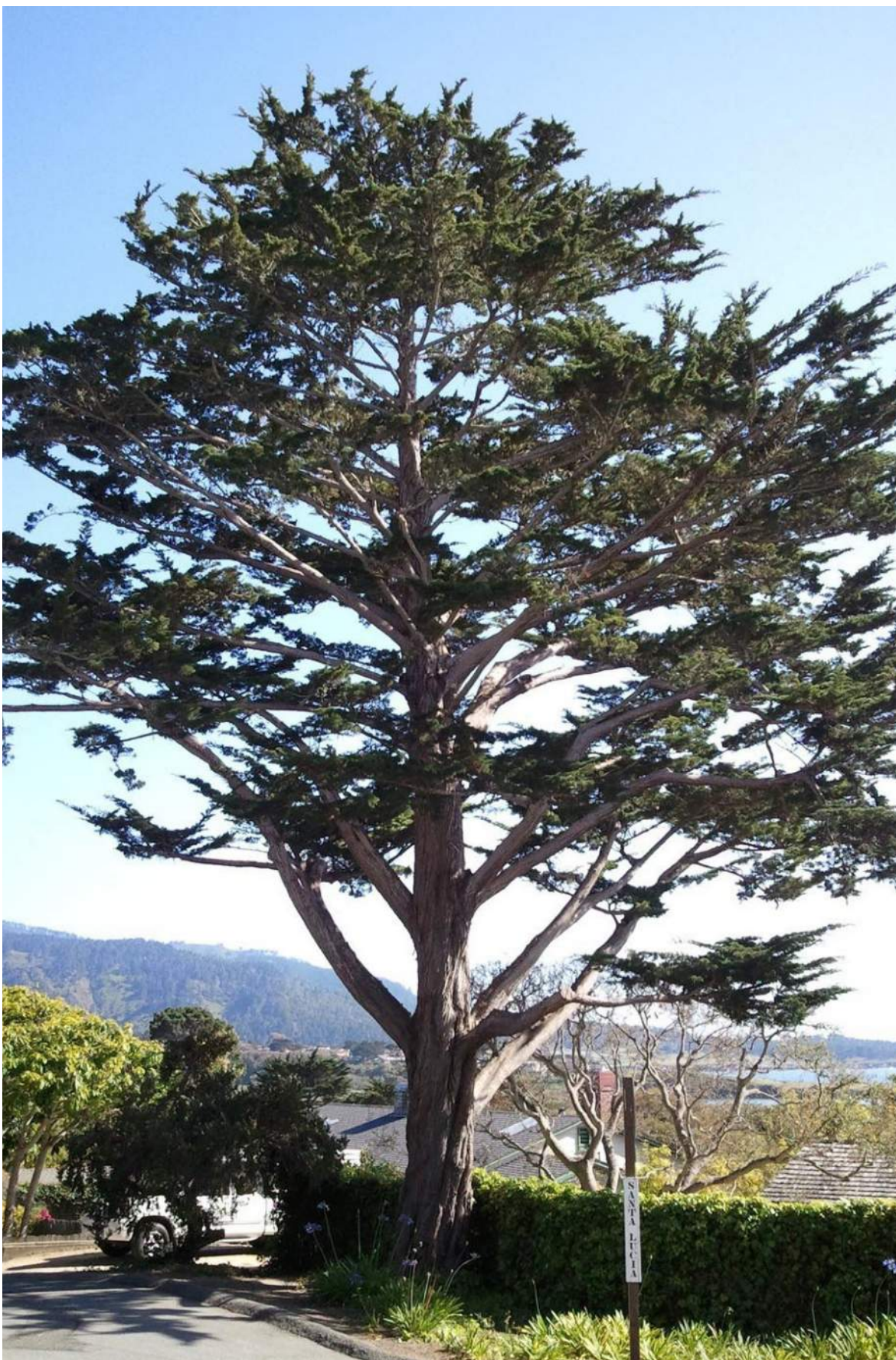
Rhamphiolepis indica 'Clara' - Indian Hawthorn



Lavandula 'Goodwin Grey Creek'
Goodwin Grey Creek Lavender



Phormium 'Guardsman'
New Zealand Flax



Cupressus macrocarpa - Monterey Cypress



Ribes speciosum -
Fuchsia Flowering Gooseberry



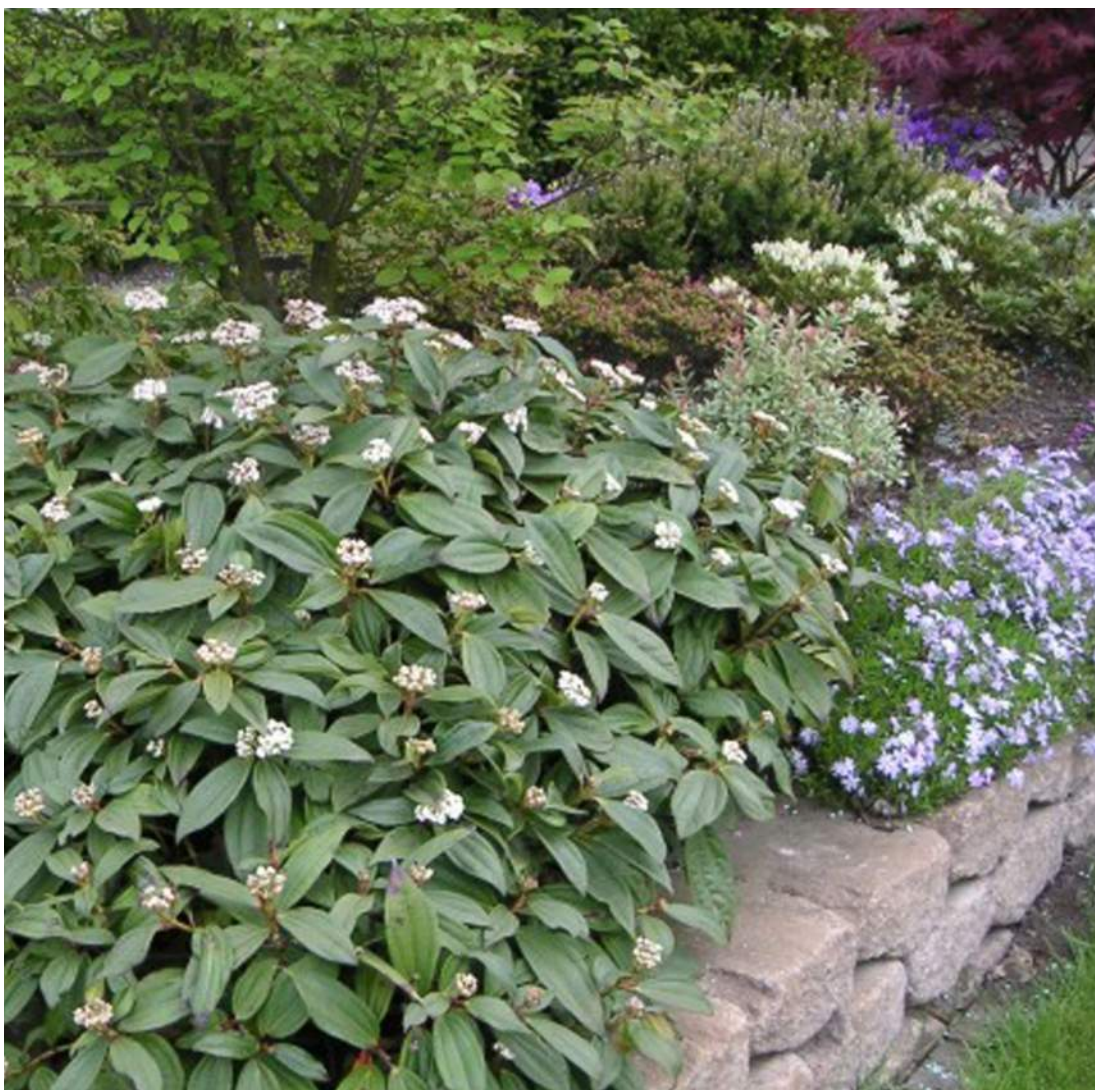
Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Arbutus unedo 'Marina' - Strawberry Tree



Melaleuca quinqueveria -
Broad-leaved Paperbark



Viburnum davidii - David Viburnum



Podocarpus macrophyllus - Japanese Yew

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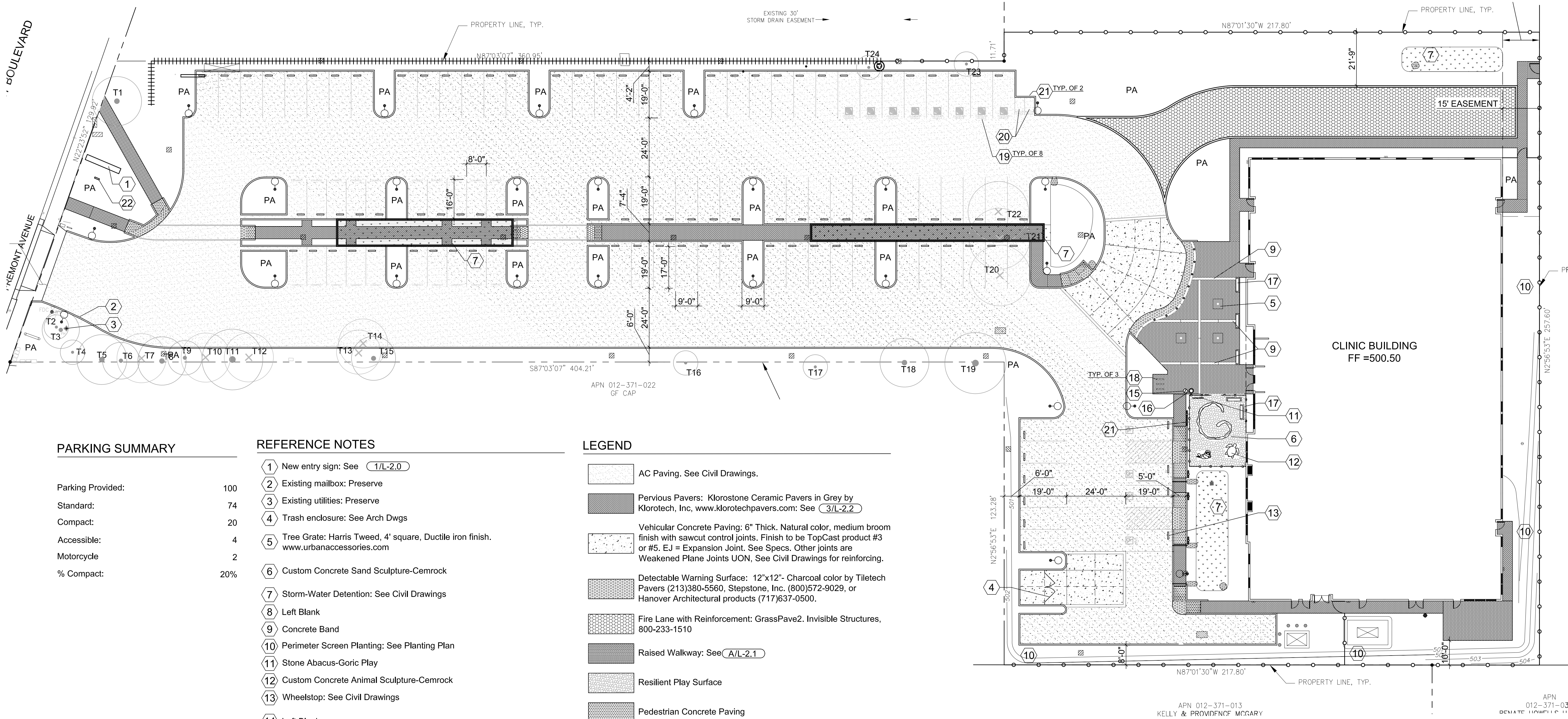
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Sheet Title:
Image
Precedence

Sheet Number:
L-4.1



PARKING SUMMARY

Parking Provided:	100
Standard:	74
Compact:	20
Accessible:	4
Motorcycle	2
% Compact:	20%

REFERENCE NOTES

- 1

New entry sign: See 1/L-2.0
- 2

Existing mailbox: Preserve
- 3

Existing utilities: Preserve
- 4

Trash enclosure: See Arch Dwgs
- 5

Tree Grate: Harris Tweed, 4' square, Ductile iron finish. www.urbanaccessories.com
- 6

Custom Concrete Sand Sculpture-Cemrock
- 7

Storm-Water Detention: See Civil Drawings
- 8

Left Blank
- 9

Concrete Band
- 10

Perimeter Screen Planting: See Planting Plan
- 11

Stone Abacus-Goric Play
- 12

Custom Concrete Animal Sculpture-Cemrock
- 13

Wheelstop: See Civil Drawings
- 14

Left Blank
- 15

Recycling Receptacle: Lakeside side-opening litter receptacle. Surface-mounted. Titanium powder coated finish with Bluebell for lid and contrasting liner. Signage: Plasma-cut signage to include recycle symbol and "Recyclables". Landscape Forms, 800-430-6209, www.landscapiforms.com
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Clean Air Vehicle Parking Stall
- 20

Motorcycle Parking Stall
- 21

Site Signage: Parking Stall Designation
- 22

Uplight for Entry Sign Address

LEGEND

- AC Paving. See Civil Drawings.
- Pervious Pavers: Klorotone Ceramic Pavers in Grey by Klorotech, Inc, www.klorotechpavers.com: See 3/L-2.2
- Vehicular Concrete Paving: 6" Thick. Natural color, medium broom finish with sawcut control joints. Finish to be TopCast product #3 or #5. EJ = Expansion Joint. See Specs. Other joints are Weakened Plane Joints UON, See Civil Drawings for reinforcing.
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- Raised Walkway: See A/L-2.1
- Resilient Play Surface
- Pedestrian Concrete Paving
- PA

Planting Area: See Planting Plan
- Fence, Type 1: See 2/L-2.0
- Fence, Type 2: See 3/L-2.0
- Fence, Type 3: See 4/L-2.0
- Bollard
- Area Pole Light: 14' pole + fixture height
- ADA Accessible Parking
- Header Board

GENERAL NOTES

1. See Planting Plan for plant types and irrigation notes.
2. All play area features to be compliant with Consumer Product Safety Commission (CPSC) and ASTM Safety Standards.
3. Total Site Area: 102,861 SF
4. Total Landscape Area: 30,031 SF

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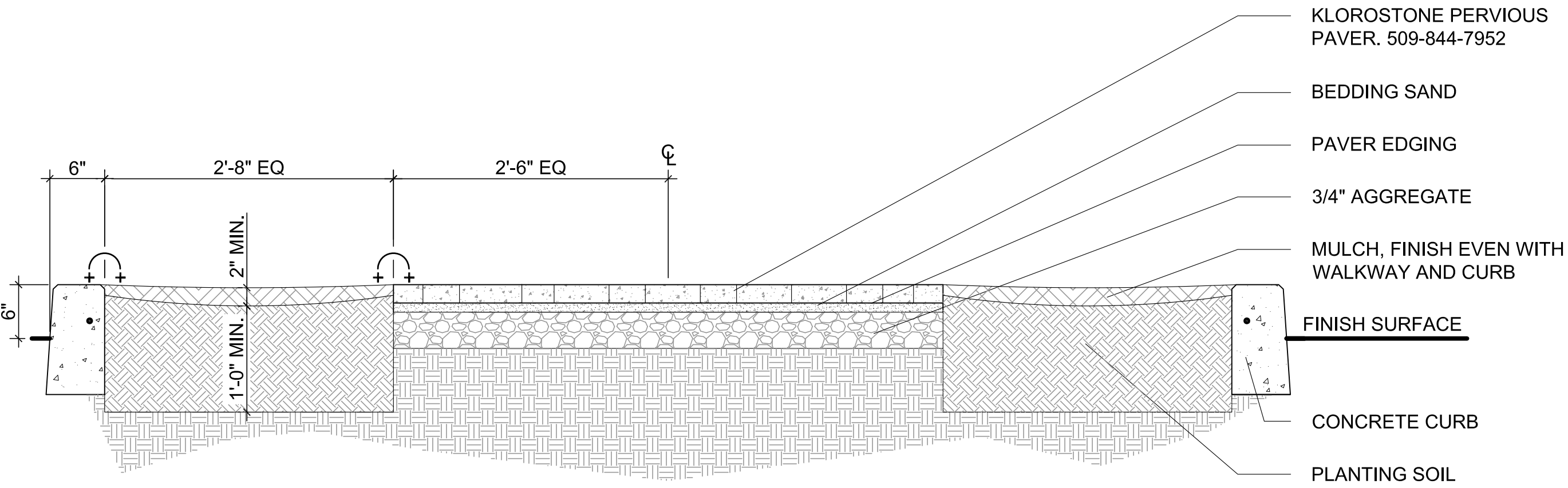
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4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2
6.10.15 - CITY BAR PACKAGE 3
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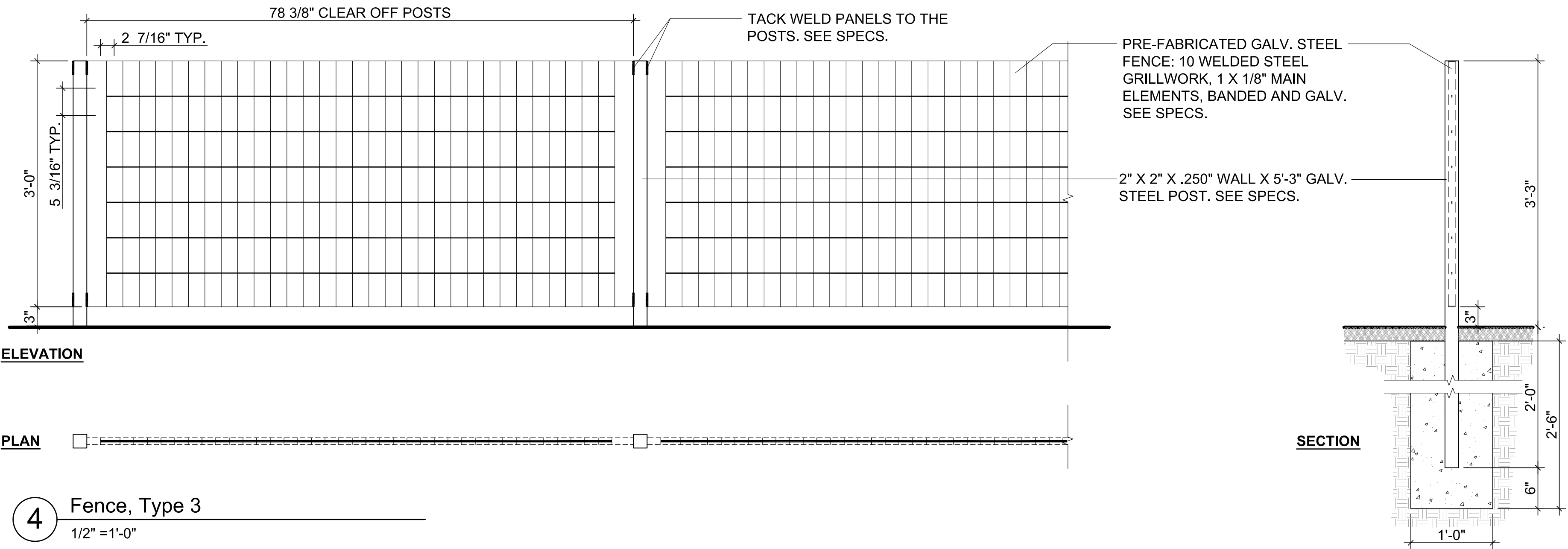
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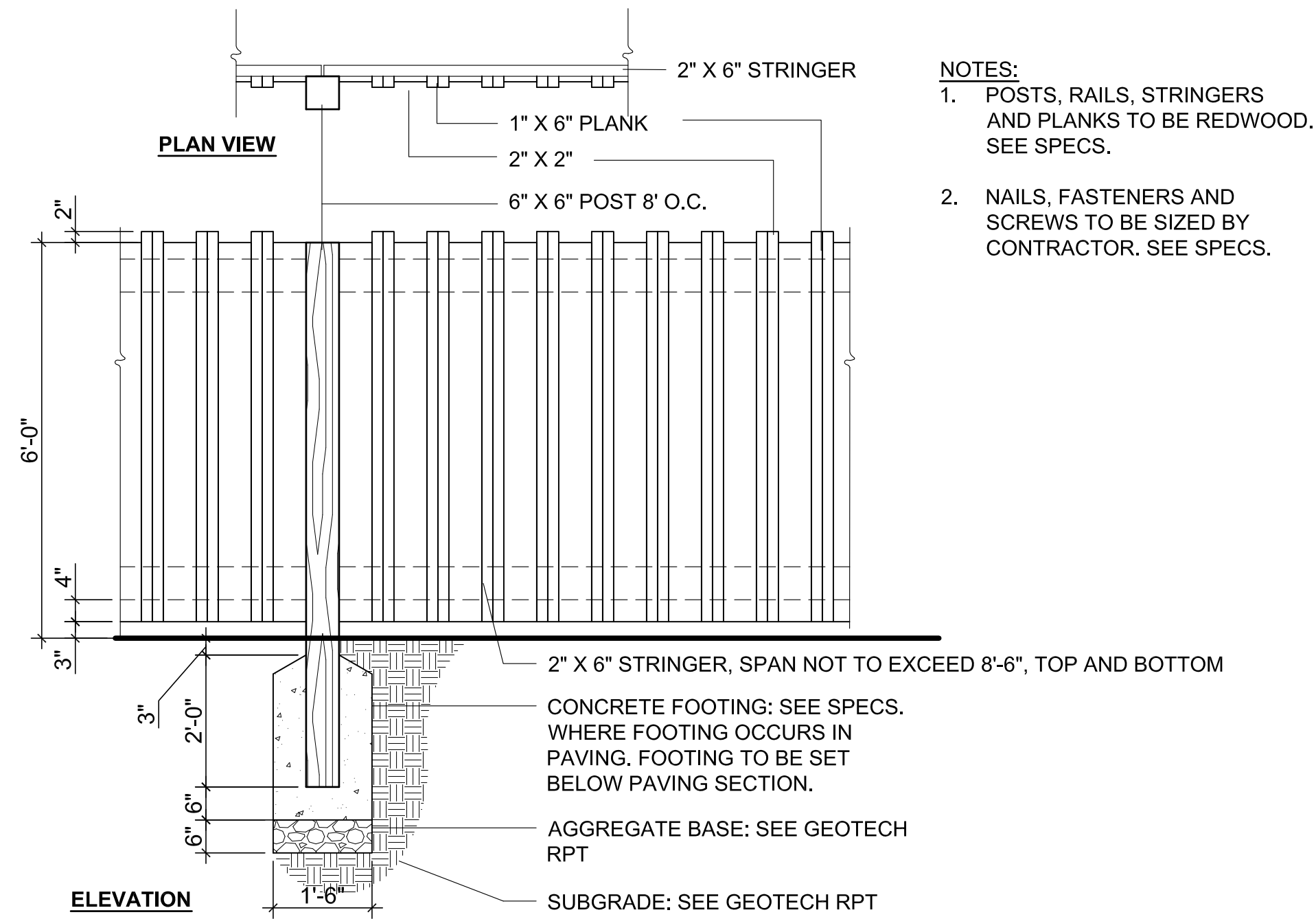
L-1.0



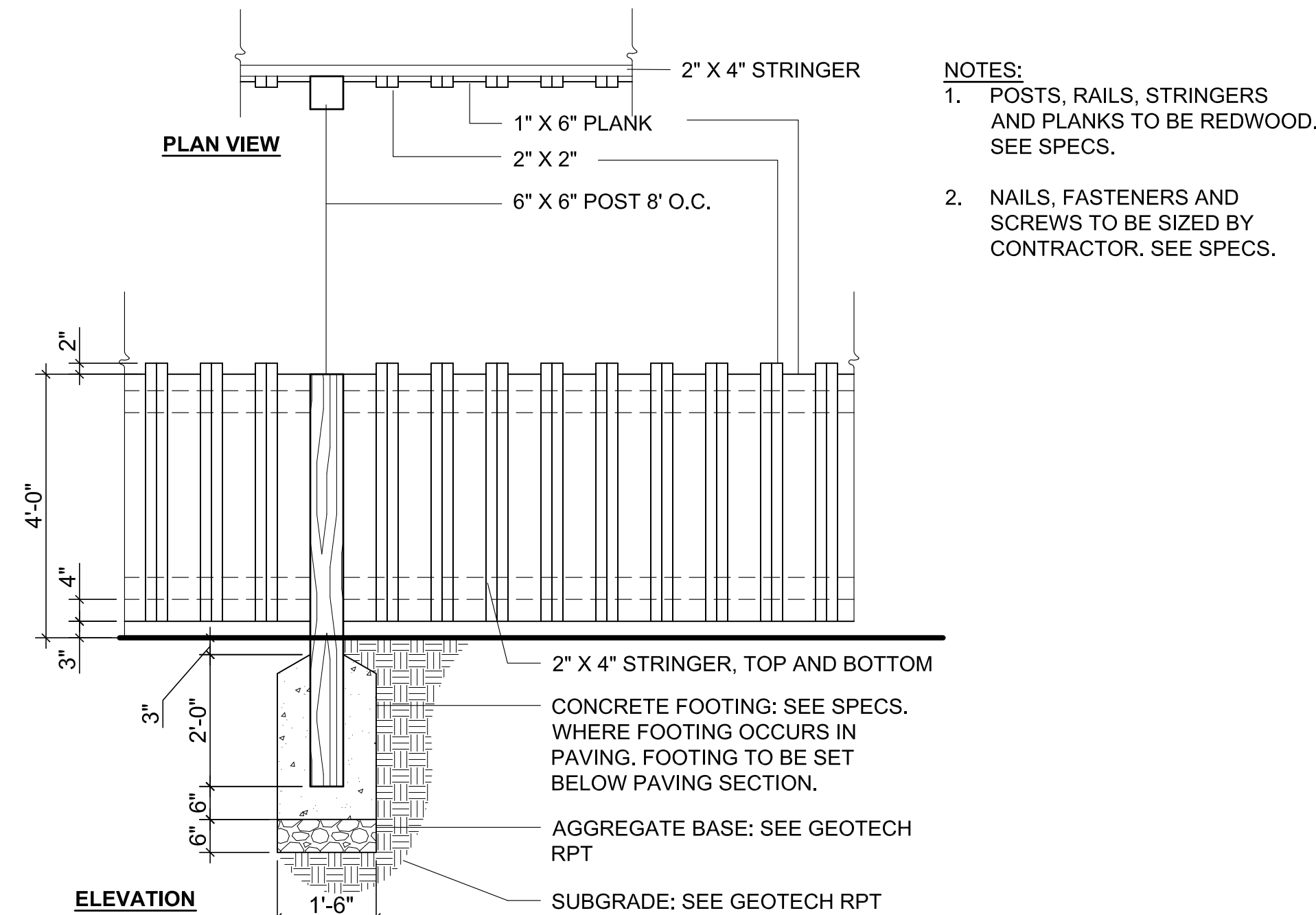
5 Pedestrian Pavement On-Grade
1" = 1'-0"



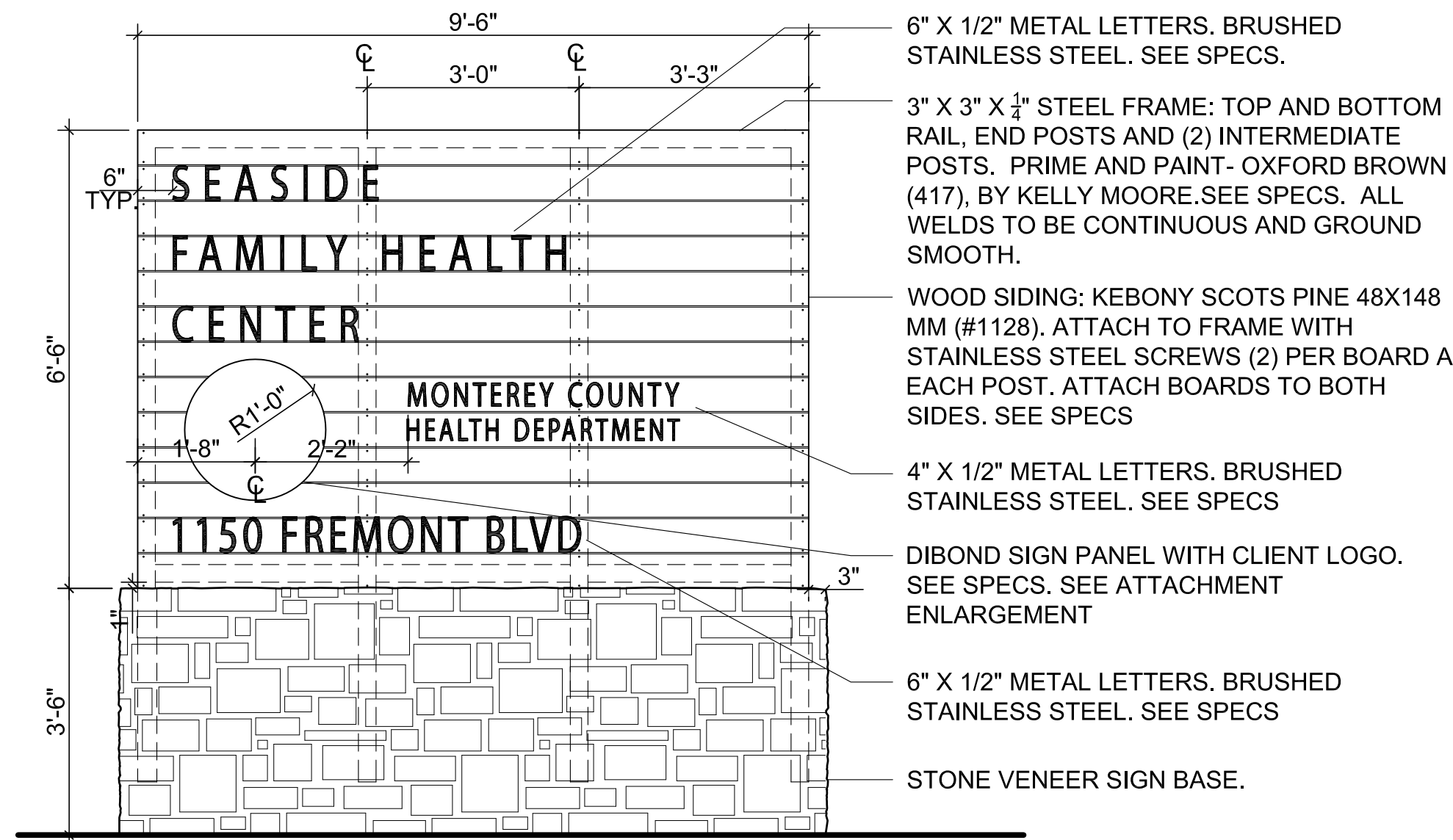
4 Fence, Type 3
1/2" = 1'-0"



3 Wood Fence, Type 2
1/2" + 1'-0"



2 Wood Fence, Type 1
1/2" = 1'-0"



1 Entry Sign
1" = 1'-0"

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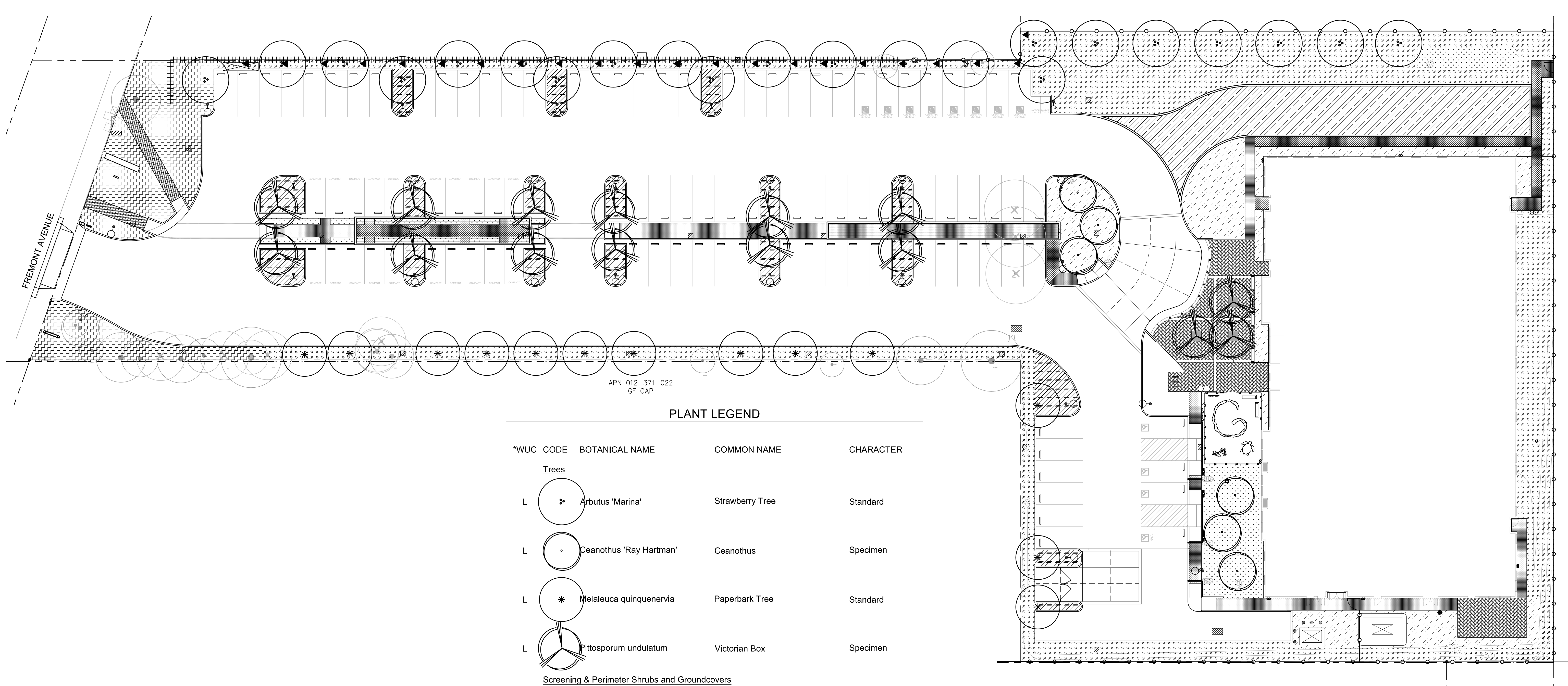
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Sheet Title:

Construction Details

Sheet Number:

L-2.0



APN 012-371-022
OF CAP

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	CHARACTER
Trees				
L	•	Arbutus 'Marina'	Strawberry Tree	Standard
L	•	Ceanothus 'Ray Hartman'	Ceanothus	Specimen
L	*	Melaleuca quinquenervia	Paperbark Tree	Standard
L	⊗	Pittosporum undulatum	Victorian Box	Specimen
Screening & Perimeter Shrubs and Groundcovers				
L	▨	Arctostaphylos 'Pacific Mist'	Manzanita	
L	▨	Dodonaea viscosa 'Purpurea'	Purple-leaved Hop-bush	
L	▨	Rhaphiolepis Indica 'Clara'	Indian Hawthorne	
Parking Lot Shrubs and Groundcovers				
L	▨	Lavandula 'Goodwin Creek Gray'	Lavender	
L	▨	Rhaphiolepis Indica 'Clara'	Indian Hawthorne	
L	▨	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	
Entry Drive Shrubs and Groundcovers				
L	▨	Cistus purpureus	Orchid Rockrose	
L	▨	Lantana 'White Lightnin'	Lantana	
L	▨	Lavandula 'Goodwin Creek Gray'	Lavender	
L	▨	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	
Building Adjacent Shrubs and Groundcovers				
L	▨	Carex Tumulicola	Berkeley Sedge	
L	▨	Cistus purpureus	Orchid Rockrose	
L	▨	Lantana 'White Lightnin'	Lantana	
L	▨	Lavandula 'Goodwin Creek Gray'	Lavender	
L	▨	Phormium 'Guardsman'	New Zealand Flax	
L	▨	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	
Firelane Planting				
L	▨	Arctostaphylos uva-ursi	Kinnikinnick	
Bioswale Planting				
L	▨	Carex Tumulicola	Berkeley Sedge	
Vines				
L	◀	Rosa 'New Dawn'	Large-Flowered Climbing Rose	

IRRIGATION NOTES:

- PER AB 1881. THE IRRIGATION DESIGN WILL INCLUDE:
- IRRIGATION SYSTEM WILL CONNECT TO EXISTING POINT OF CONNECTION.
 - A SOIL MANAGEMENT REPORT-ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS
 - A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE AVAILABLE ONSITE
 - AUTOMATIC IRRIGATION CONTROLLER WITH EVAPOTRANSPIRATION DATA AND RAIN SENSORS
 - THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVER-SPRAY
 - THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS ESTABLISHED FROM THE PLANTING PLAN
 - ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION
 - NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 8' IN WIDTH
 - OVERHEAD IRRIGATION WILL BE SETBACK 24" FROM NON-PERMEABLE SURFACES
 - IRRIGATION DISTRUBUTION WILL BE THROUGH A MIX OF:
 - LOW FLOW, HIGH EFFICIENCY SPRAY NOZZLES-HUNTER MP ROTATORS OR RAINBIRD ROTARY SPRAYS
 - POINT SOURCE DRIP-RAINBIRD OR SALCO DRIP EMITTERS
 - SUBSURFACE DRIP-NETAFIM
 - BUBBLERS-RAINBIRD OR TORO

TREE MITIGATION SUMMARY:

- TREE REMOVAL:
- 1 - 14" Eucalyptus
 - 3 - 12" Eucalyptus
 - 2 - 12" Cypress
 - 1 - 13" Cypress
 - 1 - 14" Cypress
- T## = Existing Tree Number

- TREE REPLACEMENT:
- 16 - Arbutus unedo 'Marina' 24" Box
 - 29 - Cupressus macrocarpa 24" Box
 - 15 - Melaluca quinqueveria 24" Box

Project / Owner:

Community Hospital Properties

SEASIDE FAMILY HEALTH CLINIC

MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955
A.P.N. 153-621-011-000



THE PAUL DAVIS PARTNERSHIP

ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
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EMAIL: info@pauldavispartnership.com



LANDSCAPE
ARCHITECTS

425 Pacific Street, Suite 201
Monterey, California 93940
831.646.1383 | www.bfsa.com

Drawn By: em/lc

Drawing Date: 06/25/2015

Project Number: 14.075

2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2
6.10.15 - CITY BAR PACKAGE 3

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:

Planting Plan

Sheet Number:

L-3.0

PINNACLE TRAFFIC ENGINEERING

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Hollister, California 95023
(831) 638-9260 • (805) 644-9260
PinnacleTE.com

June 10, 2015

Paul W. Davis, AIA
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940

RE: 1150 Fremont Boulevard Project (BAR-15-04); City of Seaside, CA
Project Trip Generation Analysis

Dear Mr. Davis,

The following is a summary of the project trip generation analysis. The project site is located at 1150 Fremont Boulevard in the City of Seaside. The project site is currently occupied with an existing structure, which accommodates approximately 11,672 SF of medical office related uses and eight (8) two (2) bedroom apartments. The project will remove the existing structure and construct a new one-story structure (18,572 SF) to provide medical office-clinic services for the Monterey County Health Department. On-site parking will be provided for 94 vehicles, which includes 8 clear air vehicle stalls, 2 motorcycle spaces, 3 ADA accessible stalls, and 1 van accessible stall. Access to the site will continue to be provided via one (1) two-way driveway on Fremont Boulevard. A copy of the project site is included with the Attachment Material.

The scope of the traffic engineering services was based on a letter received from City staff (May 27, 2015) and a subsequent discussion with Mr. Bob Larsen (Associate Planner). City staff requested that the applicant provide an estimate of the trip generation quantities associated with the existing and proposed uses to determine the “net” change in trips attributable to the proposed project. In addition, Mr. Larsen indicated that the project “conditions of approval” (COA) would include payment of the appropriate regional development impact fee defined by the Transportation Agency for Monterey County (TAMC).

Project Trip Generation Estimates

The project trip generation estimates have been derived using data in the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). The applicable ITE trip generation rates for the medical office and residential uses are provided in Table 1.

Table 1 - ITE Trip Generation Rates

ITE Code - Land Use	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
#220 - Apartment Unit (a)	0.10	0.41	0.40	0.22	6.65
#720 - Medical Office (b)	1.89	0.50	1.00	2.57	36.13

(a) Number of vehicle trips per residential dwelling unit

(b) Number of vehicle trips per 1,000 SF

The project trip generation estimates for the existing and proposed uses were derived using the ITE trip rates in Table 1. The project site trip generation estimates are presented in Table 2.

Table 2 - Project Site Trip Generation Estimates

Project Components	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
<u>Existing Use:</u>					
Medical Office - 11,672 SF	22	6	12	30	422
Residential Apartment - 8 Units	1	3	3	2	54
Total:	23	9	15	32	476
<u>Proposed Uses:</u>					
Medical Office - 18,572 SF	35	9	18	48	672
“Net” Change (Prop. minus Ex.):	+12	+0	+3	+16	+196

The data in Table 2 indicates that the existing project site uses generate a total of 476 daily trips (two-way trip ends), with 32 trips during the AM peak hour (23 inbound & 9 outbound) and 47 trips during the PM peak hour (15 inbound & 32 outbound). The proposed uses would generate a "net" increase of +196 daily trips, with an additional +12 trips during the AM peak hour (+12 inbound & +0 outbound) and +19 trip during the PM peak hour (+3 inbound & +16 outbound).

Please contact my office if you have any questions or need additional information.

Pinnacle Traffic Engineering

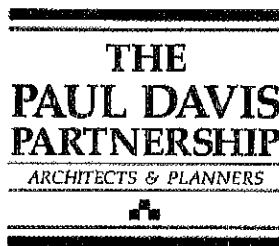
Larry D. Hail

Larry D. Hail, CE, TE, PTOE
President



ldh:msw

Attachment Material: Project Site Plan



August 18, 2015

Bob Larsen
Associate Planner
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Re: File NO. BAR-15-04
Seaside Family Health Center
1150 Fremont Blvd.
Seaside, California

Bob,

Thank you for the meeting last week with us and representatives from CHOMP and the County of Monterey to discuss the City's comments and concerns and for listening to our description of the requirements that led to the project's site and building design. We have reviewed City's primary concerns and respond as follows:

- *Width of perimeter landscaping strips adjacent to side or rear property lines* – We have worked with the city for several months to look for alternatives to side yard setbacks at the parking areas and it is difficult to comply within the available lot width. We ask the BAR review our design and the landscape mitigations we've provided to compensate for the reduced side yard widths. At the building, we exceed the minimum 10' landscape buffer required to residential-zoned properties.
- *Concentration of a majority of the parking at the front of the lot* – When previously developing a design alternative to renovate the existing building, two important considerations became evident. The necessary staged construction approach would not allow the County to provide the continuous level of service required during construction by federal government and because of the sub-optimal configuration of the existing building, its remodeling would not allow enhancement of the existing level of medical care and services as desired. It became evident that financial investment in a new facility that can offer state-of-the-art services in a functional and efficient layout was the more prudent course of action. Prior to proceeding with this new site plan, the County met with the City Manager and Staff to review this direction in December 2014 and it was agreed that we could proceed.
- *Creation of a "no man's land" between rear of the building and adjacent residences to the east* - The City's zoning ordinance requires a buffer of at least

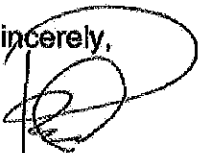
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
Phone: 831-373-2784 • Fax: 831-373-7459

10' from residential-zoned properties so an area such as this is inevitable. We set our building back farther than the minimum required to offer a greater buffer to the 2-story apartments to the east and the mobile homes to the south to minimize the impacts of the building. This area will be secured by a fence and will be monitored by security cameras. At our meeting, the Police Department expressed no objections to this proposed approach.

- *Direct access from your commercial development to a City park* – We discussed the concept that this gate might serve to facilitate a coordination of programs and services between the clinic and the City at the community center. We will provide a lock on the gate to allow for this future opportunity.
- *Location of the building at the rear of the lot, furthest away from public access and transportation* – As addressed above, the width of the front of the parcel did not yield an efficient and functional building (as our first project proved) and we were not able to provide the type of continuous operation of the clinic that is required by the federal government. It became evident that the optimal building layout really only worked effectively at its current proposed location at the back of the parcel.
- *Mass of the building in relationship to adjacent residential neighborhoods* – As addressed above, we have exceeded the minimum 10' setback buffer required. On the East side we are setback 15' to a 2-story apartment project and on the south side we are setback 26' for the mobile home park. We are under the allowable height requirements.

Based on the requirements of the federal government for continuous operation at this site during construction, the opportunity to provide a new state-of-the-art clinic for the community and the positive direction given by the City of this site design last December, we request that the City proceed with our current submittal and application to the BAR. Please feel free to call me with any questions the City might have.

Sincerely,

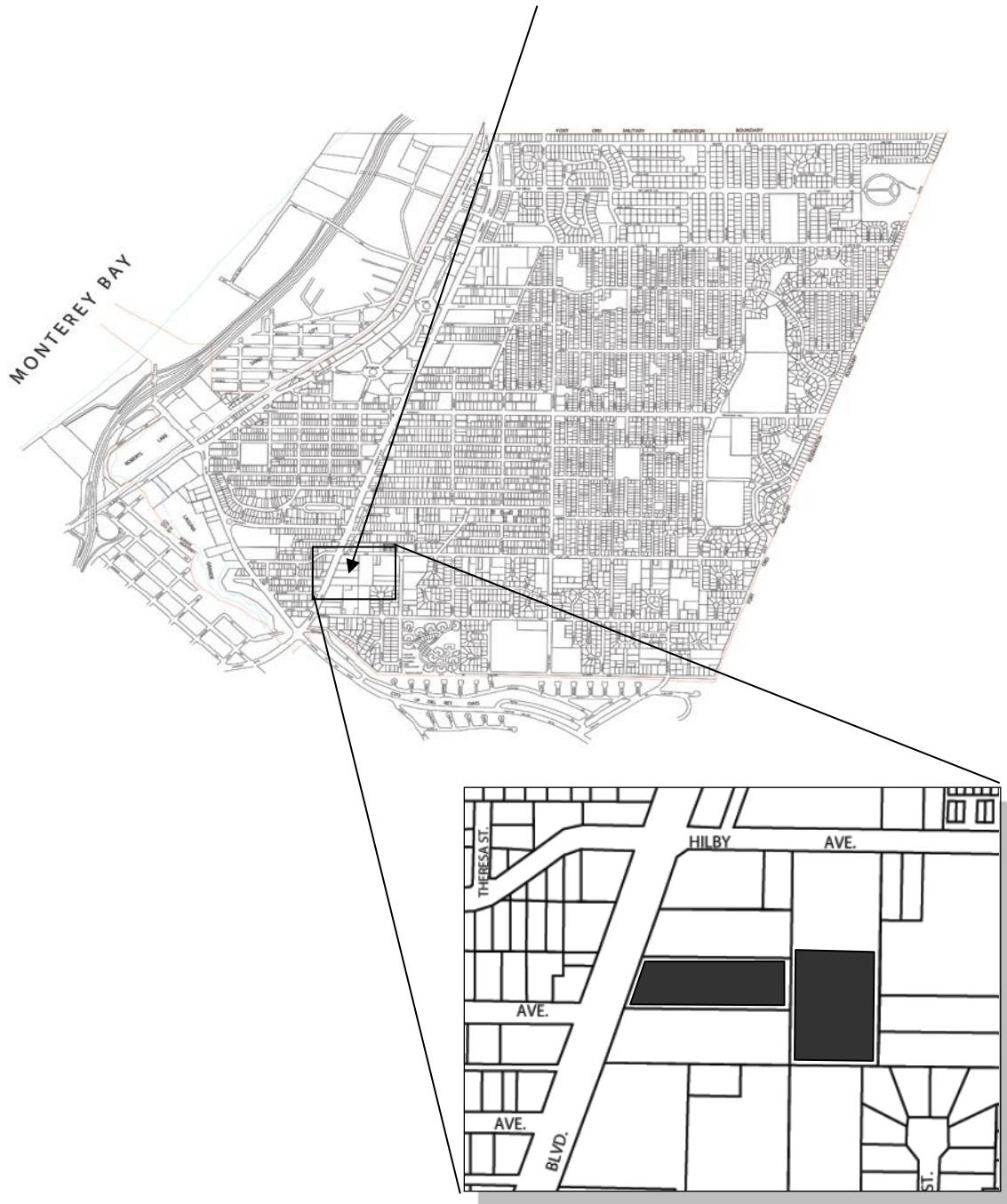


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Architect

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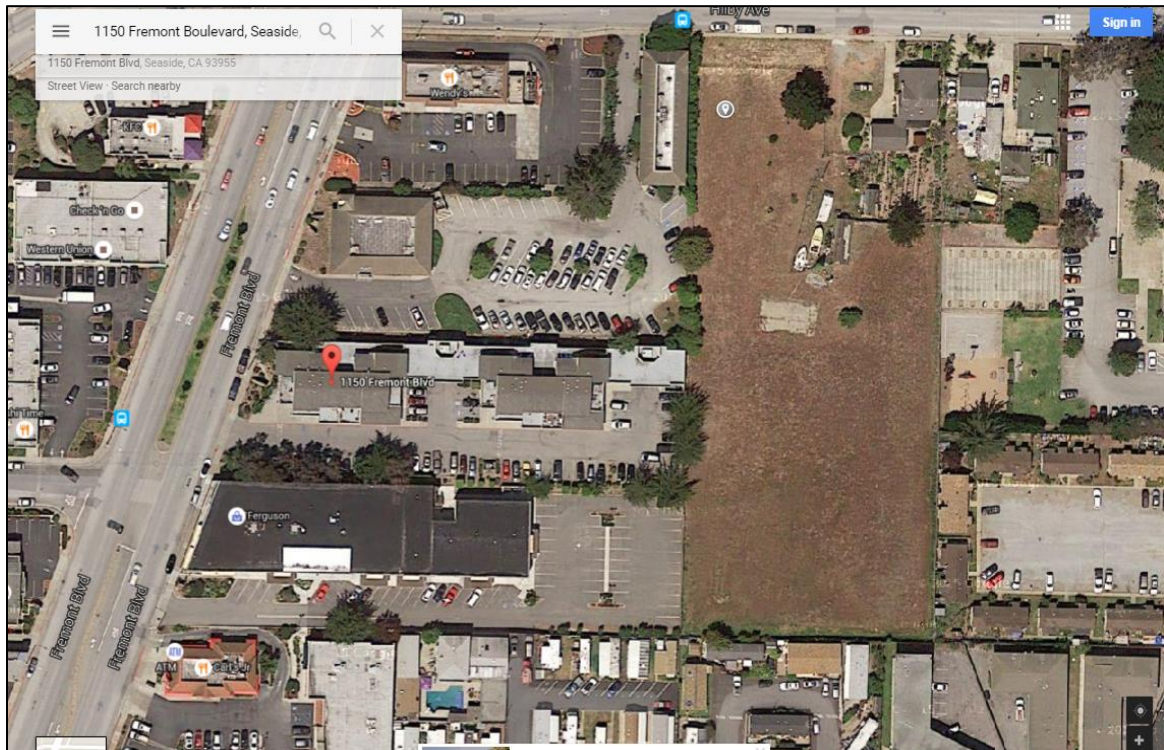
Location Map

Project Site: 1150 Fremont Boulevard



1150 Fremont Boulevard

AERIAL VIEW



1150 Fremont Boulevard



Site from Fremont Boulevard



Rear of site showing flagging for proposed building

1150 Fremont Streetscape

