



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

SPECIAL MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, November 18, 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**
 - A. **REGULAR MEETING OF AUGUST 5, 2015**
 - B. **REGULAR MEETING OF SEPTEMBER 16, 2015**

4. **ORAL COMMUNICATION**

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

5. **BUSINESS ITEMS**

- A. **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-15: CARLOS CASTRO, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR AS-BUILT CHANGES MADE TO THE EXTERIOR FACADE AND FREE-STANDING THAT WERE APPROVED (BAR-14-12) FOR A 10-BED RESIDENTIAL CARE FACILITY LOCATED AT 1201 LA SALLE AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 1, SECTION 15301(a).**

PURPOSE: In accordance with Seaside Municipal Code Section 17.64.090.D (Changes to an Approved Project), the applicant is requesting to amend the sign and exterior façade that were approved for a 10-bed residential care facility at 1201 La Salle Avenue.

RECOMMENDATION: Staff recommends approval of the requested sign and facade changes subject to the Conditions of Approval provided as Attachment 1. Project Plans are provided as Exhibit A to Attachment 1 and Signs, Approved and As-Built is provided as Exhibit B to Attachment 1.

6. **REPORTS FROM BOARD MEMBERS**

7. **REPORTS FROM STAFF**

8. **ADJOURNMENT**

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&noplaylistskin=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: Diana Ingersoll, Deputy City Manager Resource Management Services
Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner
Bob Larsen, Associate Planner

DATE: November 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-15:**
CARLOS CASTRO, APPLICANT AND PROPERTY OWNER, IS
REQUESTING DESIGN REVIEW APPROVAL FOR AS-BUILT
CHANGES MADE TO THE EXTERIOR FACADE AND FREE-
STANDING THAT WERE APPROVED (BAR-14-12) FOR A 10-BED
RESIDENTIAL CARE FACILITY LOCATED AT 1201 LA SALLE
AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING
DISTRICT. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL
REVIEW UNDER CATEGORICAL EXEMPTION CLASS 1, SECTION
15301(a).

PURPOSE

In accordance with Seaside Municipal Code Section 17.64.090.D (Changes to an Approved Project), the applicant is requesting to amend the sign and exterior façade that were approved for a 10-bed residential care facility at 1201 La Salle Avenue.

RECOMMENDATION

Staff recommends approval of the requested sign and facade changes subject to the Conditions of Approval provided as Attachment 1. Project Plans are provided as Exhibit A to Attachment 1 and Signs, Approved and As-Built is provided as Exhibit B to Attachment 1.

BACKGROUND

On January 22, 2014, the applicant received Use Permit approval to establish a 10-bed senior residential care facility at 1201 La Salle Avenue. The applicant also received BAR approval for proposed exterior modifications to the building façade, landscaping, lighting, and sign on June 25, 2014. The applicant is nearing completion of the improvements to the interior and exterior of the project. At the time approvals were granted, the applicant discussed adding window

treatments to the alley windows (west elevation) at a future date. It was discussed that these changes would be subject to BAR approval. Window treatments have been added to the west elevations which match the existing awnings, shutters, and window boxes on the remainder of the project. These as-built changes must be approved by the BAR before a final certificate of occupancy can be granted.

SITE LOCATION AND DESCRIPTION

The project site, totaling 8,400 square feet in area, is developed with an existing 5,540 square feet commercial building located on the northerly side of La Salle Avenue 250 feet east of Fremont Boulevard. The adjacent land uses consist of a retail center to the west, a vacant lot and vacant office building to the north, a multi-family apartment complex to the east, and a mobile home park and mix of multi-family residential units to the south. See Figure 1, Project Site Adjacent Land Uses. A Location Map is provided as Attachment 2, Site Photographs are provided as Attachment 3 and Sign Location is provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Retail	Vacant Lot	Office	
W	Retail	Project Site	Multi-Family	E
	Retail	Multi-Family	Mobile Home Park	
SW	S			SE

PROJECT DESCRIPTION

The applicant is requesting the following amendments:

1. Replace the metal awnings above the windows on the west elevation facing the alley with wood shingles to match existing shingle awnings that have been installed on other windows. The existing metal awing supports on the west elevation have been covered with shingles. Brown (Bistro Brown by Kelly-Moore) shutters and red (Fire Cracker by Behr) window boxes

frame the windows and are the same colors as the window treatments in the interior courtyard. The window boxes hold planters matching the planters in the interior of the project. The west wall has been painted a tan (Marias Stone by Behr) to match the remaining exterior of the building.

2. The second amendment consists of modifying the sign located at the southwesterly corner of the site. The approved sign consists of a four foot by eight foot wood sign with white acrylic letters mounted on four by four wood posts at the southwest corner of the property. The as-built sign consists of a two foot by four foot metal sign mounted on a stone veneer wall elevated approximately 30 inches above the ground at the southwest corner of the site. The stone is the same material used throughout the project on the face of the building and low interior courtyard walls. The vertical wall that the sign is mounted to has been plumbed with a recirculating waterfall feature. The flat horizontal shelf in front of the sign will hold flowers.

All other exterior components of the project have been completed per approved plans.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a). Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures involving negligible or no expansion or use.

Evidence: The proposed project will involve minor alterations to the exterior façade of a 10 unit residential care facility. The proposed use is consistent with the Seaside Zoning Code and would not result in an expansion of use that would result in a significant impact on the environment.

STAFF ANALYSIS

Window Treatments

During the original BAR approval, the applicant discussed upgrading the window treatments at some date in the future. The Board asked that any proposal to upgrade the windows along the west elevation be brought back to the Board for review and approval.

The proposed window treatments on the west elevation include shingle awnings, brown shutters, and red window boxes that match the same treatment used on the other windows outside of a majority of the living units throughout the project. The proposed changes will be consistent with the other windows and help to unify the west elevation with the rest of the building.

Sign

The sign that was approved with the original application was a four foot by eight foot wood sign with white acrylic letters mounted on four inch by four inch wood posts near the southwest corner of the property.

A triangular monument sign has been built at the southwest corner of the property in place of the approved sign. The main body of the sign has been built out of the same stone veneer that is being used on the face and interior courtyard of the building. This sign face consists of a two foot by four foot stainless steel faceplate mounted on the vertical element of the sign. The faceplate contains the name of the project, Mariposa, and the words “assisted living seaside ca”

below the project name. Both of these lines are located below a graphic butterfly symbol for the facility. When the sign is completed, this vertical stone element will become a recirculating waterfall. The eight square feet of sign area is within the eighty seven square feet of sign area allowed for this project.

Design Criteria

The project is subject to Section 17.62.030 (E)(1) which requires “Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosures and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances”. This proposal is consistent with this section in that the materials used for the windows consist of the same material approved by the BAR at other locations and the sign provides an appearance that is more in keeping with the overall project design and previous BAR approvals.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with the applicable zoning regulations for the Community Commercial (CC) zoning district.

Evidence: The proposed plans have been reviewed in accordance with the City of Seaside Municipal Codes. The proposed changes to the exterior of the structure are relatively minor and are in keeping with the existing structure itself and the surrounding neighborhood.

2. Granting the approval would not be detrimental to the public interest, health, safety, convenience or general welfare of persons or property in the vicinity.

Evidence: The addition of window treatments along the west elevation and a sign at the southwest corner of the property will not be detrimental to the public health, safety, convenience or general welfare of persons in the vicinity and may increase the public interest in the neighborhood.

3. The scale, location, size, and design characteristics of the proposed window treatments and sign are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed plans are consistent with the scale, location, size, and design characteristics of the existing and planned future land uses in the vicinity.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A: Project Plans
-

3. Attachment 1 - Exhibit B: Signs, Approved and As-Built
 4. Attachment 2 - Location Map
 5. Attachment 3 - Site Photographs
 6. Attachment 4 - Sign Location
-

Conditions of Approval
File No. BAR-15-15
November 18, 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 “Residential Adult Care Center” stamped as received on October 13, 2015.
2. All colors and materials used on any proposed work shall match those same materials and colors previously approved by the BAR.

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.
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-15-15

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.

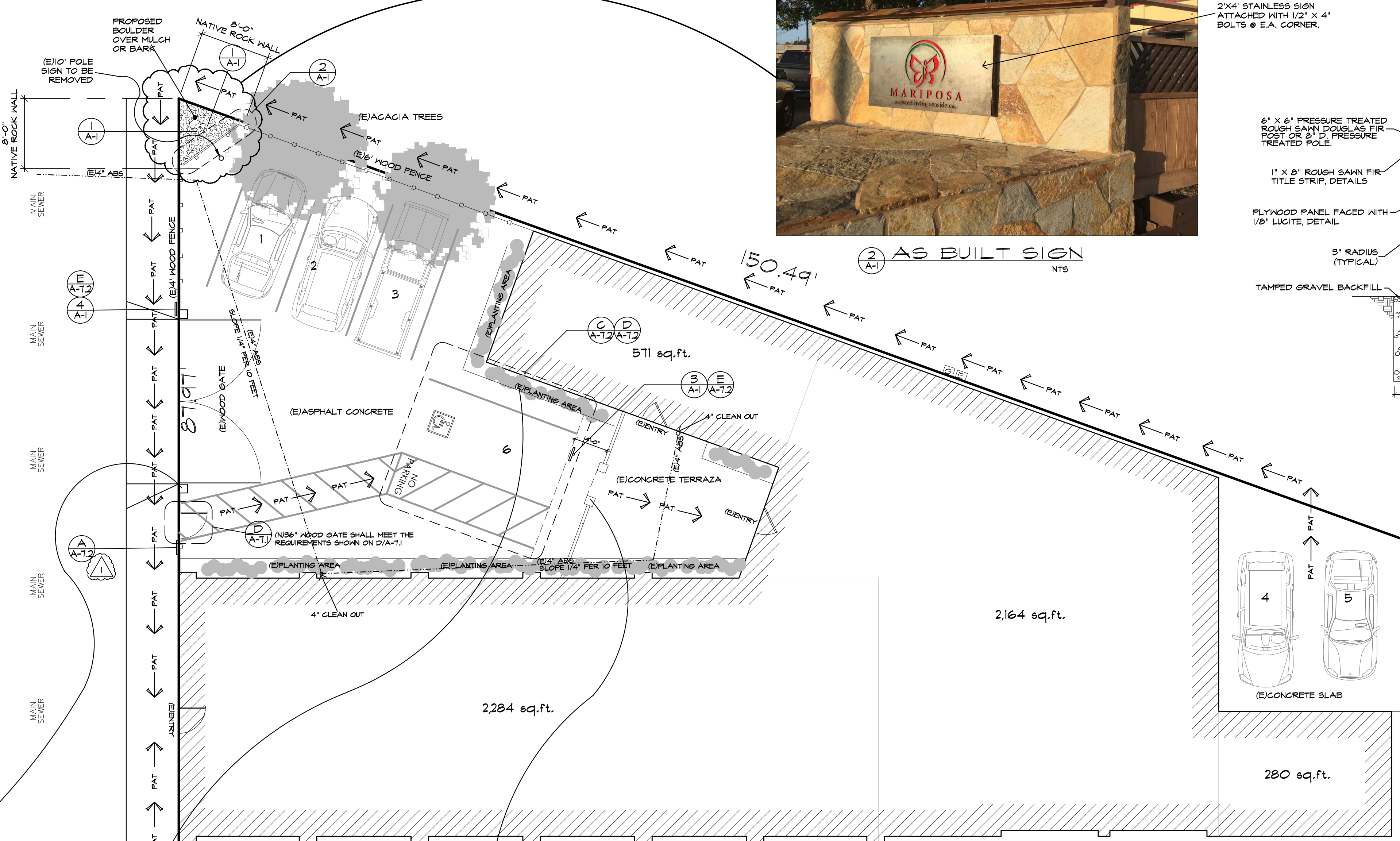
Applicant's Signature

Date

Property Owner's Signature

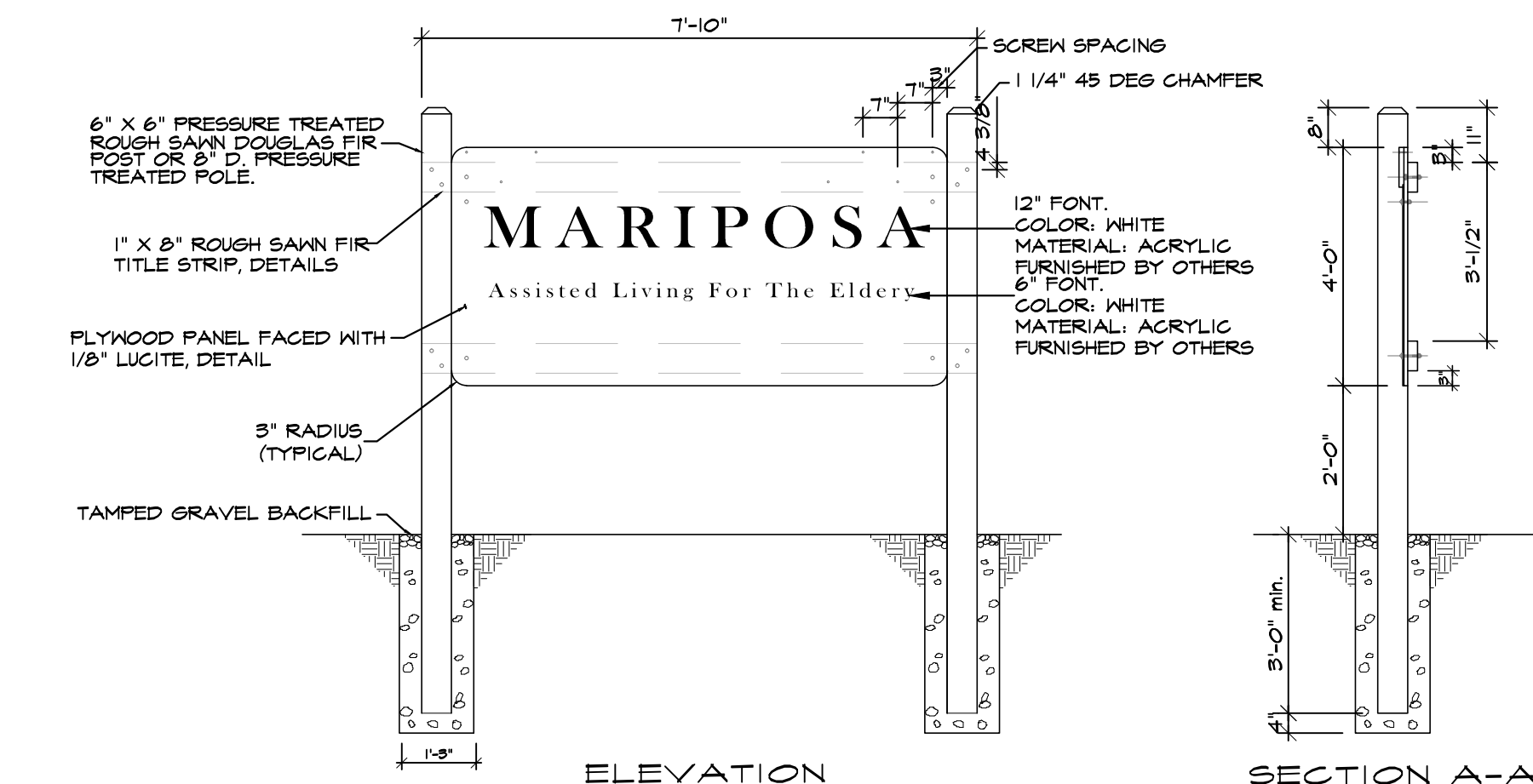
Date

LA SALLE AVENUE

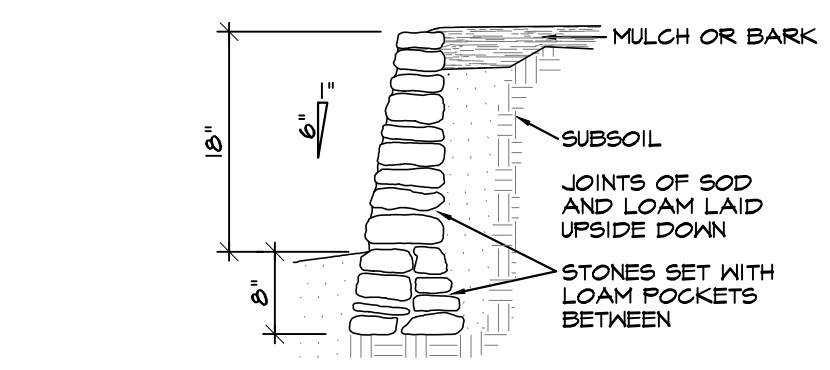


2'X4' STAINLESS SIGN ATTACHED WITH 1/2" X 4" BOLTS @ E.A. CORNER.

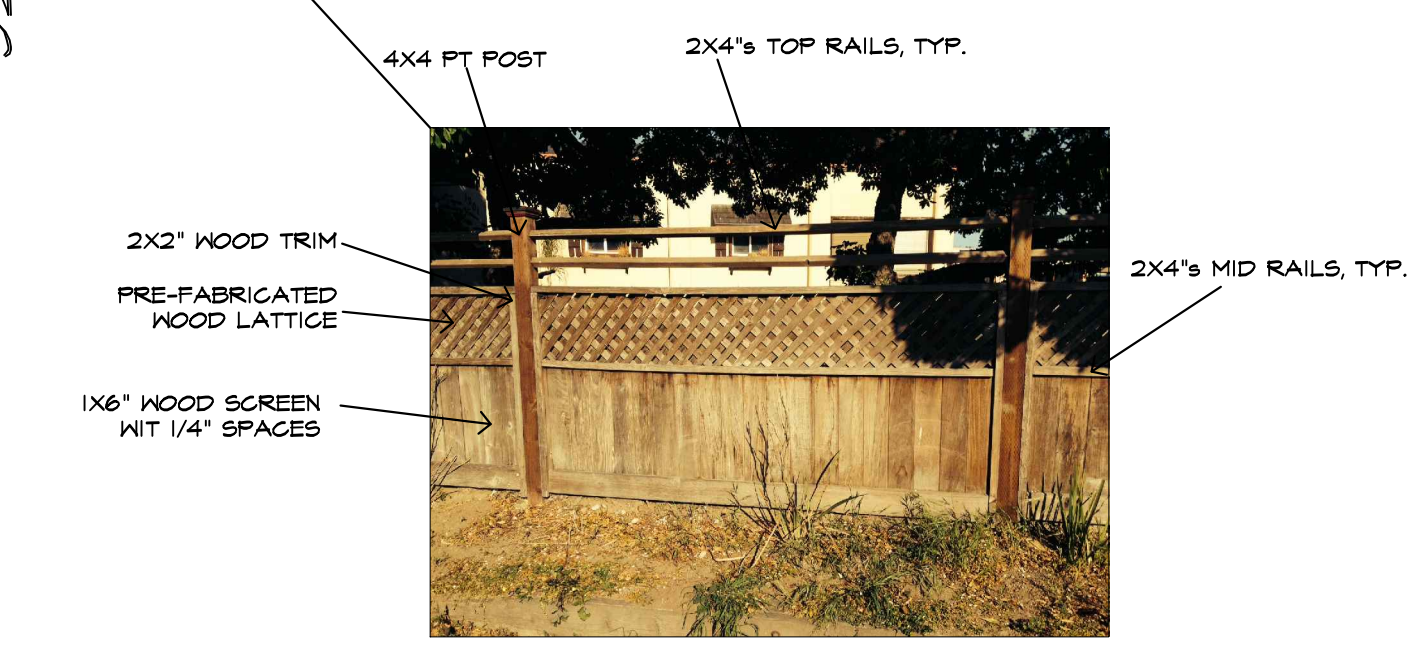
2 AS BUILT SIGN NTS



1 PROPOSED FREE STANDING SIGN NTS



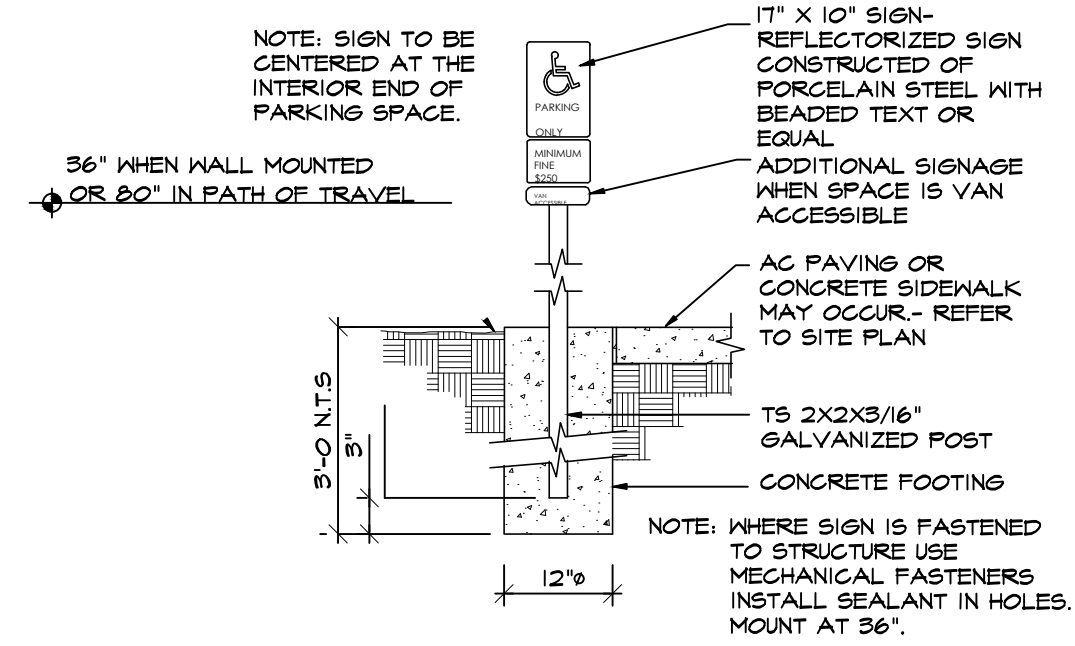
1 NATIVE ROCK DRY CONST WALL NTS



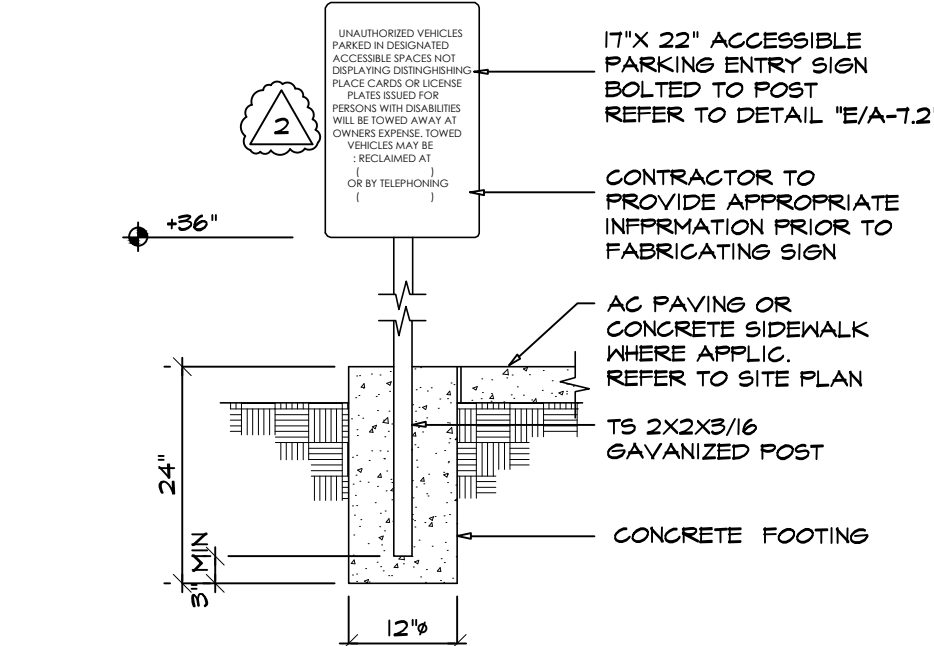
2 WOOD FENCE NTS



(E)PERSPECTIVE FRONT



3 PARKING SPACE SIGNAGE NTS



4 ENTRANCE PARKING SIGNAGE NTS

REVISIONS	BY
PPC ON 7-18-14	1

REGISTERED PROFESSIONAL ENGINEER
GERONIMO M. DALIVA
No. 065185
EXPIRES 09-30-13
CIVIL
STATE OF CALIFORNIA

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PLANS FOR:

CARLOS CASTRO
1201 LA SALLE AVE.
SEASIDE, CA 93955
(831) 435-6808

PROJECT:

RESIDENTIAL ADULT CARE CENTER
1201 LA SALLE AVE.
SEASIDE, CA 93955
APN# 011-095-008

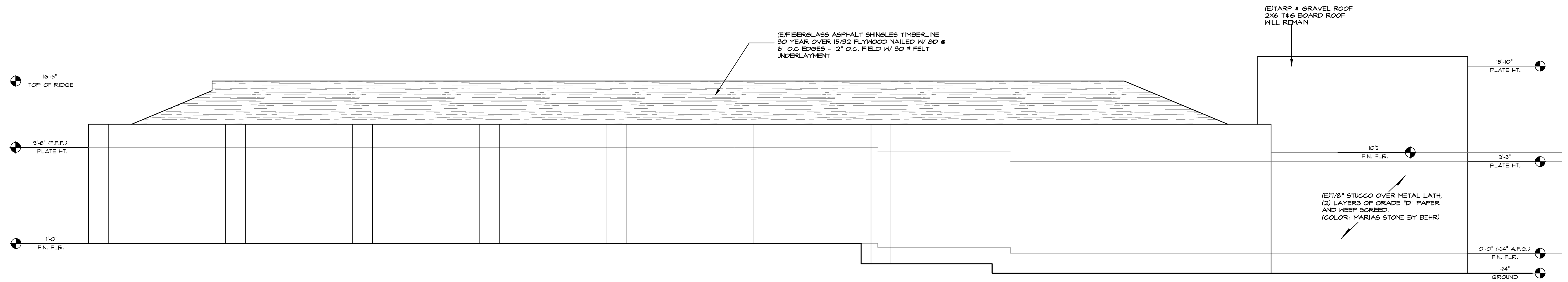
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SITE PLAN

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7/18/14 [11:00]
SCALE
AS NOTED
JOB. NO.
SHEET NUMBER

A-1

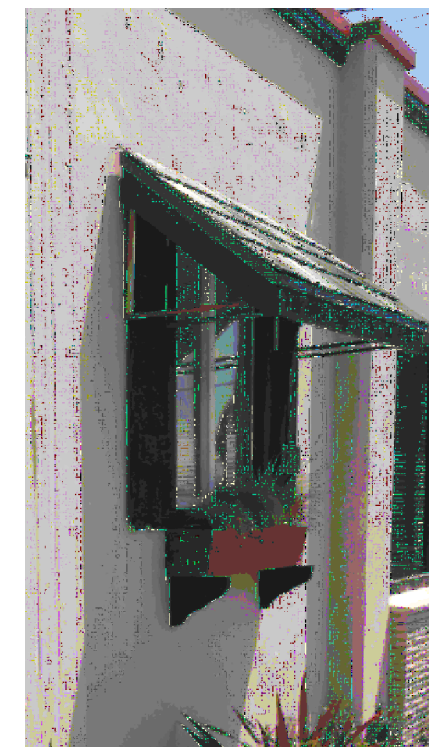
OF SHEETS



RIGHT ELEVATION
SCALE 3/16"=1'-0"



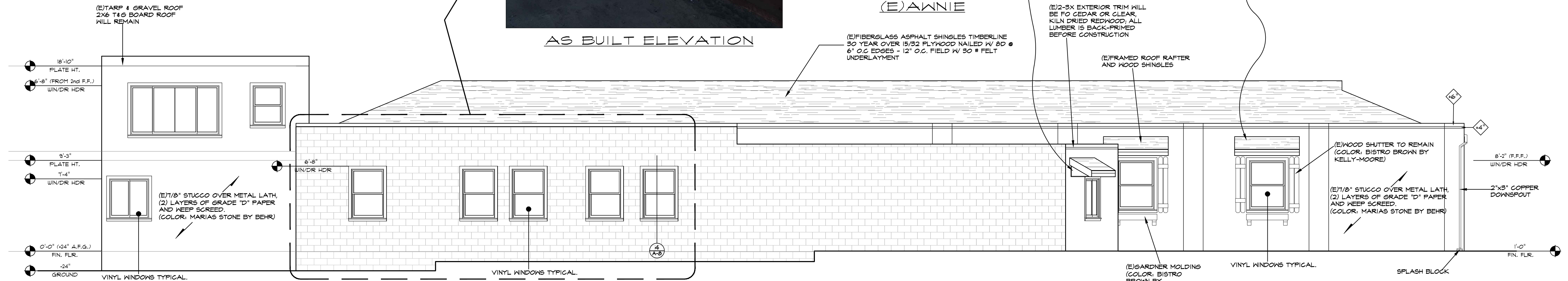
AS BUILT ELEVATION



(E)AWNIE



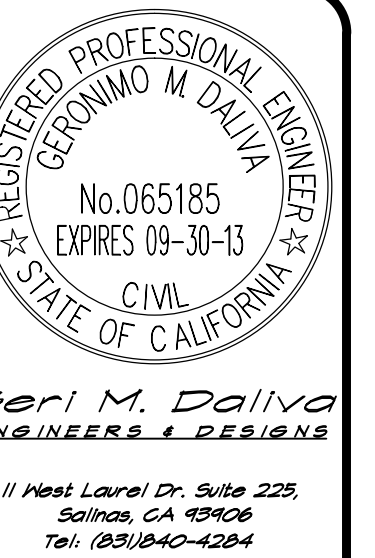
(E)AWNIE



LEFT ELEVATION
SCALE 3/16"=1'-0"

ALL WINDOW/DOOR TRIM
COLOR: APPLE WHITE
BY KELLY-MOORE

REVISIONS	BY
PPC ON 7-18-14	1



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PLANS FOR:
CARLOS CASTRO
1201 LA SALLE AVE.
SEASIDE, CA, 93455
(831)435-6808

PROJECT:
RESIDENTIAL ADULT CARE
CENTER
1201 LA SALLE AVE.
SEASIDE, CA, 93455
APN# 011-095-008

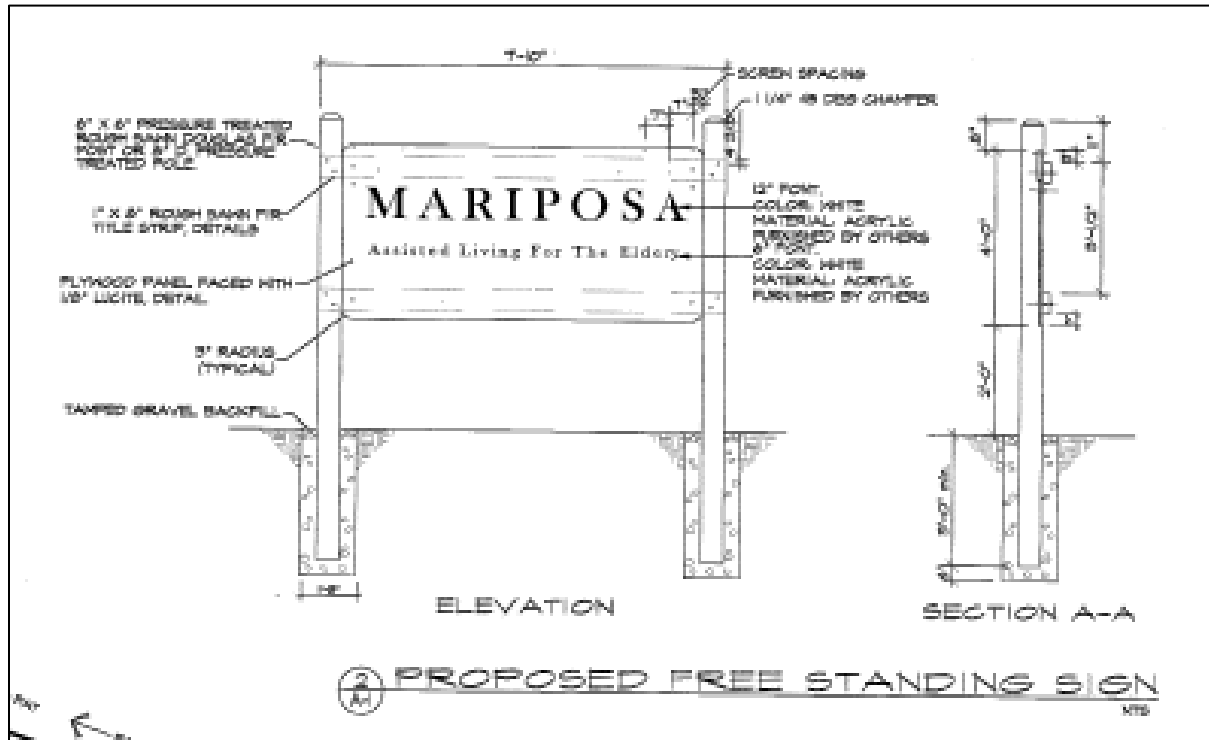
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ELEVATIONS

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SHEET NUMBER

A-4.2

OF SHEETS

SIGNS



Previously Approved Sign



As-Built Sign

LOCATION MAP
1201 La Salle Avenue



West (Alley) Elevation Before and After Window Treatments



Before Window Treatments



After Window Treatments

SIGN LOCATION



View of Project Site Prior to Installation of Sign



View of Project Site After Installation of Sign