



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
VIRTUAL ONLY

Wednesday, June 17, 2020
5:30 PM

Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#), and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
LisAnne Sawhney

Chair
Vice Chair
Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

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

5. APPROVAL OF MINUTES

A. JUNE 3, 2020

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-20-04: AUG INC, PROPERTY OWNER, AND BARGHAUSEN CONSULTING ENGINEERS, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SERVICE STATION LOCATED ON ASSESSOR'S PARCEL 011-523-018, GENERALLY LOCATED AT 4 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. A MITIGATED NEGATIVE DECLARATION HAS BEEN APPROVED FOR THE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design review approval is required for new nonresidential construction.

City staff recommends approval of proposed design as submitted.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-05. BRADLEY ZEVE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 1123 FREMONT BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: Board Of Architectural Review Application No. Bar20-05. Bradley Zeve, Property Owner And Applicant, Is Requesting Design Review Approval For The Installation Of A Mural On A Wall Of A Commercial Building Located At 1123 Fremont Boulevard. The Project Is Categorically Exempt, Class 1, Section 15301 A (Existing Facilities) From The California Environmental Quality Act.

In Accordance With Section 17.40.080.D.3 Of The Seaside Municipal Code, Board Of Architectural Review (Bar) Approval Is Required For The Installation Of A Mural In Any Commercial Zone.

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-06. DARRYL CHOATES, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 500 BROADWAY AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: Board Of Architectural Review Application No. Bar 20-06. Darryl Choates, Applicant, Is Requesting Design Review Approval For The Installation Of A Mural On A Wall Of A Commercial Building Located At 500 Broadway Avenue. The Project Is Categorically Exempt, Class 1, Section 15301 A (Existing Facilities) From The California Environmental Quality Act.

In Accordance With Section 17.40.080.D.3 Of The Seaside Municipal Code, Board Of Architectural Review (Bar) Approval Is Required For The Installation Of A Mural In Any Commercial Zone.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

July 1, 2020
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: June 17, 2020

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-20-04: AUG INC, PROPERTY OWNER, AND BARGHAUSEN CONSULTING ENGINEERS, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SERVICE STATION LOCATED ON ASSESSOR'S PARCEL 011-523-018, GENERALLY LOCATED AT 4 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. A MITIGATED NEGATIVE DECLARATION HAS BEEN APPROVED FOR THE PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design review approval is required for new nonresidential construction.

City staff recommends approval of proposed design as submitted.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is a single parcel totaling 0.98-acres (Assessor's Parcel Number 011-521-018) currently in use by Cypress Coast Ford located at 4 Geary Plaza as a retail automotive display lot. The site will be redeveloped as a COSTCO membership service station. The project plans are listed as Exhibit A to Attachment 1. The project site is located 400 ft. east of the existing Costco Warehouse, which is located within the Sand Dollar Shopping center across Del Monte Boulevard at 801 Tioga Avenue in Sand City.

The use permit for the service station was reviewed and approved by the Planning Commission on April 22, 2020, and the City Council on May 21, 2020 and June 4,

2020. No changes or modifications to the proposed design were made by Commission and City Council. Final design approval will be made by the Board of Architectural Review unless appealed.

The project site is bordered by development on all sides; specifically, automotive commercial retail and vehicle repair uses to the north, the Auto Center to the east and south, and automotive commercial retail and vehicle repair uses to the west on Del Monte Boulevard. Regional access to the site is available via State Route 1 (SR 1), Del Monte Boulevard, and Fremont Boulevard.

The project site has a General Plan land use designation of Regional Commercial (CRG) and is located in the Automobile Regional Commercial (CA) zoning district. The project site is located within the Seaside Auto Center and was previously developed with the Wester Dodge new car dealership that was demolished in 2005 as part of renovations to the Auto Center to make way for the connection of the interior roadway (Auto Center Parkway) with Del Monte Boulevard. A Location map listed as Attachment 2. Site photos listed as Attachment 3.

PROJECT DESCRIPTION

The proposed project consists of the construction of a new Costco service station comprising 12 pumps with 24 fueling dispensers under a fueling canopy, four new underground storage tanks (USTs), three remote underground fill ports, four pole lights, and a 140 sq. ft. controller enclosure (See Attachment 1, Exhibit A for Project Plans). Costco is proposing to operate the new gasoline station from 5:30 a.m. to 10:00 p.m. daily.

The drive entrance at Auto Center Parkway will be widened for enhanced turning radius and access.

The four USTs will be located at the northwestern portion of the fueling station. This would include two 40,000-gallon regular unleaded USTs, one 40,000-gallon premium unleaded UST, and one 1,500-gallon additive UST.

The underground tank and piping controls will be contained in a 140 sq. ft. prefabricated controller enclosure. The enclosure will also contain an employee restroom. The enclosure will be located at the southeast corner of the parcel, south of the gasoline pumps.

STAFF ANALYSIS

Canopy

The dispensing of gasoline will take place under a 6,768 sq. ft. fueling canopy that would cover three fueling bays. The canopy will consist of a gray steel support columns and a beige facade. The colors will match the corporate appearance for COSTCO facilities.

Controller Building

The controller building will be located away from the circulation pattern of the gas pump area and will be painted beige to match color for the canopy support poles. The controller building will house (Blank) and an employee rest room.

Fill Ports

The fill ports will be installed flush with grade and located at northern border of site.

Lighting

Lighting plan will consist of four pole lights, Cooper Galleon Gleon. The lights will include LED fixtures mounted on 25'-6" fiberglass pole. The lighting under the canopy will consist of a LED flat lens.

Landscaping

The landscaping will consist of drought tolerant material that is intended to thrive with minimal irrigation. The site currently will be unable to provide on-site irrigation due to the cease and desist water meter restrictions. The planter areas will be cover the majority of the planter that will surround the southern, wester and northern perimeters.

The landscape plan will include shrubs for the plangter areas and bio retention cell plants for two bio retention areas. The bio retention areas will also serve to provide for the collection storm water.

A total of six Parkinsonia Florida will be planted, three along the western Del Monte Boulevard frontage and three at the southern frontage to partially screen the controller building. Palo Verde is a small shrubby tree that can remain leafless most of the year. A dry garden standard. Produces yellow flowers in spring. Following chracteristics of this tree speicies:

Erect with a Low Canopy.

Rounded Shape.

Has Deciduous foliage.

Height: 25 feet.

Width: 15 - 20 feet.

Growth Rate: 36 Inches per Year.

Longevity 50 to 150 years.

Leaves Pinnately Compound Odd, Blue Green, Deciduous.

Flowers Showy. Yellow. Flowers in Spring or Summer. Has perfect flowers (male and female parts in each flower).

Attracts birds and bees to serve as a pollinator.

Erect with a Low Canopy.

Rounded Shape.

Has Deciduous foliage.

Height: 25 feet.

Width: 15 - 20 feet.

Growth Rate: 36 Inches per Year.

Longevity 50 to 150 years.

Leaves Pinnately Compound Odd, Blue Green, Deciduous.

Flowers Showy. Yellow. Flowers in Spring or Summer. Has perfect flowers (male and female parts in each flower).

FINDINGS

City staff recommends approval of the architectural design in accordance with following findings:

Finding 1

The plan for the proposed building or structure is of high quality materials and in general contributes to the image of the Seaside Auto Center as a regional automotive attraction, in that the proposed site layout and landscaping expresses a clear architectural idea and adds to the eclectic design found in the immediate auto dealerships and auto repair facilities. The landscape design incorporates a diverse drought tolerant plant palette that complements the building and buffers the property from adjoining land uses.

Finding 2

The proposed structures are not of inferior quality such as to cause the nature of the local neighborhood or environment to materially depreciate in appearance and value

Finding 3

The proposed design of the building or structure is compatible with the auto dealerships and auto repair facilities in the general area in that the proposed design conforms to the effective guidelines and standards adopted pursuant to Section 17.16 - Automotive Regional Commercial Standards - d all other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. Specifically, the location and appearance of the buildings and structures comply with required findings set forth in Section 17.16, and as conditioned, the plans will fully comply with all applicable regulations prior to the issuance of a building permit.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1- Exhibit A Site Plan
 3. Attachment 1 - Exhibit A Fueling Station Rendering
 4. Attachment 1 - Exhibit A Landscape Plan
 5. Attachment 2 Project Location Map
 6. Attachment 3 Site Photos
-

Conditions of Approval
File No. BAR-20-04
June 17, 2020

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 “COSTCO Service Station” and approved on June 17, 2020.

Building:

1. The construction plans for the project shall be submitted in accordance with the 2019 California Building Code.

Fire:

2. The construction plans shall be submitted in accordance with the 2019 California Fire Code.

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. 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.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. 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.

6. 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.
7. The proposed project shall comply with the applicable requirements of the Marina Coast Water District for the installation of new water fixtures and landscape irrigation equipment.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-04

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).

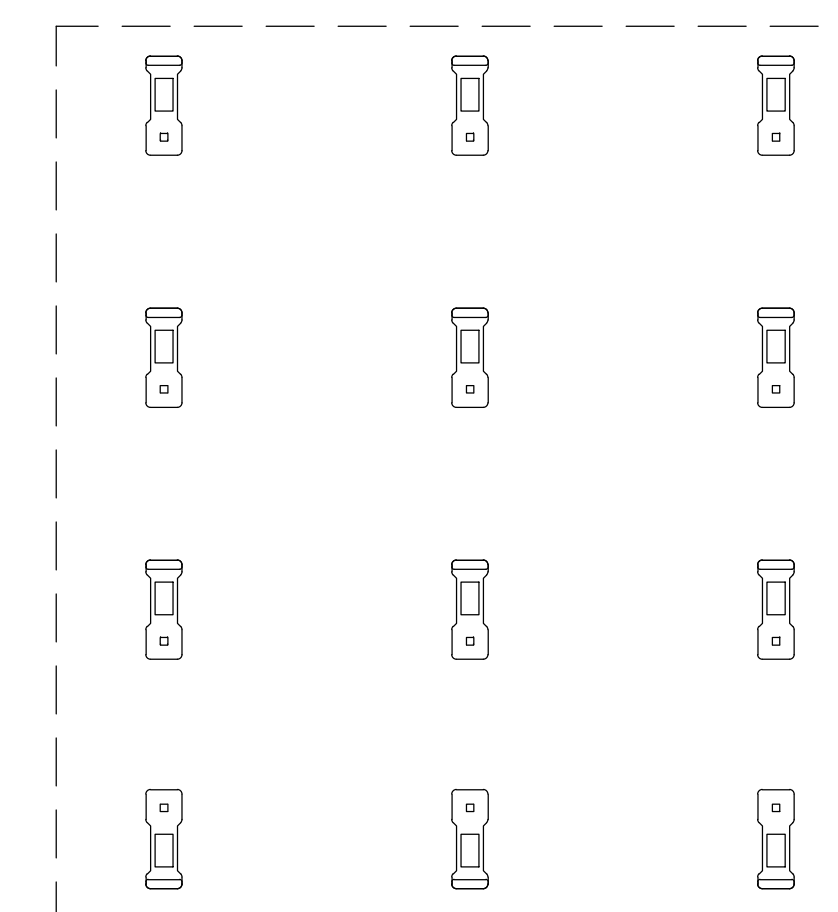
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



SCALE: NTS



1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



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MARCH 3, 2020



Source: MG2, May 2019

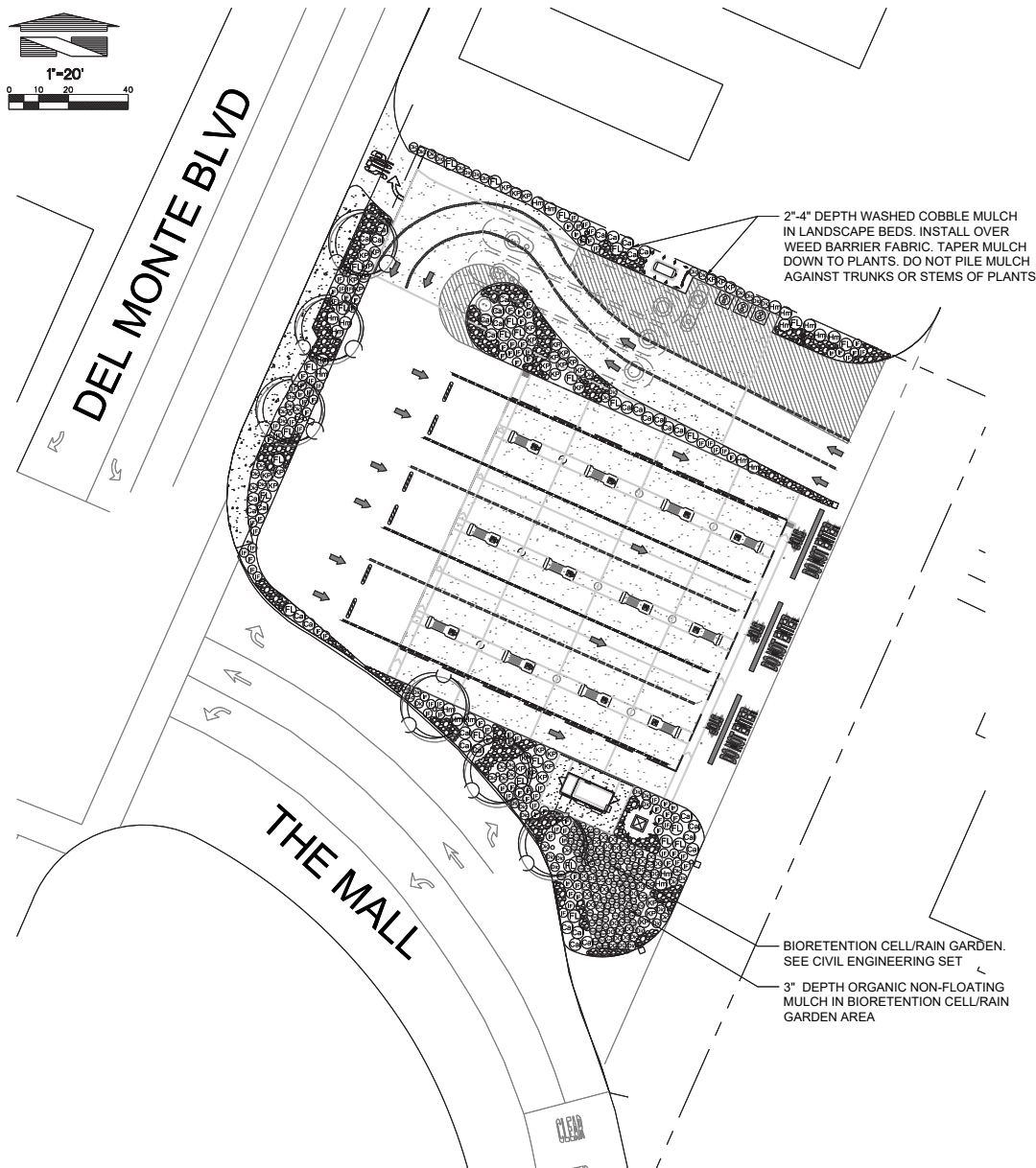
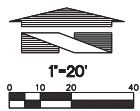
Title: **Fueling Station Rendering**

Date 9/5/19
 Scale NTS
 Project 2019.17



Monterey | San Jose
Denise Duffy and Associates, Inc.
 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
5



2"-4" DEPTH WASHED COBBLE MULCH IN LANDSCAPE BEDS. INSTALL OVER WEED BARRIER FABRIC. TAPER MULCH DOWN TO PLANTS. DO NOT PILE MULCH AGAINST TRUNKS OR STEMS OF PLANTS

BIORETENTION CELL/RAIN GARDEN. SEE CIVIL ENGINEERING SET
3" DEPTH ORGANIC NON-FLOATING MULCH IN BIORETENTION CELL/RAIN GARDEN AREA

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	SPACING	QUANTITY	(ZONE 1)	REMARKS
TREES:						
	PARKINSONIA FLORIDA / BLUE PALM VERDE	15 GALLON	30' O.C.	6	VERY LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
SHRUBS:						
	DICLIPERA SUBRECTA / HUMMINGBIRD PLANT	1 GALLON	AS SHOWN	57	LOW	FULL & BUSHY
	CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON	1 GALLON	AS SHOWN	35	LOW	FULL & BUSHY
	PHORMIUM TENAX 'DARK DELIGHT' / NEW ZEALAND FLAX	1 GALLON	AS SHOWN	27	LOW	FULL & BUSHY
	ANGOZANTHOS 'AMBER VELVET' / AMBER VELVET KANGAROO PAW	1 GALLON	AS SHOWN	36	LOW	FULL & BUSHY
	ACASTACHE CANA / HUMMINGBIRD MINT	1 GALLON	AS SHOWN	20	LOW	FULL & BUSHY
	FESTUCA IDAHOENSIS / IDAHO FESCUE	1 GALLON	AS SHOWN	116	LOW	FULL & BUSHY
MULCH:						
	2"-4" DEPTH WASHED COBBLE MULCH. INSTALL OVER WEED BARRIER FABRIC. OVERLAP FABRIC 6" ALL SIDES AND ENDS. INSTALL METAL STAPLES TO KEEP FABRIC IN PLACE					
BIORETENTION CELL PLANTS:						
	JUNCUS PATENS 'ELK BLUE' / CALIFORNIA GREY SEDGE	1 GALLON	24" O.C.	37	LOW	
	DESCHAMPSIA CAESPITOSA 'NORTHERN LIGHTS' / TUFTED HAIR GRASS	1 GALLON	24" O.C.	37	LOW	
	ACHILLEA MILLEFOLIUM / NATIVE YARROW *CHOOSE NATIVE VARIETY	1 GALLON	24" O.C.	31	LOW	
	MULHENBERGIA RICENSIS / DEER GRASS	1 GALLON	36" O.C.	38	LOW	

IRRIGATION NOTE: SUPPLEMENTAL WATER IS TO BE PROVIDED WITH A WATER TRUCK ON A REGULAR BASIS DURING GROWING SEASON TO PROVIDE ENOUGH WATER TO ACCOUNT FOR WATER LOST THROUGH EVAPOTRANSPIRATION

PRUNE DAMAGED TWIGS AFTER PLANTING
PLACE IN VERY POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY. BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.
(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

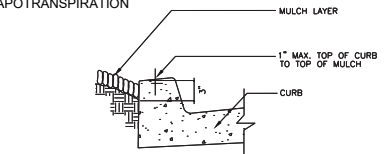
PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING
LAWN PLANTING: PROVIDE 3" x 8" NO GRASS TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"

FINISH GRADE
PREPARE PLANTING BED PER SPEC'S: AT MIN. LOOSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

REMOVE ALL WRAP, TIES, AND CONTAINERS
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS
SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL
PENETRATION TO SUBBASE (+) 24"

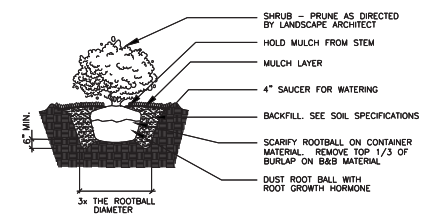
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



MULCH AT CURB DETAIL

NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB PLANTING DETAIL

NOT TO SCALE

Source: Barghausen Consulting Engineers, Inc. May 2019

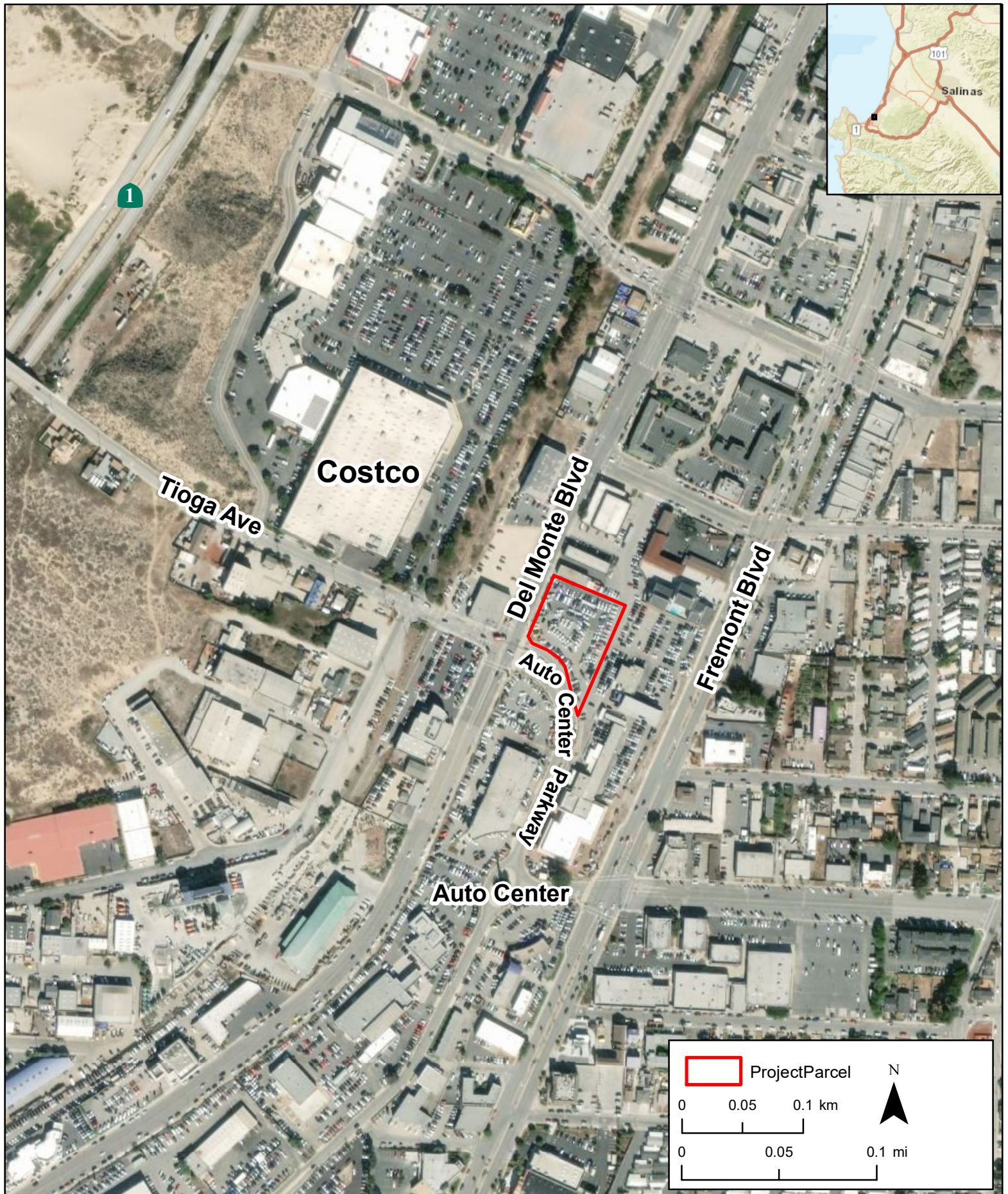
Title: **Landscape Plan**

Date 9/5/19
Scale NTS
Project 2019.17



Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
9



Title: Project Location	Date: 8/21/2019 Scale: 1 inch = 0.06 miles Project: 2019-17	Monterey San Jose Denise Duffy and Associates, Inc. Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 2
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Photo 1. View from the southeast corner of the proposed project site facing northwest, showing Auto Center Parkway bordering the site and the Tioga and Auto Center Parkway intersection in the distance.



Photo 2. Views from the northwest corner of the proposed project site facing southeast.



Photo 3. Views from the northern boundary of the proposed project site facing south.



Photo 4. Views from the eastern boundary of the proposed project site facing west.

Source: DD&A, October 2019

Title: **Site Photos**

Date 12/4/19
 Scale N/A
 Project 2019.17



Monterey | San Jose

Denise Duffy and Associates, Inc.

Environmental Consultants Resource Planners

947 Cass Street, Suite 5
 Monterey, CA 93940
 (831) 373-4341

Figure
3



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 17, 2020

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-05. BRADLEY ZEVE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 1123 FREMONT BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

Board Of Architectural Review Application No. Bar20-05. Bradley Zeve, Property Owner And Applicant, Is Requesting Design Review Approval For The Installation Of A Mural On A Wall Of A Commercial Building Located At 1123 Fremont Boulevard. The Project Is Categorically Exempt, Class 1, Section 15301 A (Existing Facilities) From The California Environmental Quality Act.

In Accordance With Section 17.40.080.D.3 Of The Seaside Municipal Code, Board Of Architectural Review (Bar) Approval Is Required For The Installation Of A Mural In Any Commercial Zone.

BACKGROUND

The project site is located at 1123 Fremont Boulevard and is developed with an existing commercial retail building with multiple tenants. The business where the mural will be located is occupied by a local newspaper, the Monterey County Weekly. The adjacent neighborhoods to the south, east, and north are composed of commercial businesses. See Attachment 3 for a Location Map. See Attachment 4 for Site Photos.

PROJECT DESCRIPTION

The mural will be installed on the south elevation of the building facing Fremont Avenue at the second story level. The image will measure approximately 12 ft by 6 ft and is shown in Attachment 1.

STAFF ANALYSIS

Design Criteria

The design standards for murals are listed under Seaside Zoning Code section 17.40.080.D. The BAR shall consider the following findings in its review of a mural:

1. A mural without text visible from a public right-of-way may be approved in addition to the sign area allowed for the business signage; and
2. Murals that illustrate the local setting and history as sources of inspiration are encouraged; and
3. The approval of a mural shall require that the review authority first find that colors, placement and size of the mural are visually compatible with the structures architecture and that the mural will serve to enhance the aesthetics of the city.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.A, Existing Facilities.

Evidence: The proposed project will consist of a minor alteration to limited to the painting a wall mural on an existing commercial building.

FINDINGS

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

Evidence: The proposed mural complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. The mural design will reflect on the community's coastal environment and setting.

Evidence: The project proposal is compatible with the surrounding commercial land uses and will not detract from the character of the neighborhood due to the design and placement of the mural which responds to the context of the existing building and nearby surroundings (especially the tree). As a result, the mural has been designed to "fit" in the existing architecture of the building and complement the surroundings.

2. 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: Based on the overall design of the mural, its placement on the project site

will benefit the overall design of the community both architecturally and culturally.

ATTACHMENTS

1. Attachment 1 - Mural Rendering
 2. Attachment 2 -Conditions of Approval
 3. Attachment 3 - Location Map
 4. Attachment 4 - Site Photo
-



Conditions of Approval
File No. BAR-20-05
June 17, 2020

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the revised plans identified as "Mural 1123 Fremont Boulevard" approved on June 17, 2020.
2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

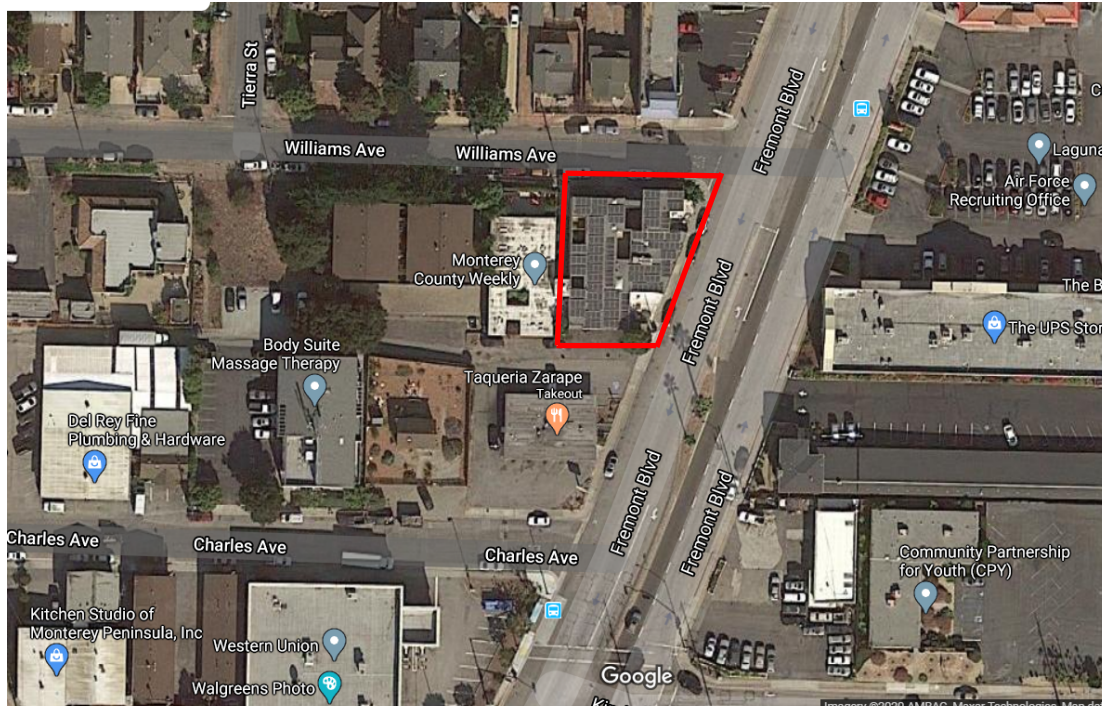
BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-05

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 SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: June 17, 2020

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-06. DARRYL CHOATES, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A MURAL ON A WALL OF A COMMERCIAL BUILDING LOCATED AT 500 BROADWAY AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 A (EXISTING FACILITIES) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

Board Of Architectural Review Application No. Bar 20-06. Darryl Choates, Applicant, Is Requesting Design Review Approval For The Installation Of A Mural On A Wall Of A Commercial Building Located At 500 Broadway Avenue. The Project Is Categorically Exempt, Class 1, Section 15301 A (Existing Facilities) From The California Environmental Quality Act.

In Accordance With Section 17.40.080.D.3 Of The Seaside Municipal Code, Board Of Architectural Review (Bar) Approval Is Required For The Installation Of A Mural In Any Commercial Zone.

BACKGROUND

The project site is located at 500 Broadway Avenue and is a recently renovated commercial building. The business where the mural will be located is occupied by a blues club that serves food. The adjacent neighborhoods to the west, east, and north are composed of commercial businesses, and to the south are multifamily residential. See Attachment 3 for a Location Map. See Attachment 4 for Site Photos.

PROJECT DESCRIPTION

The mural will be installed on the west elevation of the building facing Contra Costa Street at ground level. The image will be approximately 10 ft by 15 ft and will not take up the entire wall. See Attachment 1.

STAFF ANALYSIS

Design Criteria

The design standards for murals are listed under Seaside Zoning Code section 17.40.080.D. The BAR shall consider the following findings in its review of a mural:

1. A mural without text visible from a public right-of-way may be approved in addition to the sign area allowed for the business signage; and
2. Murals that illustrate the local setting and history as sources of inspiration are encouraged; and
3. The approval of a mural shall require that the review authority first find that colors, placement and size of the mural are visually compatible with the structures architecture and that the mural will serve to enhance the aesthetics of the city.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.A, Existing Facilities.

Evidence: The proposed project will consist of a minor alteration to limited to the painting a wall mural on an existing commercial building.

FINDINGS

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

Evidence: The proposed mural complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. The mural design will reflect

the Broadway businesses desired theme for art reflecting music, which was determined by surveys conducted by a CSUMB student in the West Broadway Urban Village business area.

Evidence: The project proposal is compatible with the surrounding commercial land uses and will not detract from the character of the neighborhood due to the design and placement of the mural which responds to the downtown context of the existing building. While clearly visible from Broadway, the mural reflects a desired music theme, as confirmed by surveying Broadway businesses. The mural complements the downtown area "vibe" and reinforces the goal of having music events on Broadway in the future.

2. 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: Based on the overall design of the mural, its placement on the project site will benefit the overall design of the community both architecturally and culturally.

ATTACHMENTS

1. Attachment 1 - Mural Rendering
 2. Attachment 2 -Conditions of Approval
 3. Attachment 3 - Location Map
 4. Attachment 4 - Site Photos
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Conditions of Approval
File No. BAR-20-06
June 17, 2020

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the revised plans identified as "Mural 500 Broadway Avenue" approved on June 17, 2020.
2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-06

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

