



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, December 14, 2022
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	Commissioner

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 FOR COMMISSIONS**

Members of the public wishing to address the Commission 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 (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **APPROVE MINUTES FROM OCTOBER 26, 2022**

6. **BUSINESS ITEMS**

A. **USE PERMIT NO. UP-22-07 AND BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-12: JEREMY COULTER, PROPERTY OWNER, IS REQUESTING A USE PERMIT FOR TWO EXTERIOR STAIRWAYS AND AN ABOVE-GROUND DECK PROJECTING SIX FEET INTO REQUIRED SETBACKS; AND BOARD OF ARCHITECTURAL REVIEW FOR A PROPOSED SECOND-STORY DECK OF APPROXIMATELY 927 SQUARE FOOT, AT 1442 WANDA AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-336-027). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

RECOMMENDATION: The purpose of this report is to review the project in accordance with the following applicable regulations of the Seaside Municipal Code (SMC):

A Use Permit is required based upon the following:

- SMC 17.12.050, Table 2-3 Residential Zone Development Standards, note 6 states "exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit".
- SMC 17.30.100 Setback Requirements and Exceptions, Table 3-5, Note 3 states "Projections of more than three feet into the front or rear setback are subject to a Use Permit approval by the Planning Commission, in compliance with Section 17.62.070".

An Architectural Review is required based upon the following:

- SMC 17.62.030.B.2. requires Architectural Review for all new second-story elements including decks, roofs, and projections.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-11. SEASIDE ACQUISITION GROUP, LLC., (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL OF THE PLANT PALETTE AND PLANTING LAYOUT FOR THE FINAL LANDSCAPE PLAN AND THE FINAL EXTERIOR LIGHTING PLAN FOR THE CONSTRUCTION OF A 330 ROOM GRAND HYATT HOTEL ON THE SEASIDE RESORT PROJECT SITE LOCATED AT 1 MCCLURE WAY IN THE V-FO (FORT ORD VISITOR SERVING COMMERCIAL) ZONING DISTRICT

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review is responsible for the review and approval of commercial landscaping and exterior lighting details for a nonresidential development.

1) Approval of the Plant Palette and planting layout for the Final Landscape Plans that is provided as Exhibit "A" to the Draft Resolution (Attachment 1); and
2) Approval of the Final Exterior Lighting that is provided as Exhibit "B" to Draft Resolution (Attachment 1).

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 28, 2022

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 Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, October 26, 2022
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:00 p.m.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: DODSON, EVANS, HUYNH, LA MICA, SILVA
ABSENT: MADRIGAL, OWENS

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT FOR COMMISSIONS

None

5. APPROVAL OF MINUTES

A. APPROVAL OF AUGUST 10, 2022 MINUTES

On motion by Commissioner Evans and second by Commissioner La Mica, the Planning Commission moved to approve the August 10, 2022 minutes as presented.

RESULT: 5-0-0-2

AYES: Dodson, Evans, Huynh, La Mica, Silva

NOES: None

ABSTAIN: None

ABSENT: Madrigal, Owens

ACTION: APPROVED

6. BUSINESS ITEMS

A. PROPOSED AMENDMENTS TO SEASIDE MUNICIPAL CODE SECTIONS

17.52.251 AND 17.52.252 PERTAINING TO SHORT-TERM RENTALS

Haroon Noori, Administrative Analyst II, provided a presentation and responded to questions from the Commission. The proposed amendments to SMC 17.52.251 and 17.52.252 pertaining to short-term rentals were reviewed. Andy Myrick, Community Development & Economic Planning Manager responded to questions regarding the enforcement for STR within properties that are governed by private service agreements with Home Owners Associations.

PUBLIC COMMENT: None

On motion by Commissioner Silva and second by Commissioner Evans and carried by the following vote, the Planning Commission moved to approve the proposed amendments to Seaside Municipal Code sections 17.52.251 and 17.52.252 pertaining to Short-Term rentals, with the additions that there is a cap on the occupancy levels within the units, and coordination with local HOAs.

RESULT: 5-0-0-2

AYES: Dodson, Evans, Huynh, La Mica, Silva

NOES: None

ABSTAIN: None

ABSENT: Madrigal, Owens

ACTION: APPROVED

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-11: DLR GROUP, APPLICANT, AND SEASIDE ACQUISITION GROUP, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR ARCHITECTURAL AND SITE PLAN MODIFICATIONS FOR A REVISED HOTEL DESIGN FOR THE SEASIDE RESORT PROJECT LOCATED AT 2 McCLURE WAY IN THE V-FO (FORT ORD VISITOR SERVING COMMERCIAL) ZONING DISTRICT. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AN ADDENDUM HAS BEEN PREPARED FOR THE PROPOSED PROJECT WITH CONSIDERATION OF THE PREVIOUSLY CERTIFIED EIR ADOPTED FOR THE SEASIDE RESORT PROJECT

Rick Medina, Senior Planner, provided a presentation and responded to questions from the Commission. Mr. Medina also introduced the consultants EMC Planning Group, and the applicant, DLR Group representing their client Grand Hyatt Seaside Resort & Hotel. Ron Sissem, EMC Planning Group, provided an overview of the environmental impacts of the project and reviewed the modifications of the creation of environmental affects that were not identified in the previous approval and if there are new and more severe effects than what was identified in the original EIR that can be addressed in the addendum. Nathan Kaye, Designer, Senior Associate, provided an overview of the design elements; and Patrick Baldwin, Landscape Architect,

reviewed the landscape design elements.

PUBLIC COMMENT: Steve Lucas, Doug Chessire

On motion by Commissioner Dodson and second by Commissioner La Mica and carried by the following vote, the Planning Commission moved to approve the BAR application NO. BAR-22-11, approving the architectural and site modifications for the

RESULT: 5-0-0-2

AYES: Dodson, Evans, Huynh, La Mica, Silva

NOES: None

ABSTAIN: None

ABSENT: Madrigal, Owens

ACTION: APPROVED

7. REPORTS FROM COMMISSIONERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

With no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Dominique L. Davis, City Clerk

William Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Jose Torres, Associate Planner

DATE: December 14, 2022

SUBJECT: USE PERMIT NO. UP-22-07 AND BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-12: JEREMY COULTER, PROPERTY OWNER, IS REQUESTING A USE PERMIT FOR TWO EXTERIOR STAIRWAYS AND AN ABOVE-GROUND DECK PROJECTING SIX FEET INTO REQUIRED SETBACKS; AND BOARD OF ARCHITECTURAL REVIEW FOR A PROPOSED SECOND-STORY DECK OF APPROXIMATELY 927 SQUARE FOOT, AT 1442 WANDA AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-336-027). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(e)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PURPOSE & RECOMMENDATION

The purpose of this report is to review the project in accordance with the following applicable regulations of the Seaside Municipal Code (SMC):

A Use Permit is required based upon the following:

- SMC 17.12.050, Table 2-3 Residential Zone Development Standards, note 6 states "exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit".
- SMC 17.30.100 Setback Requirements and Exceptions, Table 3-5, Note 3 states "Projections of more than three feet into the front or rear setback are subject to a Use Permit approval by the Planning Commission, in compliance with Section 17.62.070".

An Architectural Review is required based upon the following:

- SMC 17.62.030.B.2. requires Architectural Review for all new second-story elements including decks, roofs, and projections.

BACKGROUND

The site consists of a 5,600 square-foot (sf) parcel located on the southwest intersection of Wanda Avenue and Flores Street in the RS-12 (Single-Family Residential) Zoning District. The property is currently developed with a 1,294 sf two-story single-family dwelling with an attached two-car garage. The adjoining parcels consist of three one-story single-family dwellings. Due to a topographic grade change in both westerly and southerly directions, the proposed deck height including railing, of 12'-2", will be approximately in-line with the neighboring roof lines to the south and west. The distance of separation between the edge of the proposed deck and the walls of the adjacent homes is 15' to the south and 20' to the west (Attachment 2: Topographic Map and Western Elevation).

PROJECT DESCRIPTION

The existing residence is a split-level home, with two existing exterior stairways used to access the second story at the front (north frontage) and rear (south frontage) of the home; both of these are proposed to be reconstructed. The length of the front facade of the residence is evenly divided by a chimney structure. The existing entryway would be relocated from the northwest corner of the dwelling to the northeast corner on the opposite side of the chimney, and the relocated stair will be placed in a more balanced location at the center point of the building facade.

The proposed front stairway would project approximately six feet into the 15' front yard setback, which is the maximum allowable encroachment. In the rear, the stairway would project three feet into the 15' rear yard setback. Both reconstructed stairways would access a new second story wrap-around deck of approximately 927 sf, which is proposed to project 6' into both the front and rear setbacks. Associated architectural improvements include replacing existing windows and doors on the upper floor and installing exterior lighting.

The deck will enhance the usability of the residential use by providing the applicant with more conveniently usable outdoor open space. The main living area is on the second story of the split-level home. There exists only one access point on the first floor to the outdoor space. The adjacent rooms to the deck include a portion of the living and dining area, the kitchen and pantry located on the west, and a laundry room and bedroom to the south.

Project plans are provided as Exhibit A to Attachment 1 (Draft Resolution).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

Evidence: The proposed deck and associated architectural improvements would consist of an accessory structure of a scale and type typically associated with residential use that would not have any impact on the environment or materially affect the use of the dwelling and/or mass of the dwelling.

STAFF ANALYSIS

Use Permit 22-07:

Section 17.30.100 Setback Requirements and Exceptions, Table 3-5 states that an uncovered deck is allowed to project 6' into the front and rear setbacks. Further, Note 3 states that "Projections of more than three feet into the front or rear setback are subject to a Use Permit approval by the Planning Commission, in compliance with Section 17.62.070". The rear and front setback for this zone is 15'. The applicant has designed the deck to project six feet in both the front and rear setback, which would leave nine-foot setbacks in the front and rear.

Furthermore, in accordance with Section 17.12.050 of the Seaside Municipal Code (SMC), Table 2-3, Note 6 states that "exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit". Also applicable are 17.30.100, Table 3-5, which allows for a six-foot projection of an exterior stairway into the front and rear setbacks; and Note 3 of Table 3-5, which states "Projections of more than three feet into the front or rear setback are subject to a Use Permit approval by the Planning Commission, in compliance with Section 17.62.070". Both the front and rear stairways project into their respective setbacks. The front stairway is set to project approximately six feet into the setback, while the deck in the rear would project six feet into the setback.

The proposed deck height is 8'-7" from grade, with an additional 42" wood railing to wrap around the entire perimeter. The existing site coverage is at 47% and the maximum allowed site coverage is 65%. The project will not add substantial site coverage, beyond the approximately 90 sf. for the concrete footings. The project complies with the site coverage regulations of the zone.

Use Permit Findings:

SMC 17.62.070.F requires the following findings be made in order to grant a Use Permit allowing an encroachment greater than three feet into the front and rear yard setbacks:

Finding 1

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

Evidence: The proposed new construction will comply with all standards of development associated with the RS-12 zoning district, including setbacks, permitted projections into setbacks, height limits, and site coverage.

Finding 2

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

Evidence: The Seaside General Plan Land Use Designation for the project site is Single Family-Low Density Residential. The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of a wrap-around deck on the western portion of dwelling will not detract from the character of the neighborhood, but rather reflect the architectural design trend in the area for outdoor roof decks. The proposed deck will have a base height of 8'-7" above grade.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies:

Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important view sheds.

LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Finding 3

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The applicant has incorporated design features and architectural styles of the existing structure to have a contextual relationship with the existing neighborhood. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.

Finding 4

The site is physically suitable for the type, density and intensity of the proposed use, including access, utilities, and the absence of physical constraints.

Evidence: The site is an existing residence in the RS-12 zoning district. Access to the main dwelling and deck will be provided by two exterior stairways, one located at each the front and rear of the residence. The proposed deck will be setback 9 feet from the right-of-way. Extension of public utilities is not required for the proposed project. The completion of the exterior stairways will not alter the location of existing utilities.

Finding 5

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 zoning district in which the property is located.

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the project proposal. The Fire Department, Building Department and Public Works Department had no comments regarding the proposed addition.

Evidence: The proposed project is located in the Single-Family Residential (RS-12) Zoning District and is compatible with the existing and planned future single-family residential land uses in the vicinity. The proposed deck and associated architectural improvements would be consistent with the Zoning Code with approval of a Use Permit and would not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

Board of Architectural Review No. 22-12:

In accordance with SMC section 17.62.030.B.2., architectural review is required for all new second-story elements including decks, roofs, and projections. The construction of the deck as a second-story element and exterior lighting fall under this regulation for the purposes of this project.

Materials:

Decking and railing material will consist of cedar wood. Two sets of double-doors will be custom made by owner, matching the use of cedar wood. The double doors will be located at the front of the structure in the north-west corner. One set facing north, the other facing west. The nine windows, three single doors and the patio doors will be paintable vinyl, Milgard brand.

Design:

The cedar wood deck is designed to wrap around three sides of the home, providing an open space that is conveniently usable and on the same level to the living space of the main dwelling. The deck will cover 927 sf, and will include associated architectural improvements. Additional work to be completed includes relocating the main entry and stairs as well as replacing existing windows and doors on the upper floor with more

energy-efficient items.

The front façade of the home facing Wanda Avenue is divided evenly by a chimney structure. Currently, the front door to the home is located on the north-west corner of the home. Relocating the front door entrance to the north-east corner of the dwelling will create a more visually balanced design, placing the stairway in alignment with the center of the property line on Wanda Avenue.

The deck will be supported by 6'x6' pressure-treated posts with concrete anchors. All footings will measure 2'x2'x2' and would be made of concrete with reinforced rebar. The deck floor will be comprised of 2'x2' cedar boards, and supported by 1'x6' floor joist and 6'x8' beams. The deck will be attached to a 2"x10" ledger board along the house, breaking the stucco and installing flashing.

The ten outdoor lighting fixtures will be wall mounted, with a fixture adjacent to all new entryways as well as evenly spaced along the deck's length and at the top of stairways.

In accordance with SMC 17.30.070.C Position of light fixtures:

All lighting fixtures shall be properly directed, recessed, and fully shielded (e.g., downward and away from adjoining properties) to reduce light bleed and glare onto adjacent properties or public rights-of-way, by:

- 1. Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and*
- 2. Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.*

A condition of approval will require all newly installed light fixtures to meet these requirements in order to mitigate against illuminating adjacent properties, as outlined by the code section listed above.

ATTACHMENTS

1. Attachment 1 - Resolution and Project Plans
 2. Attachment 2 - Topographic Map and Western Elevation
 3. Attachment 3 - Site Photos
 4. Attachment 4 - Neighbor Statement
-

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT 22-07 FOR TWO EXTERIOR STAIRWAYS AND AN ABOVE-GROUND DECK, INCLUDING PROJECTIONS INTO THE REQUIRED SETBACKS; AND APPROVING ARCHITECTURAL REVIEW 22-12 FOR A PROPOSED SECOND STORY DECK OF APPROXIMATELY 927 SQUARE FEET AT 1442 WANDA AVENUE IN THE RS-12 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-336-027)

WHEREAS, Jeremy Coulter, property owner and applicant, is requesting design approval of a 927 sq. ft. outdoor deck at 1442 Wanda Street in the RS-12 zoning district; and,

WHEREAS, the proposed project requires Architectural Review and Use Permit approval by the Planning Commission; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for the approval of Use Permit 22-07:

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

Evidence: *The proposed new construction will comply with all standards of development associated with the RS-12 zoning district, including setbacks, permitted projections into setbacks, height limits, and site coverage.*

WHEREAS, the proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: *The Seaside General Plan Land Use Designation for the project site is Single Family-Low Density Residential. The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of a wrap-around deck on the western portion of dwelling will not detract from the character of the neighborhood, but rather reflect the architectural design trend in the area for outdoor roof decks. The proposed deck will have a base height of 8'-7" above grade.*

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies:

Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important view sheds.

LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

WHEREAS, the design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The applicant has incorporated design features and architectural styles of the existing structure to have a contextual relationship with the existing neighborhood. The project plans for the residence have been designed to respect the existing residential patterns and scale in the neighborhood.*

WHEREAS, the site is physically suitable for the type, density and intensity of the proposed use, including access, utilities, and the absence of physical constraints.

Evidence: *The site is an existing residence in the RS-12 zoning district. Access to the main dwelling and deck will be provided by two exterior stairways, one located at each the front and rear of the residence. The proposed deck will be setback 9 feet from the right-of-way. Extension of public utilities is not required for the proposed project. The completion of the exterior stairways will not alter the location of existing utilities.*

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

Evidence: *The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the project proposal. The Fire Department, Building Department and Public Works Department had no comments regarding the proposed addition.*

Evidence: *The proposed project is located in the Single-Family Residential (RS-12 zone) and is compatible with the existing and planned future single-family residential land uses in the vicinity. The proposed deck and associated architectural improvements are consistent with the Zoning Code with a Use Permit, and do not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

WHEREAS, the privacy to surrounding neighbors and neighborhood compatibility are maintained.

Evidence: *Privacy will not be a concern, due to a topographic grade change in both westerly and southerly directions, which will place the deck height in line with the neighboring roof lines. The distance of separation between the edge of the proposed deck and the neighboring wall, is 15' to the south and 20' to the west. A condition of approval has been specified for lighting, to be shielded and directed away from adjacent properties (Attachment 4: Neighbor Statement).*

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit 22-07 and Architectural Review Application No. 22-12 subject to the following terms and conditions:

Project Specific:

Engineering:

1. Proposed project must implement stormwater Best Management Practices (BMPs) during construction (SMC 8.46).
2. Prior to final inspection, any curb, gutter, and/or sidewalk damaged during construction shall be replaced by a licensed contractor in accordance with applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the approved plans, which are attached hereto and are made a part of this Resolution as Exhibit A.

2. Prior to the building permit being finalized for the project scope approved under Architectural Review application, the applicant/owner shall be required to obtain a building permit for the deck addition.
3. All lighting fixtures shall be properly directed, recessed, and fully shielded (e.g., downward and away from adjoining properties) to reduce light bleed and glare onto adjacent properties or public rights-of-way, by:
 - a. Ensuring that the light source (e.g., bulb, etc.) is completely located within the housing of any light fixtures and is not visible from off the site; and
 - b. Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.

Standard:

1. 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.
2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. This Use Permit and Design Review approval will become null and void if a building permit is not obtained and construction diligently pursued within one (1) year from the date of approval to begin construction on the project.
5. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 14th day of December, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Attach:

Exhibit A: Project Plans

USE PERMIT APPLICATION No. UP-22-07
AND
DESIGN REVIEW APPLICATION No. BAR-22-12
PC RESOLUTION No. 22-XX

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 Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

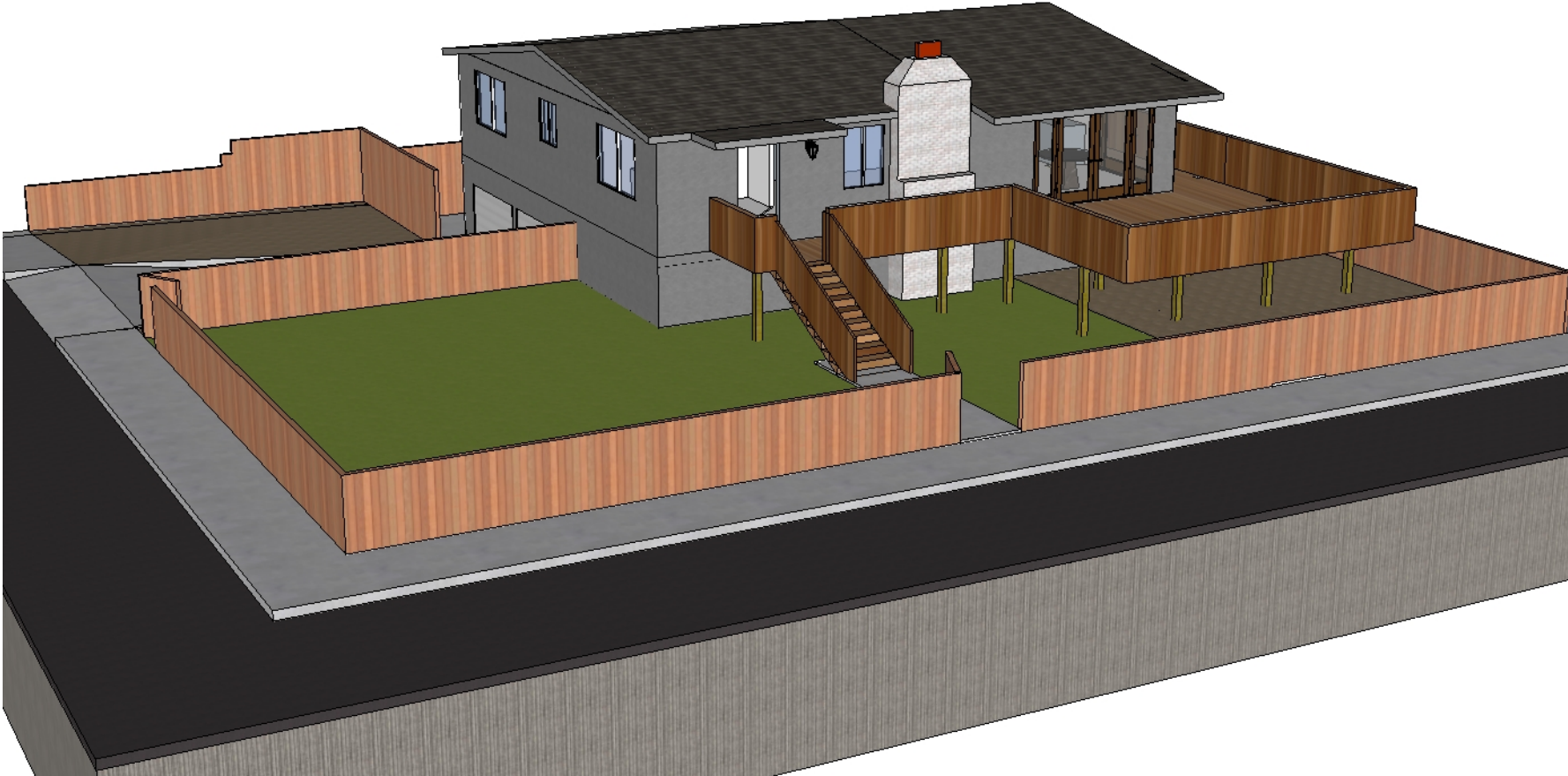
Date

1442 Wanda Ave
Deck Remodel

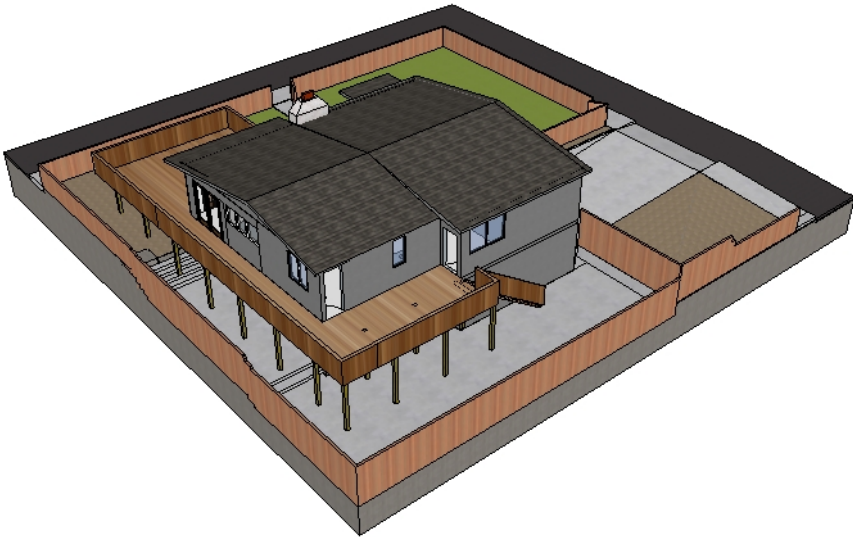
General Notes:

- 1) Remodel existing front and back entry / deck.
- 2) Build new wraparound deck.
- 3) Relocate main entry door and stairs
- 4) Replace upper floor windows and doors with New energy efficient models.
- 5) Relocate electric receptacles in house.

Any and all applicable building codes and practices will be followed. According to California Residential Code.



Perposed



CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

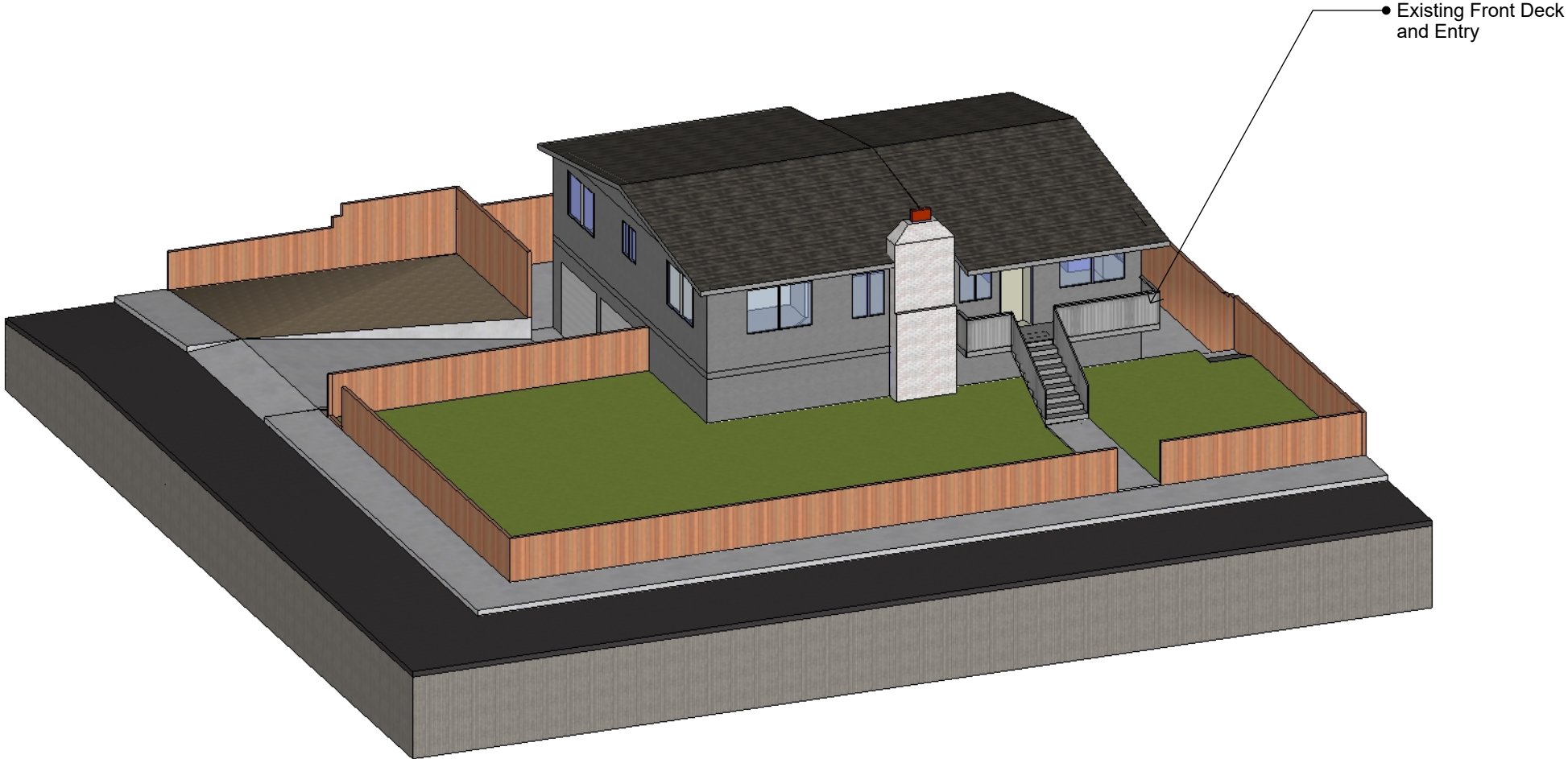
PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

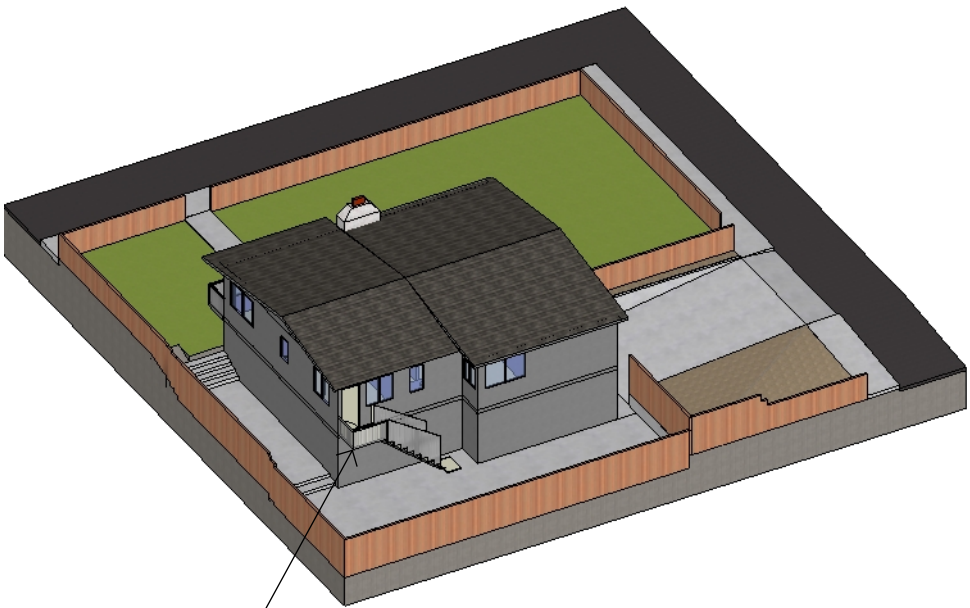
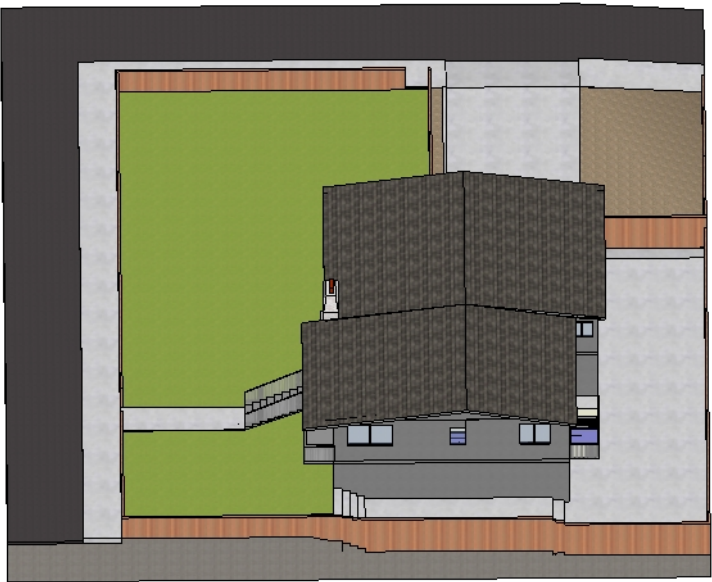
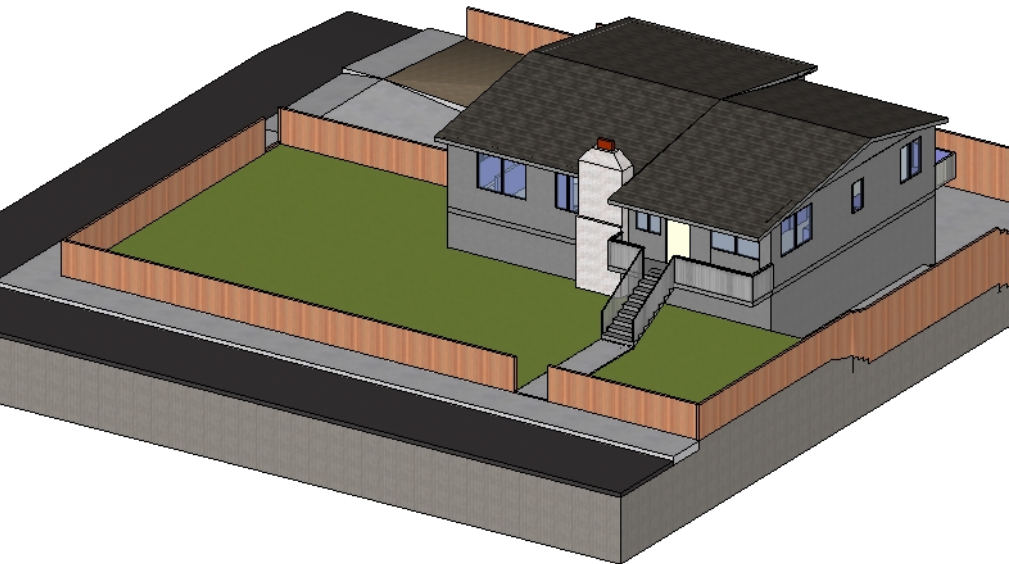
R4

01

Existing



Existing Front Deck and Entry



Existing Back Deck

CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

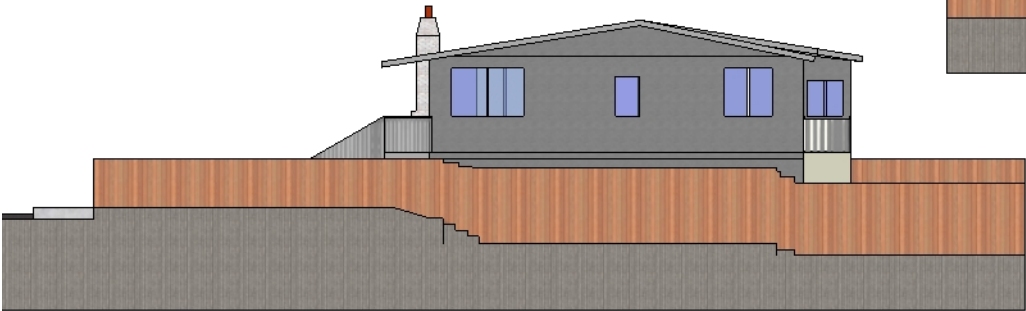
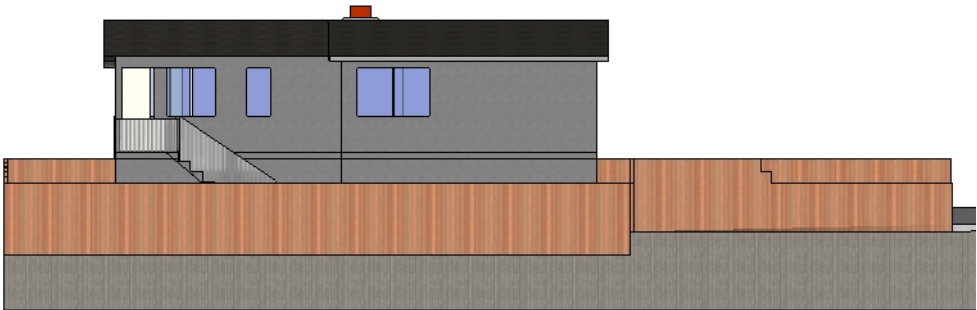
PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

02

Existing



CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

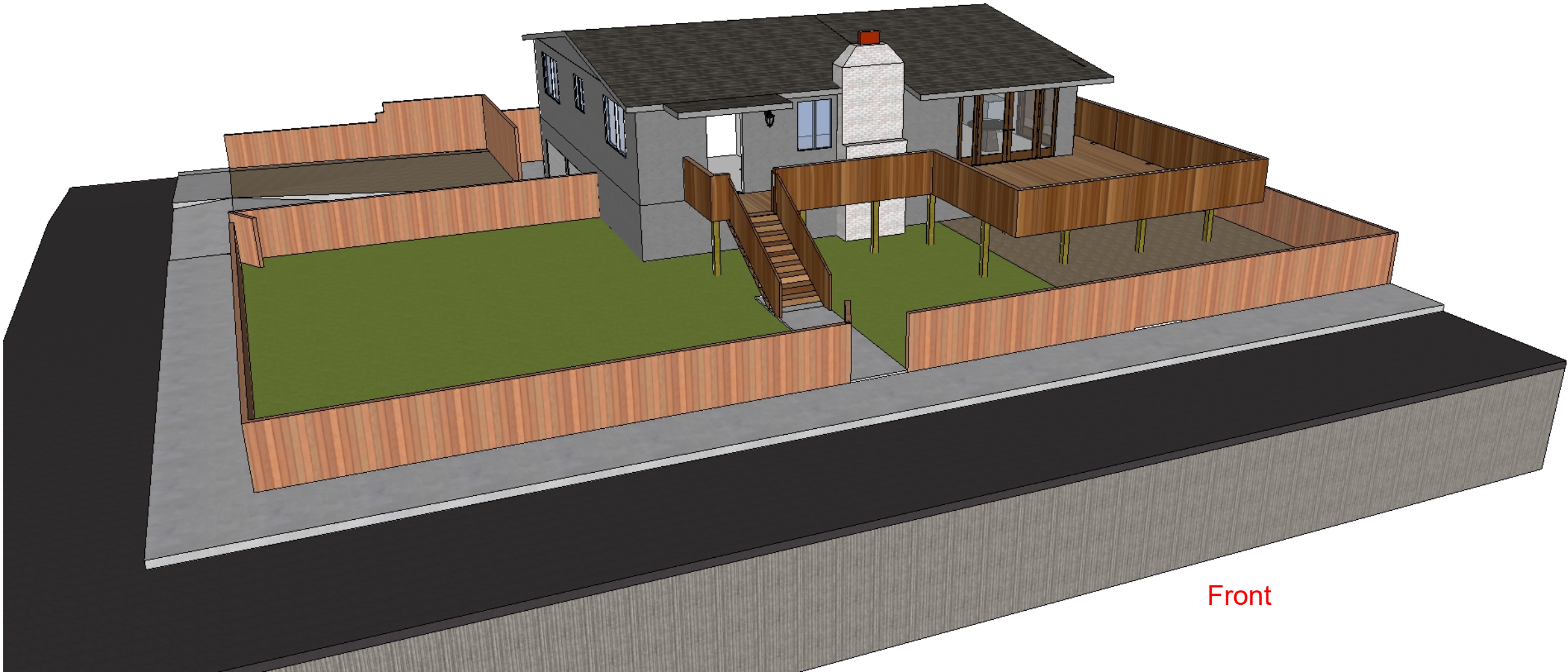
PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

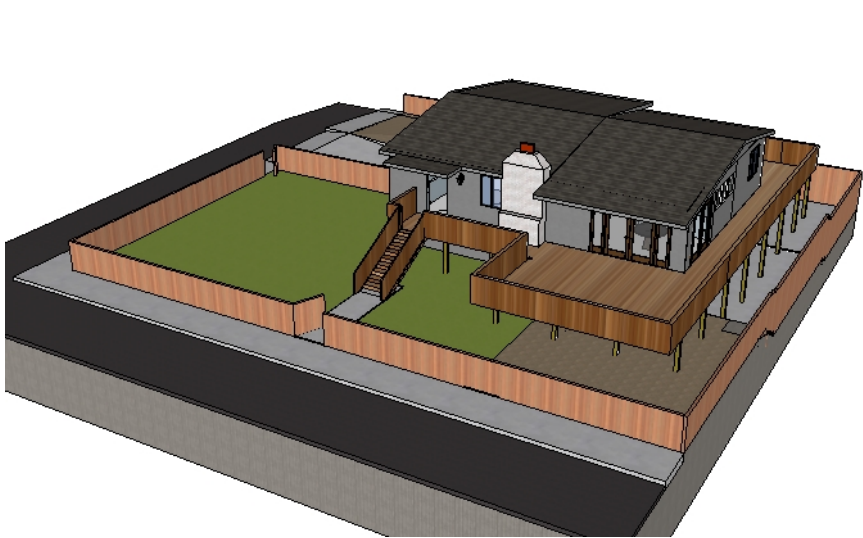
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03

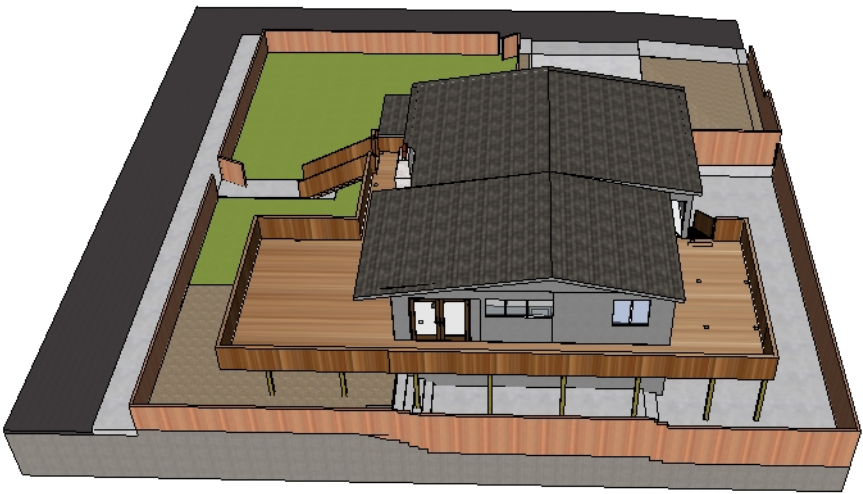
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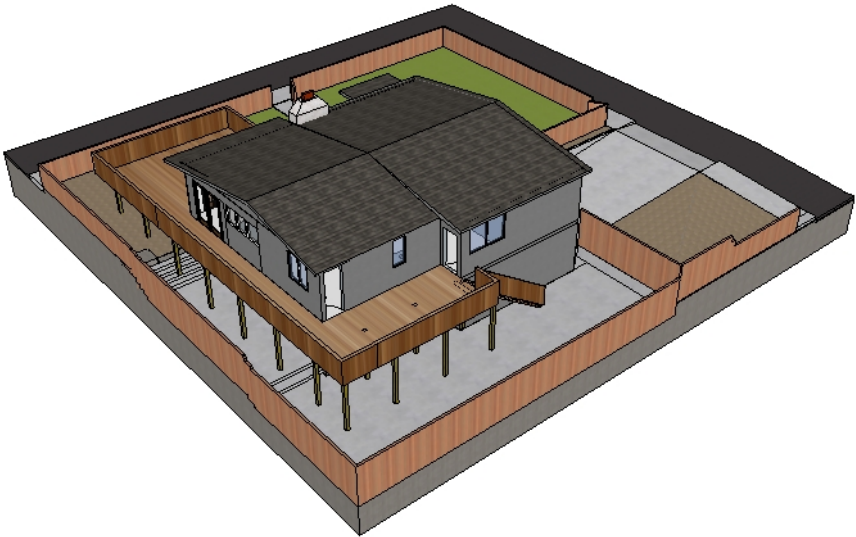
Front



Front



Side



Back

CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

04

Perposed



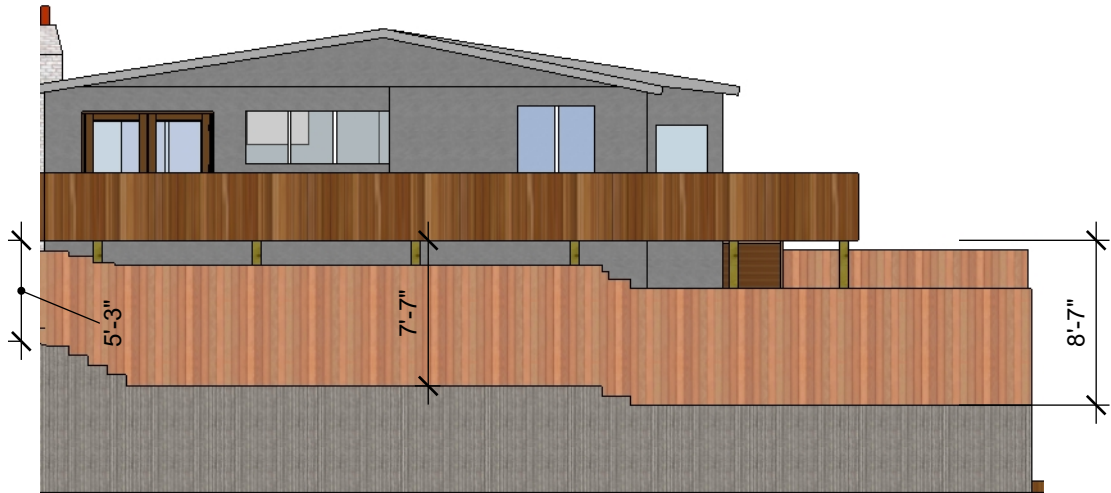
Top



Front



Back



Side

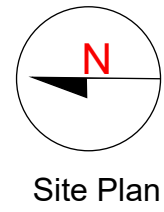
CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

05



1" = 10' (1:120) Scale

CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

06



Preposed

1/8" = 1'-0" (1:96) Scale

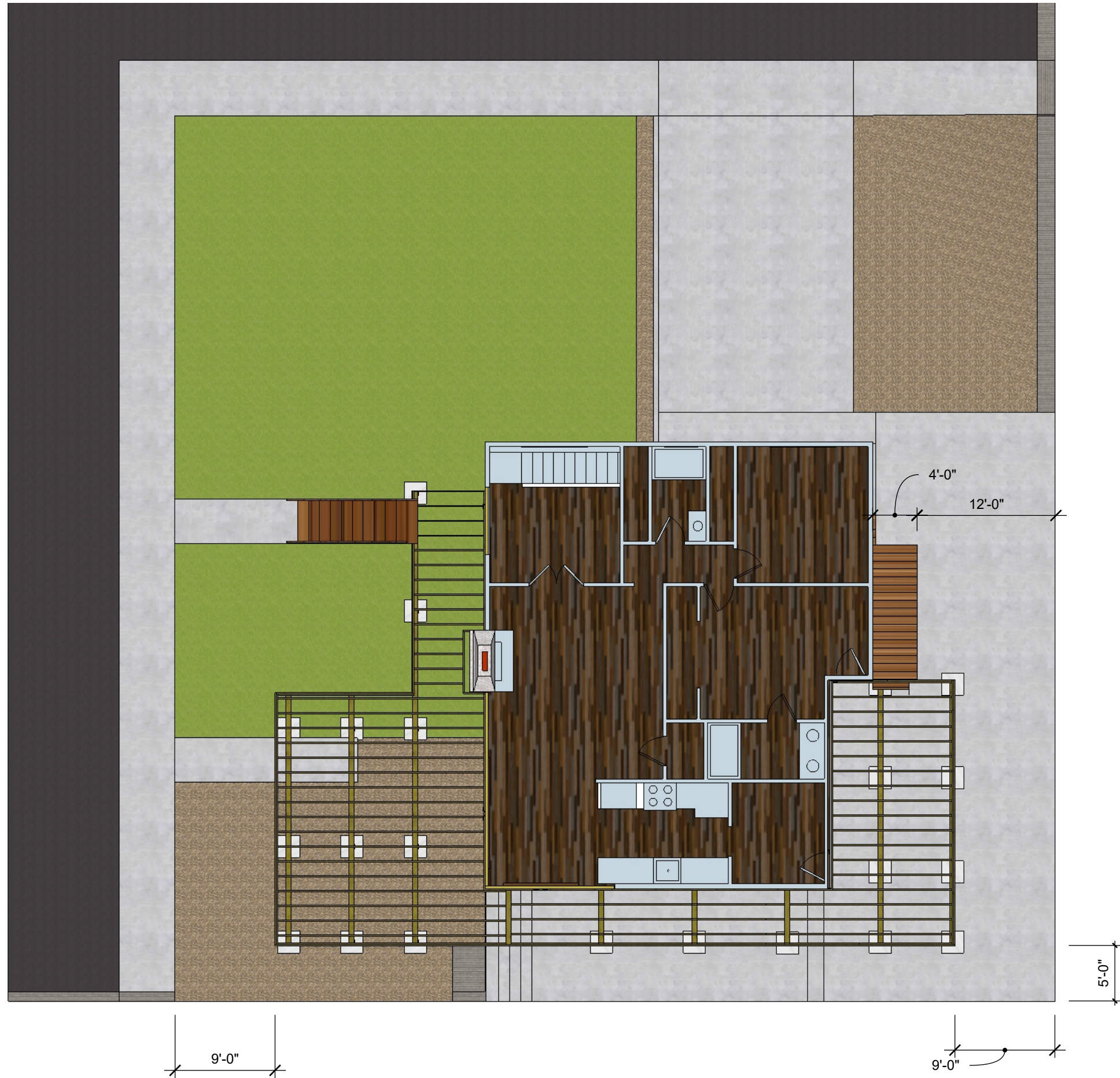
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Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

07



1" = 10' (1:120) Scale

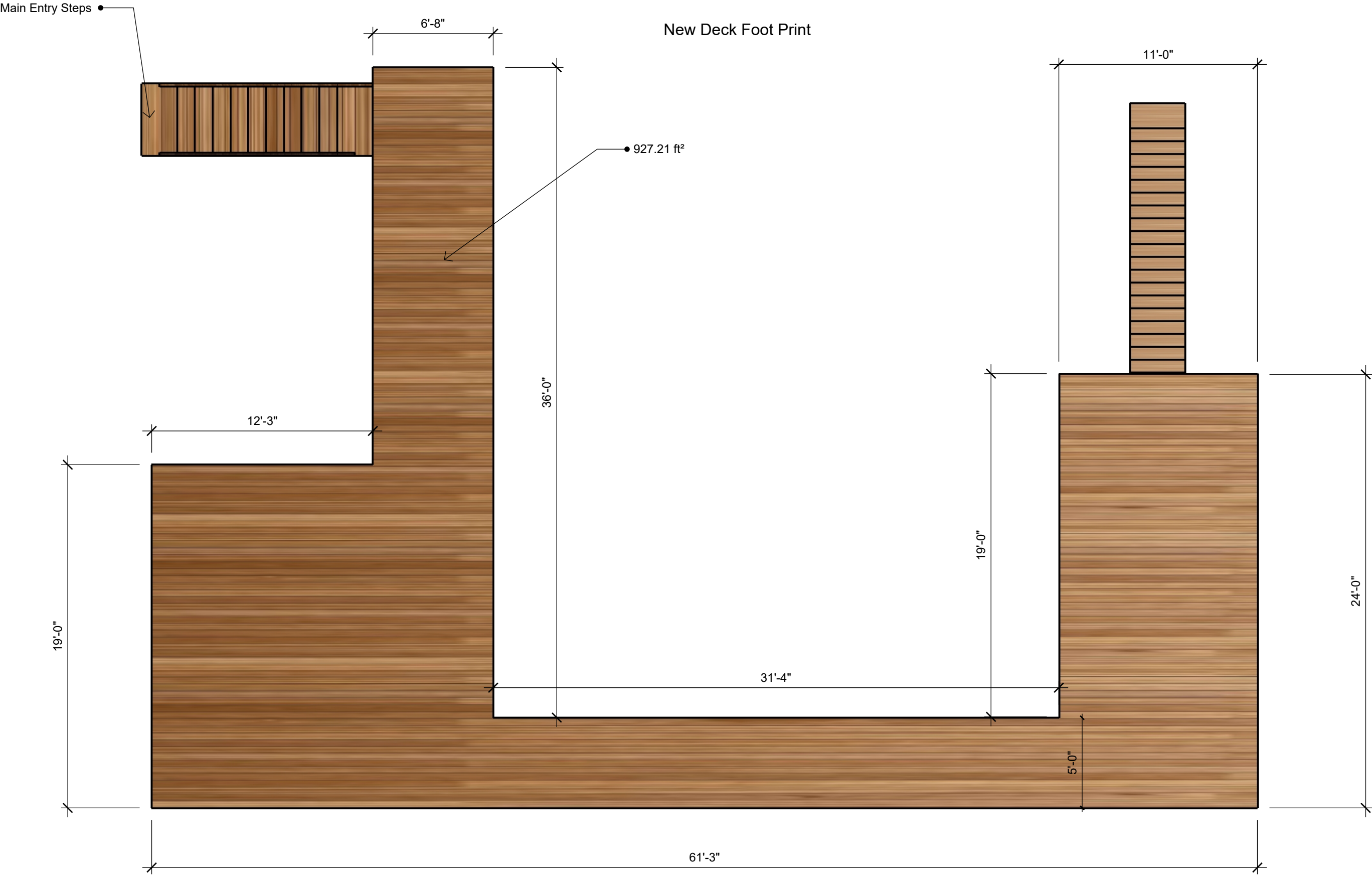
CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

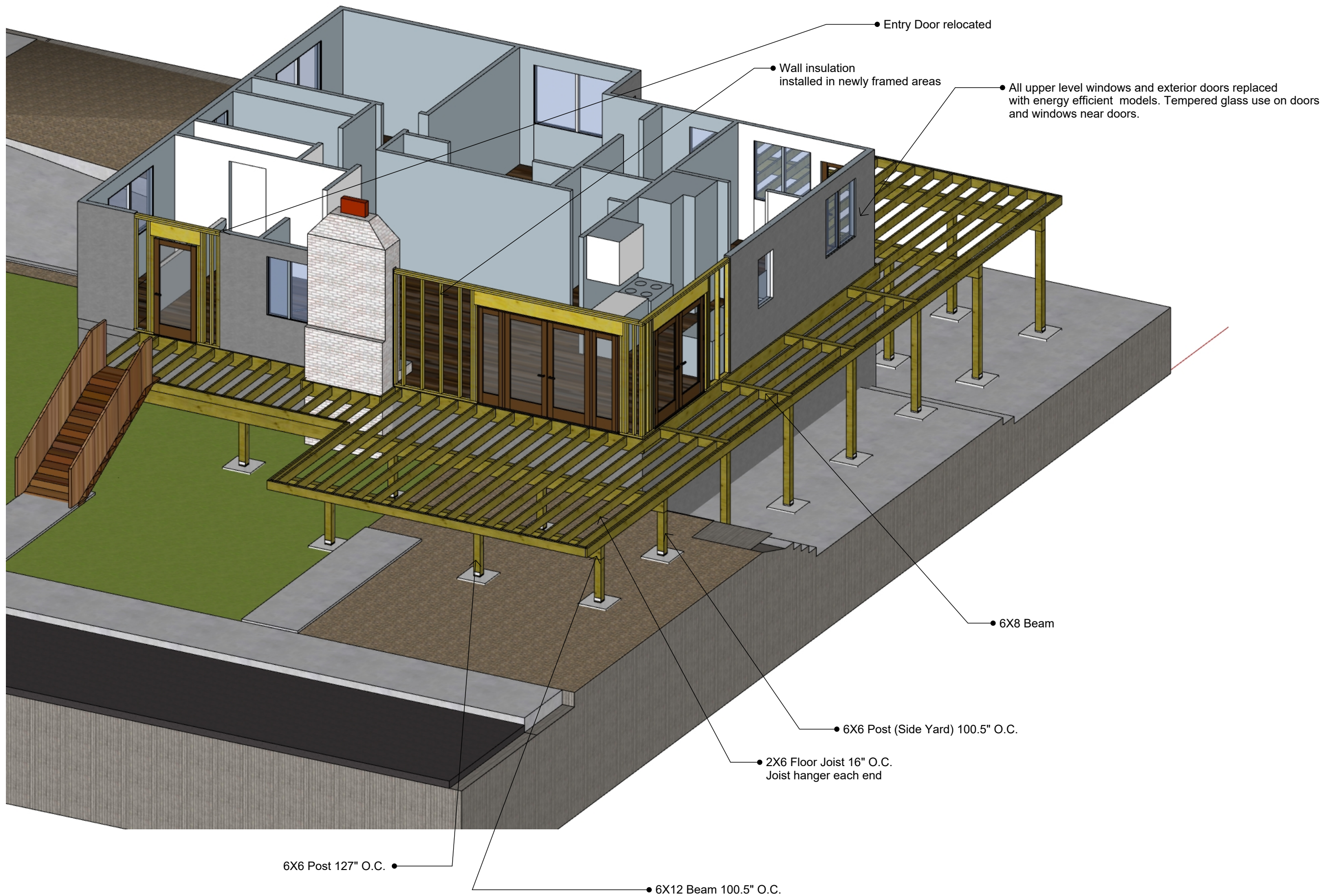
DRAWN BY
JTC

R4

08



3/16" = 1'-0" (1:64)



• Entry Door relocated

• Wall insulation installed in newly framed areas

• All upper level windows and exterior doors replaced with energy efficient models. Tempered glass use on doors and windows near doors.

• 6X8 Beam

• 6X6 Post (Side Yard) 100.5" O.C.

• 2X6 Floor Joist 16" O.C.
Joist hanger each end

6X6 Post 127" O.C. •

• 6X12 Beam 100.5" O.C.

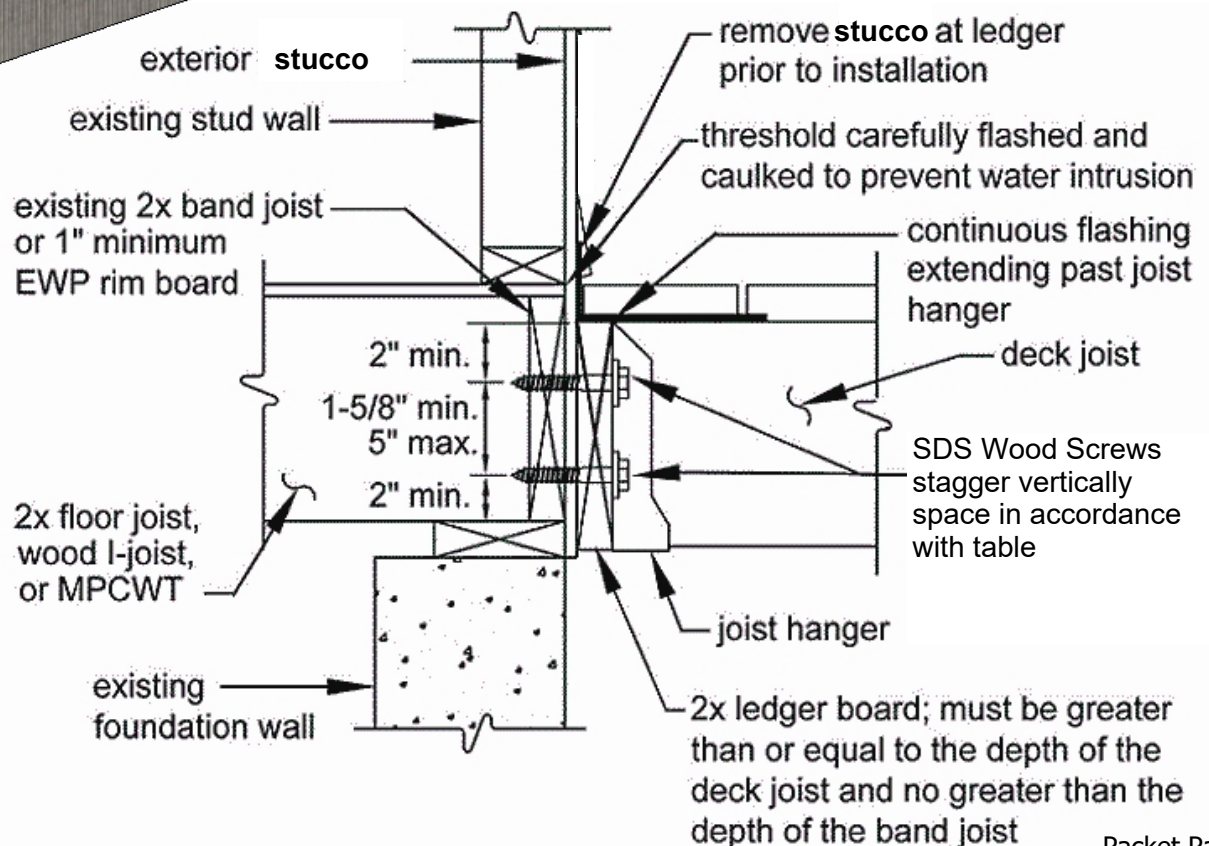
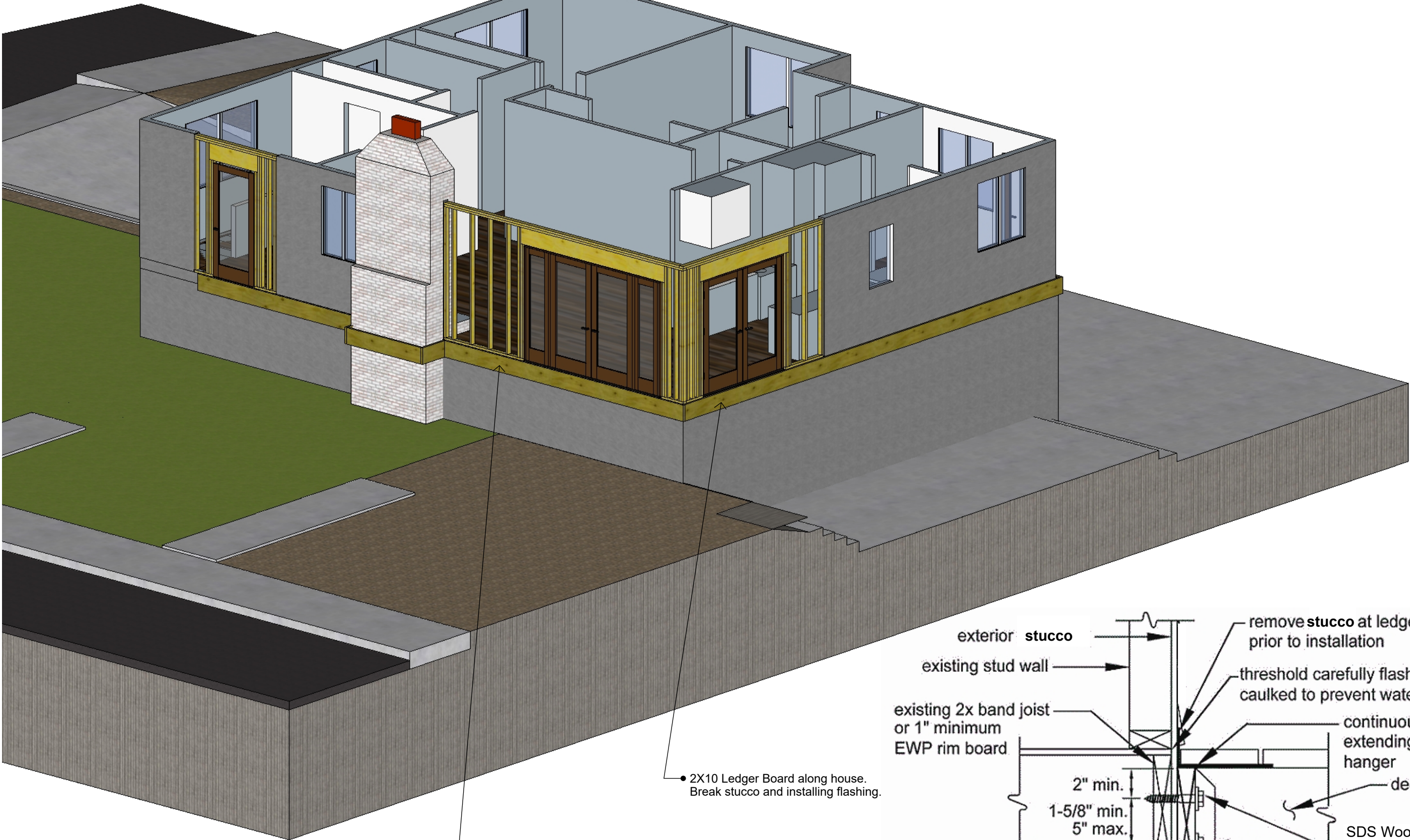
CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

10

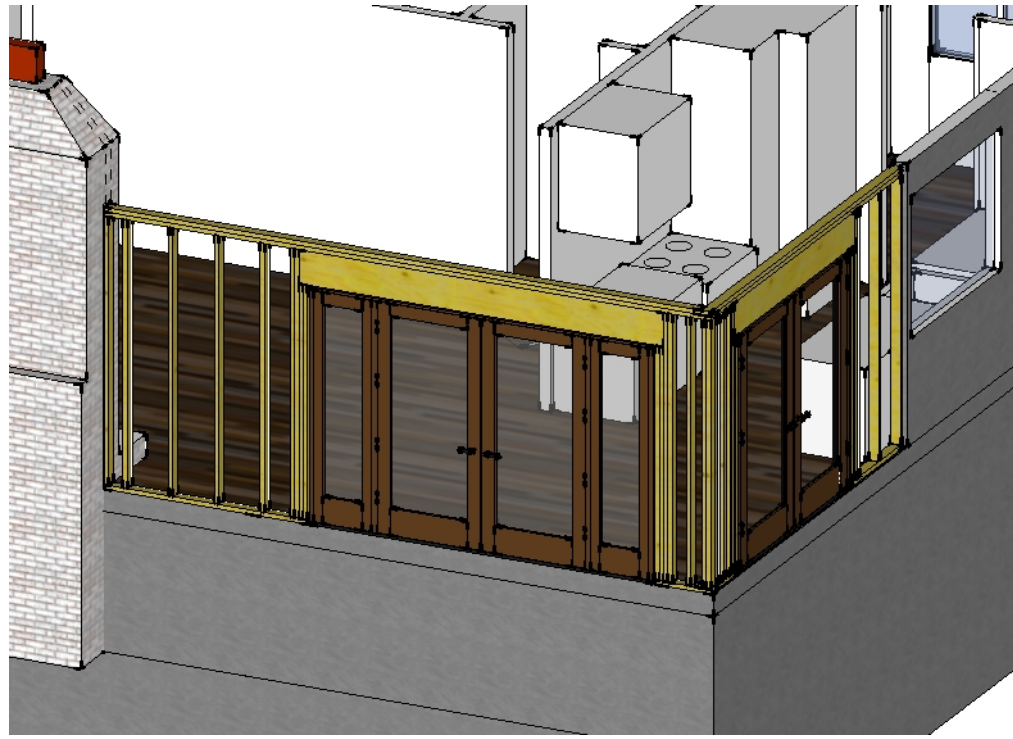


CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

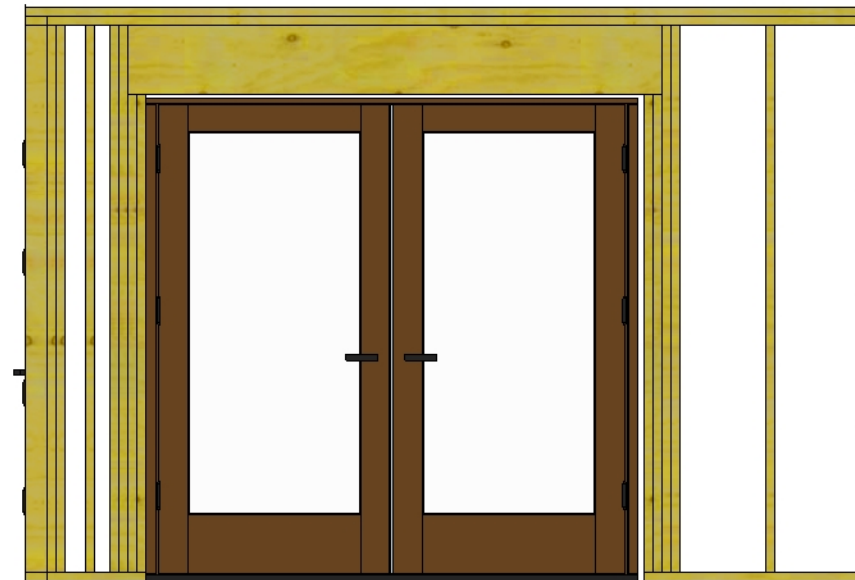
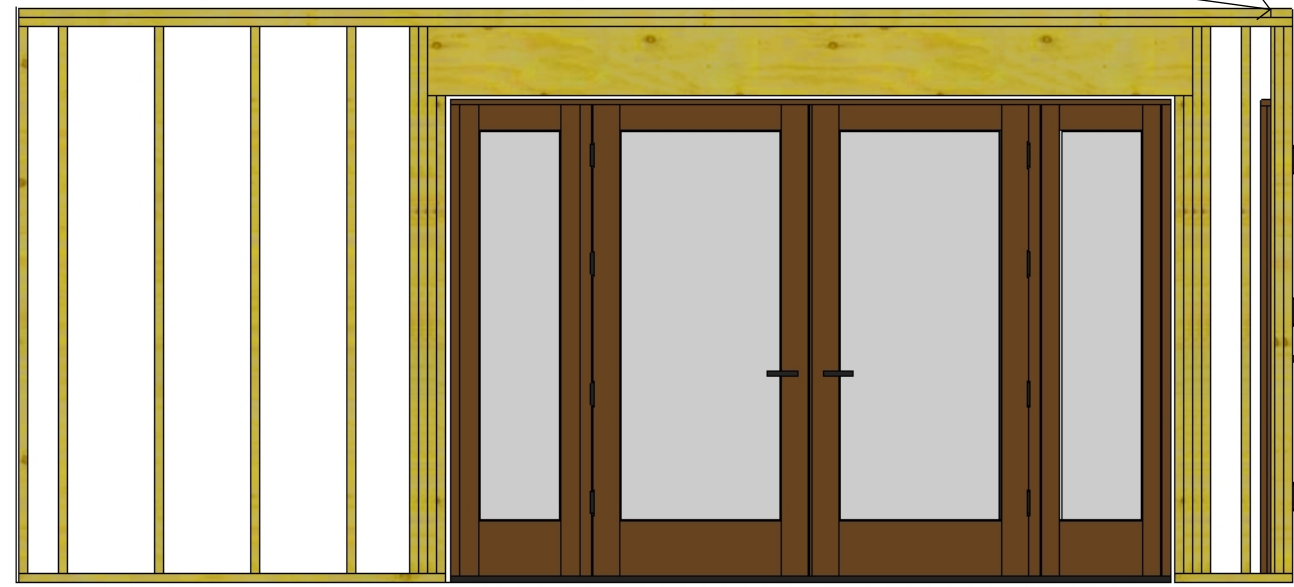
PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4



• Typical Framing for walls and Door. Replace existing stucco paper and lath to code



3/8" = 1'-0" (1:32) Scale

CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

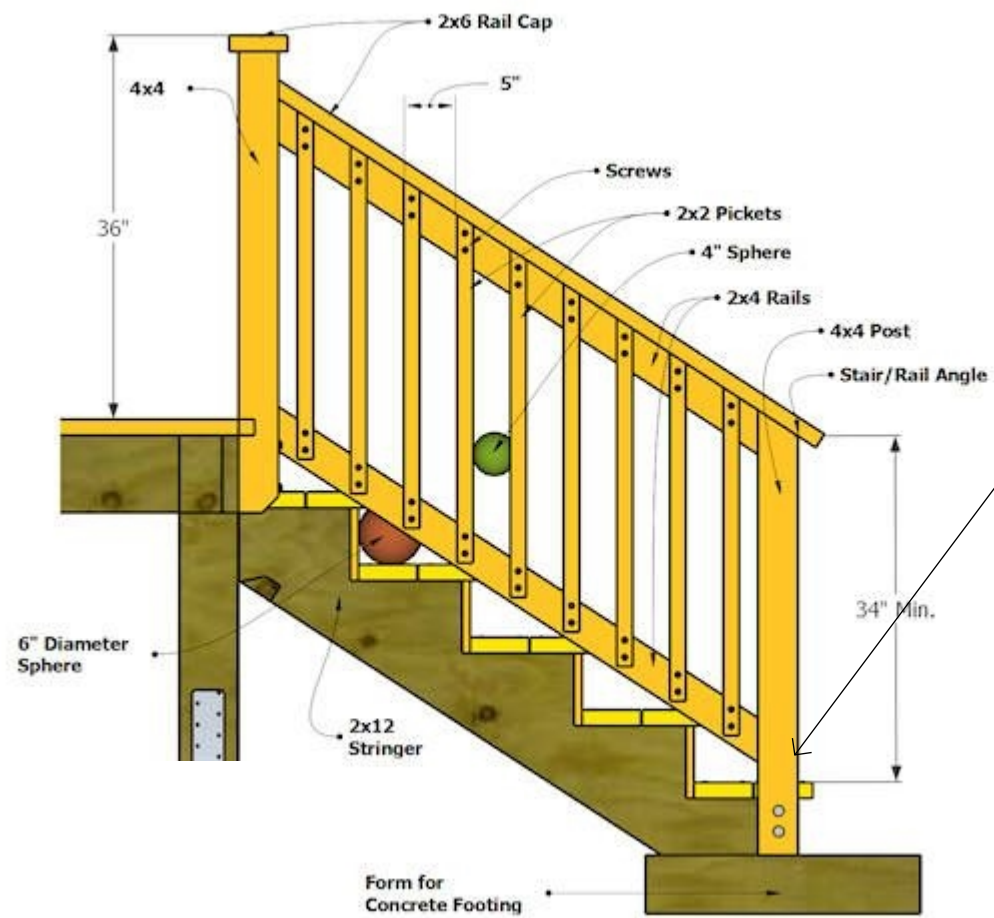
PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

12

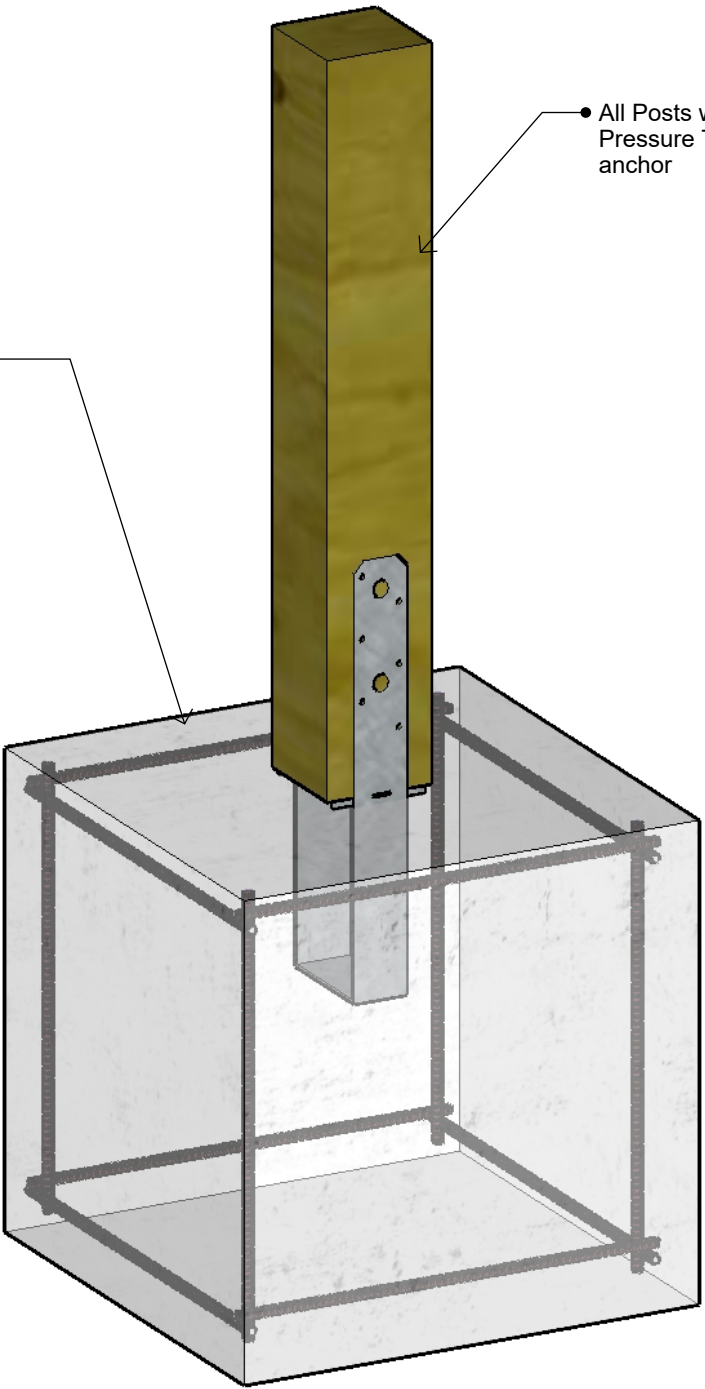
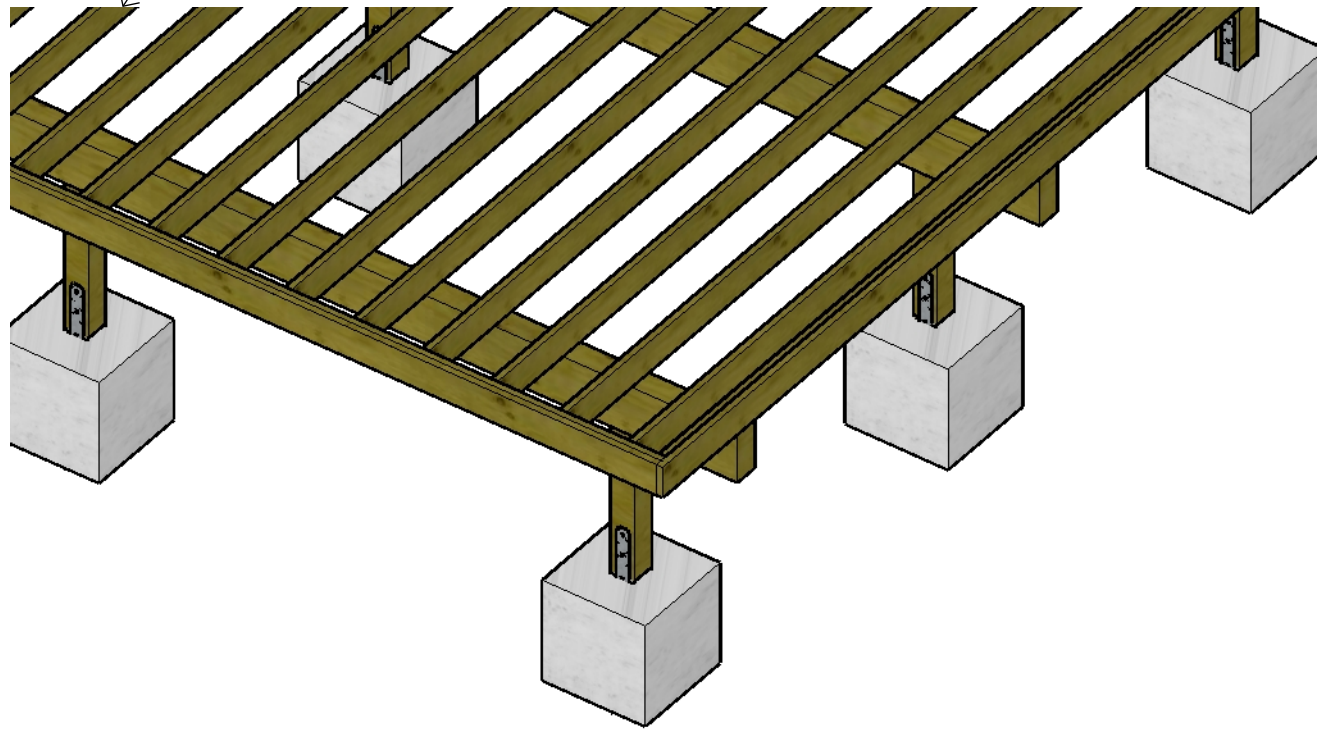
Extra Details



• Typical Stair, Hand and Deck Rail Code applied

All footings 24"X24"X24" Concrete Rebar Reinforced

• All framing Material will be pressure treated



• All Posts will be 6"X6" Pressure Treated with Concrete anchor

CLIENT
Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT
1442 Wanda
Deck

DRAWN BY
JTC

R4

13

Duplex Outlet



Ground Fault Circuit Interrupt Duplex Outlet



GFIC

Switch



S

3-Way Switch

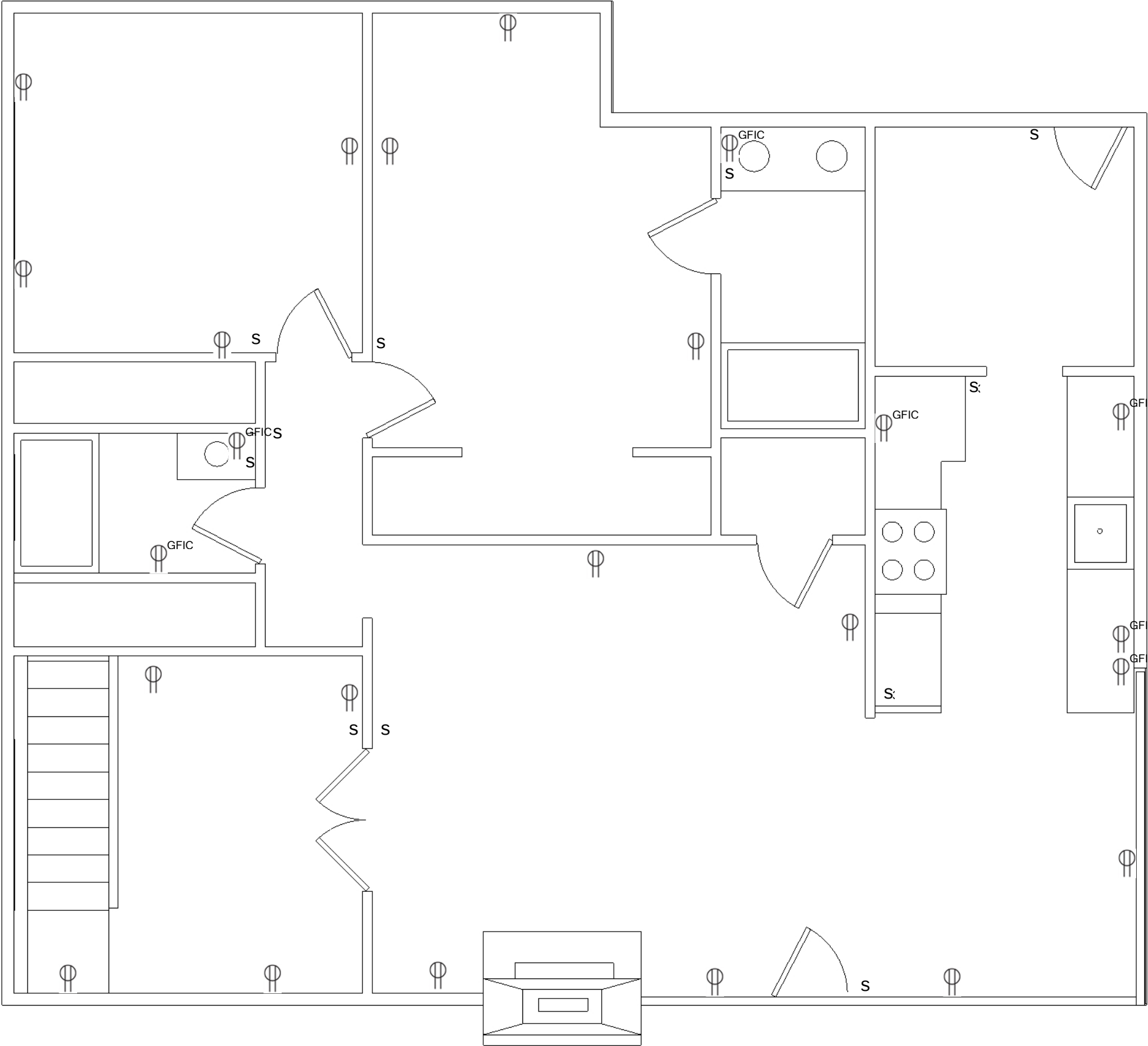


S:

Power Panel



Upper Floor Plan and Electrical Plan Existing



1/4" = 1'-0" (1:48) Scale

CLIENT

Jeremy Coulter

1442 Wanda Ave

Seaside, Ca

PROJECT

1442 Wanda

Deck

DRAWN BY

JTC

R4

14

Duplex Outlet


Ground Fault Circuit Interrupt Duplex Outlet

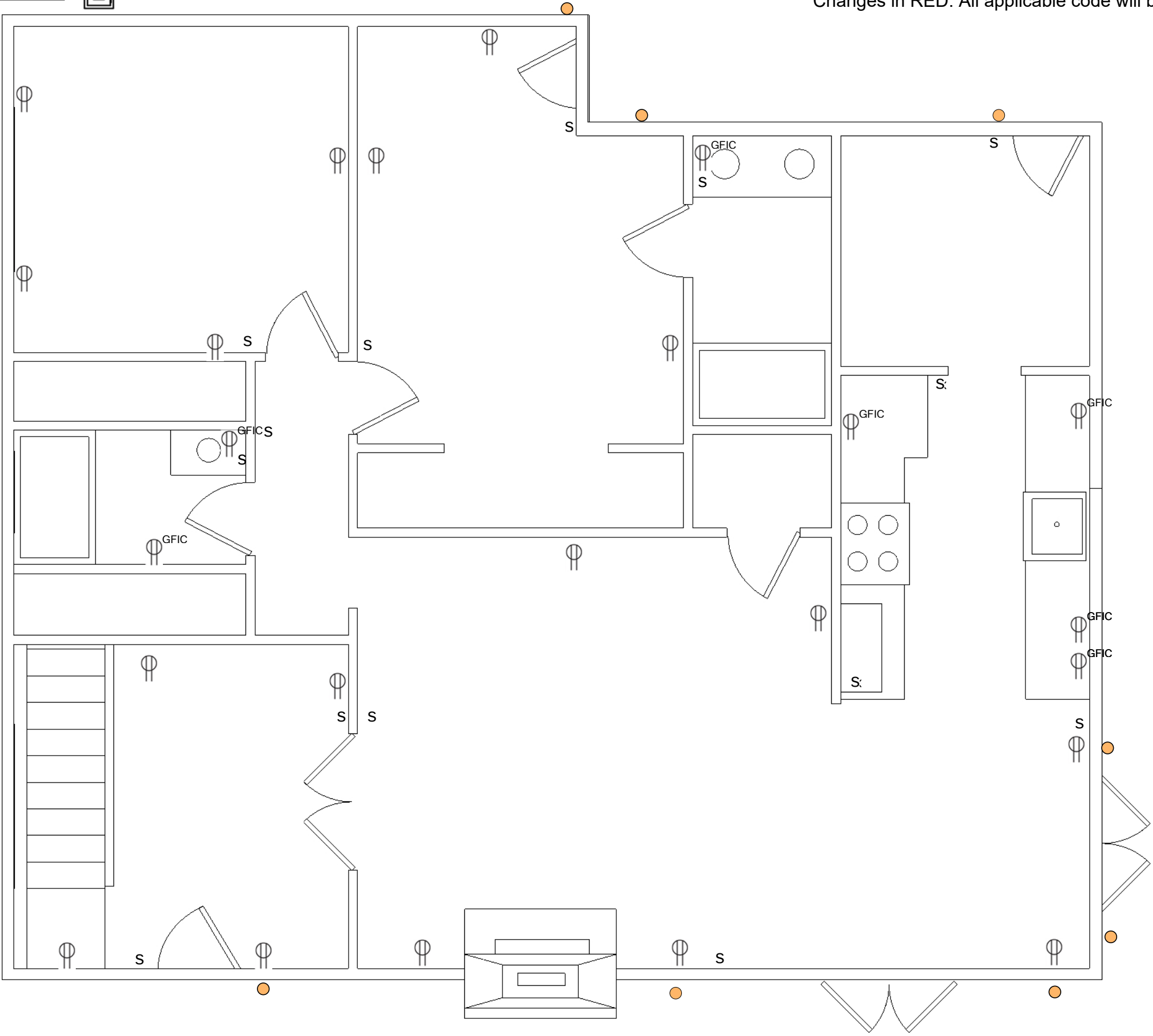

Switch


3-Way Switch


Outside Light


Power Panel


Upper Floor Plan and Electrical Plan Perposed
Changes in RED. All applicable code will be followed.



1/4" = 1'-0" (1:48) Scale

CLIENT

Jeremy Coulter
1442 Wanda Ave
Seaside, Ca

PROJECT

1442 Wanda
Deck

DRAWN BY

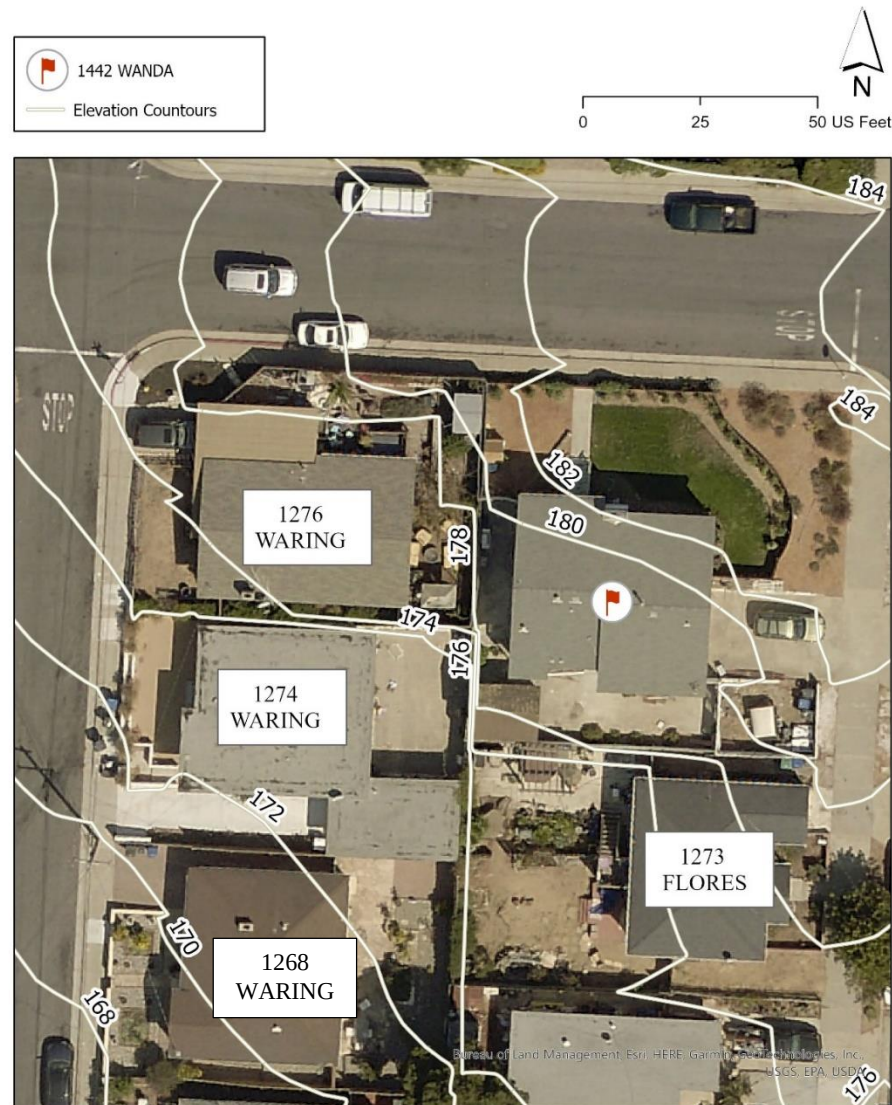
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R4

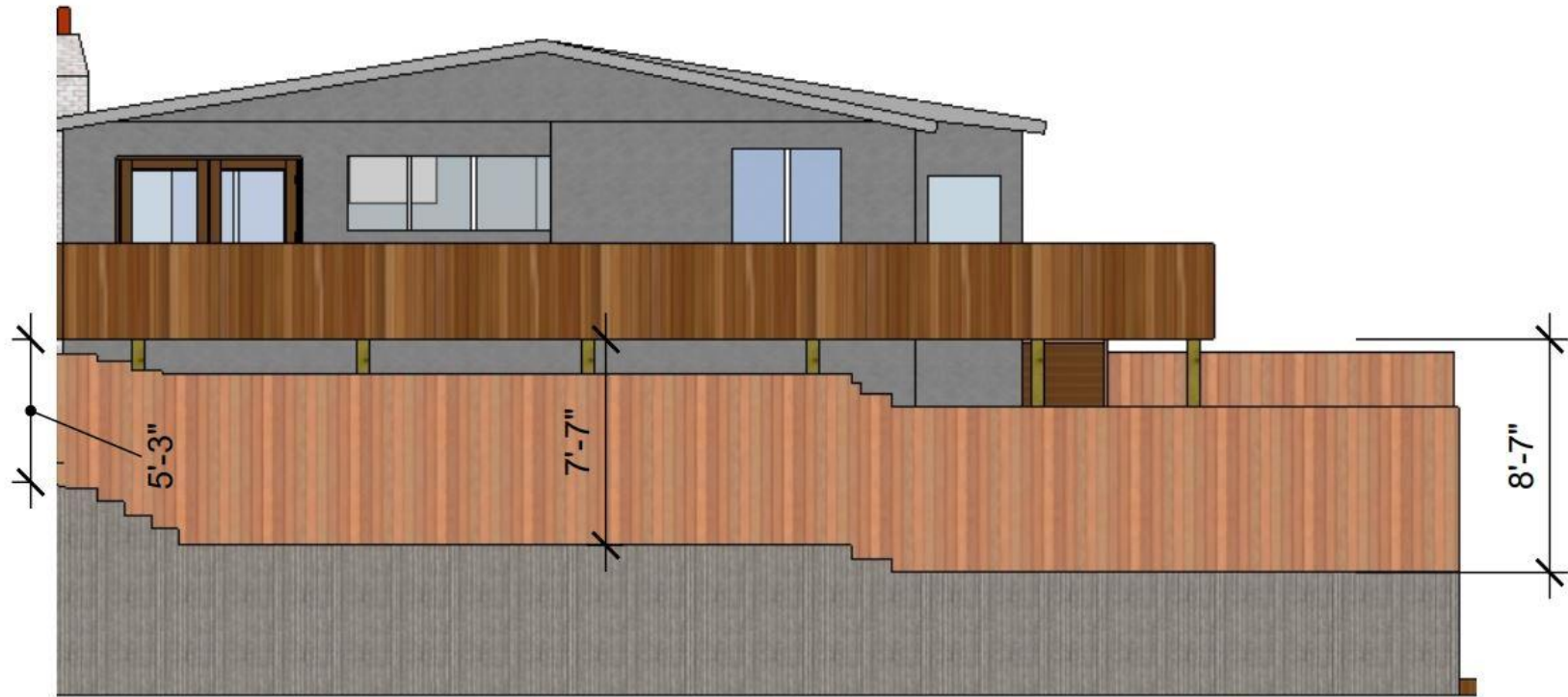
15

Attachment 3 - Topographic Map and Western Elevation

Topographic Map:



Western Elevation



Side

1442 Wanda Ave.



North Elevation



East Elevation

1442 Wanda Ave.



South Elevation



West Elevation

1442 Wanda Ave Deck Remodel – Neighbor Approval Notice:

Seaside City Planning Department and Architectural Board Members,

I occupy and own 1273 Flores St. Seaside, CA, 93955. I have an adjacent back yard with my neighbors, Jeremy and Brianna Coulter at 1442 Wanda Ave. Jeremy, has shown me the current pending plans “R-4” for their proposed wraparound deck remodel. Jeremy described the project including his request for 9ft deck setbacks and the relocated stair case at 12’ setbacks diagrams shown below. I understand this requires a special use permit and that the Architectural Board Members may have some privacy concerns. I do not think the Coulter’s request is unreasonable and have no privacy concerns with this project. Please accept this approval notice and allow the Coulter’s to build their planned wraparound deck.

Thank you,



Will Wheeler

831-601-1354





CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: December 14, 2022

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-11. SEASIDE ACQUISITION GROUP, LLC., (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL OF THE PLANT PALETTE AND PLANTING LAYOUT FOR THE FINAL LANDSCAPE PLAN AND THE FINAL EXTERIOR LIGHTING PLAN FOR THE CONSTRUCTION OF A 330 ROOM GRAND HYATT HOTEL ON THE SEASIDE RESORT PROJECT SITE LOCATED AT 1 MCCLURE WAY IN THE V-FO (FORT ORD VISITOR SERVING COMMERCIAL) ZONING DISTRICT

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review is responsible for the review and approval of commercial landscaping and exterior lighting details for a nonresidential development.

- 1) Approval of the Plant Palette and planting layout for the Final Landscape Plans that is provided as Exhibit "A" to the Draft Resolution (Attachment 1); and
- 2) Approval of the Final Exterior Lighting that is provided as Exhibit "B" to Draft Resolution (Attachment 1).

BACKGROUND

Environmental Review

The proposal is part of the proposed project considered in the 4th Addendum to the Seaside Resort Final Environmental Impact Report (FEIR) that was adopted on October 26, 2022. The FEIR for the Seaside Resort Project was certified by the City on July 7, 2005. No additional environmental review is required under the California Environmental Quality Act for the landscaping and lighting details for the proposed hotel.

Project Summary

The revised site and architectural design plans approved for the Grand Hyatt Hotel were approved by the Planning Commission and Board of Architectural Review on October 26, 2022. The proposed hotel will consist of 330 rooms, three restaurants, a spa center and event center, a retail market place, an outdoor event lawn/pool center. The proposed hotel would replace the previous hotel design that was approved for the Fairmont Hotel on July 5, 2005. The Conditions of approval for the Seaside Resort require the applicant to return to the Board of Architectural Review for approval of the exterior lighting (Condition 49) and landscape plans (Condition 104) prior to the issuance of the first Building Permit for the project. The location Map is provided as Attachment 2. The vicinity Map of the Resort boundaries is provided as Attachment 3.

Project Description

The design for the Grand Hyatt hotel would include a refined entry sequence that first features a covered entry portal and porte cochère as the guest arrives at the site from the front (East) elevation and secondly, from arrival to the hotel/Conference Center from the hotel parking lot via a garden plaza entrance on the rear (West) elevation.

The key features of how the landscaping and lighting plan highlight these entries and enhance the guest experience are described below.

Landscape Plan

The landscape plan will address the activity areas of the hotel (Entrance, Spa Garden, Plaza Area, Pool Center, and Parking Lot) and the adjacent golf course fairways and roadway areas of the hotel at the Seaside Resort. The planting palette and layout for the placement of plant species on the landscape plan is provided as Exhibit "A" to Attachment 1. The planting plan has been separated into the following zones:

1. Upland Meadow
2. Lowland Meadow
3. Amenity Gardens
4. Spa Garden
5. Roof Terrace "Sky Garden"
6. Unhabituated Green Roof
7. Riparian Meadow
8. Perimeter Lowland

The lobby entrance level of the hotel will be repurposed with a restaurant/bar and a rooftop restaurant location for guests/local residents which would open to an extended patio and garden plaza that is outward facing toward Monterey Bay to enhance the guest connection with the landscaping and visual connection to the Monterey Bay.

Final Exterior Lighting Plan

The final exterior lighting plan consists of plan sheets that identify the locations of lighting fixtures and the types and illumination characteristics/intensity of the lighting fixtures to be used. The final exterior lighting plan focuses on hotel street entry/service road, parking lot, main entrance to the hotel, entrance to the hotel from parking lot and

pool area. The lighting plan is provided as Exhibit "B" to Attachment 1.

Staff Analysis

Landscape Plan

Plant Materials: Condition 85 requires the landscape plan to utilize drought tolerant plant materials that can survive on little or no water other than available rainfall (in accordance with Marina Coast Water District's definition of xeriscape). The plant materials listed substantially meet this criterion, although irrigation is included to supplement natural rainfall as necessary. The staff find that the landscaping will retain a good appearance with minimal irrigation. *Festuca rubra* is specified in perimeter grassland areas where usable lawn is desirable, such as near the pool and on the event lawns.

Trees: Within the landscape plan for the hotel component of the Seaside Resort a total of 80 trees will be removed, including 37 oak trees, 23 cypresses and 20 other trees. Other trees consist primarily of Monterey Pines. The location and size of each tree being removed is shown on the Tree Removal Plan of landscape plan. Per the conditions of approval for the Seaside Resort Environmental Impact Report (EIR), the applicant shall be responsible for replacement of trees removed on a 1:1 basis. The illustrative planting plan shows the use of the following tree species to be used:

BOTANICAL NAME	COMMON NAME
Trees	
<i>Arbutus menziesli</i>	Strawberry Tree
<i>Cercis occidentalis</i>	Eastern Redbud
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Lagersoenmia x Natchez</i>	Crape Myrtle
<i>Olea europea</i> 'Mission'	Mission Olive
<i>Magnolia grandiflora</i>	Southern magnolia
<i>Quercus agrifolia</i>	Coast Live Oak

Oak trees on the site are being evaluated by the project arborist/forester in coordination with the landscape architect, with a determination made on the value of each tree in the landscape. Some oak trees will be retained in their existing locations

and others will be removed or relocated depending on their value (such as oaks in the lower area at the south edge of the current driving range). Numerous trees have been relocated within the golf course during the course re-construction, and additional trees will be relocated within the hotel site. The final landscape plan specifies that the new trees shall include a mix of 5-gallon, 15-gallon, and 24" boxed trees. The illustrative plan identifies the use of 36" and 48" box trees surrounding the parking lot perimeter and entry to the hotel on the east side. The Mission Olive within the parking lot will consist of 15 gallon trees. Overall, staff finds that the proposed tree planting plan consists of a variety of native species that will complement the resort and surrounding golf course and comply with Conditions 82, 83, and 84 of the Seaside Resort Project.

The planting palette will provide the type and variety of plant species to complement the natural environment of the surrounding golf course and the Monterey Bay.

Final Exterior Lighting Plan

In general, the lighting is very low level (0.5-4.0 Footcandles) within the parking lot and roadways, and will provide enough ambient light for mobility at night without excess light in the surrounding area. The lighting scheme is consistent with Condition #49 which requires a low level of lighting that does not create glare or spill into adjacent habitat areas. The landscape lighting fits into the following general categories: 1) recessed uplights, 2) wall-mounted downlights, 3) step lights, 4) pole-mounted parking lot lights, and 5) wet niche pool lights. Each of the specific lighting types is discussed below.

Uplighting: Most of the uplighting will be used as low level lighting at the main entry to the hotel, architectural features, walkways, and within planted areas to provide ambient lighting that will properly accent the architecture and surroundings of the resort. Uplighting will provide approximately 1.5 footcandles in walkways and a similar level outside the immediate area of the hotel. This lighting level will be adequate for pedestrians on the walkways and will be well below the 5.0 foot-candle level that is a concern for wildlife.

Wall-mounted Downlights: The proposed downlights will be used in limited areas to provide illumination of gathering spaces near the hotel building. These fixtures provide about one foot-candle at a distance of five feet. No other building-mounted decorative lighting is proposed in visible areas such as balconies.

Step Lights: Step lights are used at most sets of steps to provide safety illumination. This lighting would illuminate only the immediate vicinity of the steps, with an average lighting level of between 1 and three foot-candles on the steps.

Parking Lot Lights: The Ligman lighting luminaires specified provide full cut-off illumination to adequately light the parking area and to minimize light spill into adjacent areas. The poles will be 18 feet high. A photometric study of the parking lot lights indicates that levels of light would be between 0.5 and 3-foot candles.

Wet Niche Pool Lights: These are used in the swimming pool, and in a few decorative pools around the hotel. Pool lighting is arranged to minimize glare when viewing the pool from the hotel. They provide limited ambient lighting in addition to illuminating the water.

FINDINGS

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

The project site is designated Recreational Commercial in the Seaside General Plan. A specific resort project which includes a 330-unit hotel, 170 timeshare/hotel units, and 125 single-family residential units has been adopted to be constructed within the project boundaries. The Recreational Commercial (RGC) designation is primarily for outdoor recreational facilities, including golf courses, equestrian centers, public swimming pools, and tennis clubs, with a limited number of residential, visitor accommodation units, and convenient retail uses; associated administrative office uses are allowed if integrated with the principal use.

Evidence: The proposed hotel improvements are consistent with the land uses allowed within the RGC land use designation and the Seaside Resort certified EIR. The proposed landscaping and lighting improvements will be consistent with the design of the proposed hotel and would be within the allowed water allocation that was certified for the EIR.

Finding 2: The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

The project site is zoned V-FO – Fort Ord Visitor Serving Commercial. This district was established specifically for the former Fort Ord golf course area, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. Hotel, timeshare uses, employee housing, and uses determined to be similar to those uses, are allowed land uses within this zoning district upon issuance of a use permit. Hotels, conference centers, restaurants, golf courses, and uses appurtenant to these uses are the principal allowed uses.

Evidence: Seaside Municipal Code Section 17.24.010 regulates the V-FO district and allows hotels as a principal use, and conditionally allows timeshare uses and residential uses. The proposed hotel improvements are consistent with the land uses allowed in the V-FO zoning district, as described above.

Evidence: The proposed hotel project does not propose any changes to the physical design or arrangement of buildings, so no further consideration of development standards is required for this application.

Finding 3: The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity. The proposed landscaping and lighting details for the Grand Hyatt hotel have been designed to be compatible with contemporary architectural design and the surrounding environs of the golf course and the adjacent land uses.

Evidence: The proposal is in conformance with the adopted building codes and the Americans with Disabilities Act.

Evidence: The proposal will provide a safe level of lighting for pedestrian and vehicular traffic, with additional levels of lighting in parking areas, at grade-level building entries, in highly frequented locations near the hotel, and at exterior steps.

Evidence: The lighting will provide an overall low-level ambient lighting that will avoid sharply contrasting shadows, and provide a nighttime environment with reasonable safety from criminal activity.

Evidence: The low level of lighting with dark sky compliant fixtures will protect the sky from light pollution and conserve electricity.

Evidence: The landscaping will conserve water resources.

Evidence: The proposal will provide for an aesthetically pleasing development that is harmonious with the surrounding golf courses and natural areas.

Evidence: The proposed landscape and lighting improvements will not adversely affect the surrounding existing residential community to the east, north, south and west, planned uses on the Timeshare parcels and will remain compatible with the original approvals of the Seaside Resort Project as described in the 4th addendum to the Seaside Resort project.

Finding 4: The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The proposed hotel improvements would allow for architectural and site modifications within the boundaries of the hotel site that would not substantially affect the physical arrangement for the development of the Seaside Resort.

Finding 5: 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. The Seaside Resort is an approved project intended to utilize the Blackhorse and Bayonet Golf Courses synergistically as a catalyst for economic development within the former Fort Ord. The hotel project is intended to further the achievement of that goal by facilitating development of the hotel component of the Seaside Resort. From this amendment to the architectural and site design of the hotel, the City will realize both a

higher status and synergistic development for its golf courses. Therefore, the proposed project will promote the public interest. The proposed hotel project will not have detrimental effects on public health, safety, convenience, or welfare. The proposed modifications allow additional types of uses, and variations in the number of units, but these changes will not result in any physical difference in the approved buildings and arrangement of those buildings within the site. The proposed hotel project will not be materially injurious to persons, property, or improvements.

Evidence: The proposed hotel improvements will revise the architectural and site plan for the hotel in order to promote the City's goal of developing synergistic uses within the Blackhorse and Bayonet golf courses. The proposed landscaping and lighting plans will not affect the physical design of the Seaside Resort and would not be detrimental to public health, safety, welfare, convenience, or be materially injurious to persons, property, or improvements, as described above.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A
 3. Attachment 1 - Exhibit B
 4. Attachment 2 - Location Map
 5. Attachment 3 - Project Site - Vicinity Setting
-

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION/BOARD OF ARCHITECTURAL REVIEW OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING THE PLANT PALETTE AND PLANTING LAYOUT FOR THE FINAL LANDSCAPE PLAN AND THE FINAL EXTERIOR LIGHTING PLAN FOR THE CONSTRUCTION OF A NEW GRAND HYATT HOTEL APPROVED BY BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-22-11 AT 1 McCLURE WAY IN FORT ORD-VISITOR SERVING COMMERCIAL (V-FO) ZONING DISTRICT.

WHEREAS, Seaside Acquisition Group, property owners, are requesting approval of a Design Review application to allow for landscaping and exterior lighting for the Hotel component on the Seaside Resort Project; and

WHEREAS, a duly noticed public hearing has been held on December 14, 2022 to consider the landscaping and lighting plan details as a joint Planning Commission and Board of Architectural item; and,

WHEREAS, the Planning Commission/Board of Architectural Review reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of the landscaping and lighting details as part of Design Review Application No. BAR-22-11 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the City of Seaside has prepared a Fourth Addendum to the certified EIR to analyze the proposed modifications being made to the hotel component in accordance with Section 15164 of the CEQA Guidelines with consideration of the previously certified EIR, which is incorporated by reference under CEQA Guidelines Section 15150. (Addendum is attached as Exhibit A).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission/Board of Architectural Review adopts the following findings approving Design Review Application No. BAR-22-11:

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

The project site is designated Recreational Commercial in the Seaside General Plan. A specific resort project which includes a 330-unit hotel, 170 timeshare/hotel units, and 125 single-family residential units has been adopted to be constructed within the project boundaries. The Recreational Commercial (RGC) designation is primarily for outdoor recreational facilities including golf courses, equestrian centers, public swimming pools, and tennis clubs, with limited amount of residential, visitor accommodation units, and convenience retail uses; associated administrative office uses

are allowed if integrated with the principal use.

Evidence: The proposed Hotel improvements are consistent with the land uses allowed within the RGC land use designation and the Seaside Resort certified EIR. The proposed landscaping and lighting improvements will be consistent with the design of the proposed hotel and would be within the allowed water allocation that was certified for the EIR.

Finding 2: The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

The project site is zoned V-FO – Fort Ord Visitor Serving Commercial. This district was established specifically for the former Fort Ord golf course area, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. Hotel, timeshare uses, employee housing, and uses determined to be similar to those uses, are allowed land uses within this zoning district upon issuance of a use permit. Hotels, conference centers, restaurants, golf courses, and uses appurtenant to these uses are principal allowed uses.

Evidence: Seaside Municipal Code Section 17.24.010 regulates the V-FO district and allows hotels as a principal use, and conditionally allows timeshare uses and residential uses. The proposed Hotel improvements are consistent with the land uses allowed in the V-FO zoning district, as described above.

Evidence: The proposed Hotel project does not propose any changes to the physical design or arrangement of buildings, so no further consideration of development standards is required for this application.

Finding 3: The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

The proposed landscaping and lighting details for the Grand Hyatt hotel have been designed to be compatible with the contemporary architectural design and the surrounding environs of the golf course and the adjacent land uses.

Evidence: The proposal is in conformance with the adopted building codes and the Americans with Disabilities Act.

Evidence: The proposal will provide a safe level of lighting for pedestrian and vehicular circulation, with additional levels of lighting in parking areas, at grade-level building entries, in highly frequented locations near the hotel, and at exterior steps.

Evidence: The lighting will provide an overall low-level ambient lighting that will avoid sharply contrasting shadows, and provide a nighttime environment with reasonable safety from criminal activity.

Evidence: The low level of lighting with dark sky compliant fixtures will protect the sky from light pollution and conserve electricity.

Evidence: The landscaping will conserve water resources.

Evidence: The proposal will provide for an aesthetically pleasing development that is harmonious with the surrounding golf courses and natural areas.

Evidence: The proposed landscape and lighting improvements will not adversely affect the surrounding existing residential community to the east, north, south and west, planned uses on the Timeshare parcels and will remain compatible with the original approvals of the Seaside Resort Project as described in the 4th addendum to the Seaside Resort project.

Finding 4: The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The proposed Hotel improvements would allow for architectural and site modifications within the boundaries of the hotel site that would not substantially affect the physical arrangement for the development of the Seaside Resort.

Finding 5: 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.

The Seaside Resort is an approved project intended to utilize the Blackhorse and Bayonet Golf Courses synergistically as a catalyst for economic development within the former Fort Ord. The Hotel project is intended to further the achievement of that goal by facilitating development of the hotel component of the Seaside Resort. From this amendment to the architectural and site design of the hotel the City will realize both a higher status and synergistic development for its golf courses. Therefore, the proposed project will promote the public interest. The proposed Hotel project will not have detrimental effects on public health, safety, convenience, or welfare. The proposed modifications allow additional types of uses, and variations in the number of units, but these changes will not result in any physical difference in the approved buildings and arrangement of those buildings within the site. The proposed Hotel Project will not be materially injurious to persons, property, or improvements.

Evidence: The proposed Hotel improvements will revise the architectural and site plan for

the hotel in order to promote the City goal of developing synergistic uses within the Blackhorse and Bayonet golf courses. The proposed landscaping and lighting plans will not affect the physical designs of the Seaside Resort and would not be detrimental to public health, safety, welfare, convenience, or be materially injurious to persons, property, or improvements, as described above.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants the Landscaping Planting palette details and Lighting Plan for Board of Architectural Review Application No. 22-11 subject to the following terms and conditions:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, Dated December 14, 2022, shown on Exhibit "A" (Landscape Plan Planting Palette) and Exhibit "B" (Lighting Plan).

Building:

1. The project shall be constructed in accordance with the 2019 California Building Code or future code updates if an application for the Building Permit for the proposed hotel is not made prior to December 31, 2022.

Standard:

1. 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.
2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The proposed project shall comply with the applicable requirements of the Marina Coast Water District for the installation of new water lines, irrigation lines and water fixtures.

4. 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.
5. Water conservation fixtures shall be provided in the proposed project.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. Design Review approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission/Board of Architectural of the City of Seaside, State of California, on the 14th day of December 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

DESIGN REVIEW APPLICATION No. BAR-22-11

PC RESOLUTION No. 22-XX

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 Planning Commission and Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



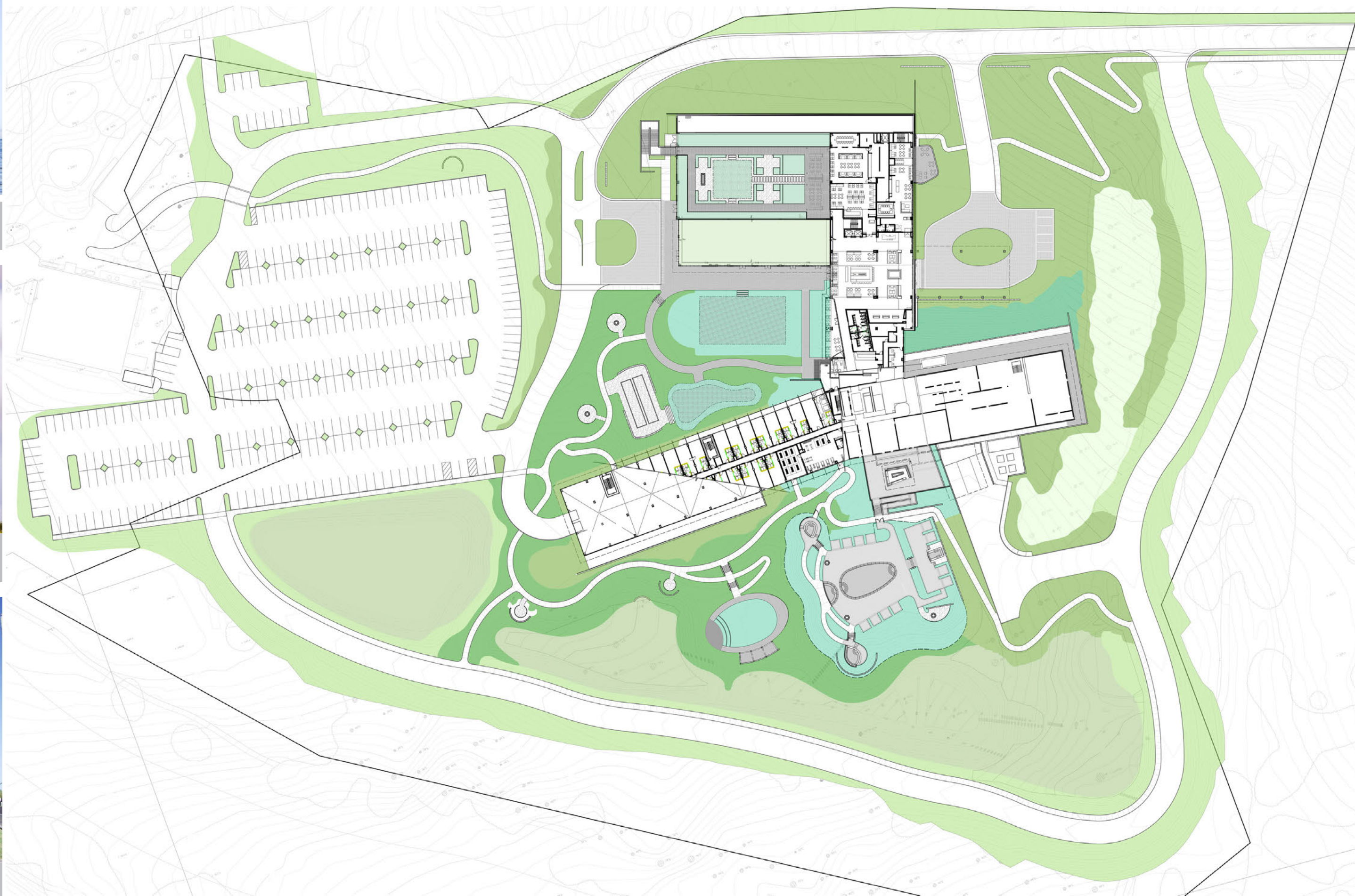
Cupressus macrocarpa,
Monterey Cypress



Quercus agrifolia,
Coast Live Oak



Olea europaea,
Olive



Planting Zones

-  Upland Meadow
-  Lowland Meadow
-  Amenity Gardens
-  Spa Garden
-  Roof Terrace "Sky Garden"
-  Uninhabited Green Roof
-  Riparian Meadow (nonirrigated)
-  Perimeter Grassland
-  Cleared and Maintained (unplanted)



Upland Meadow



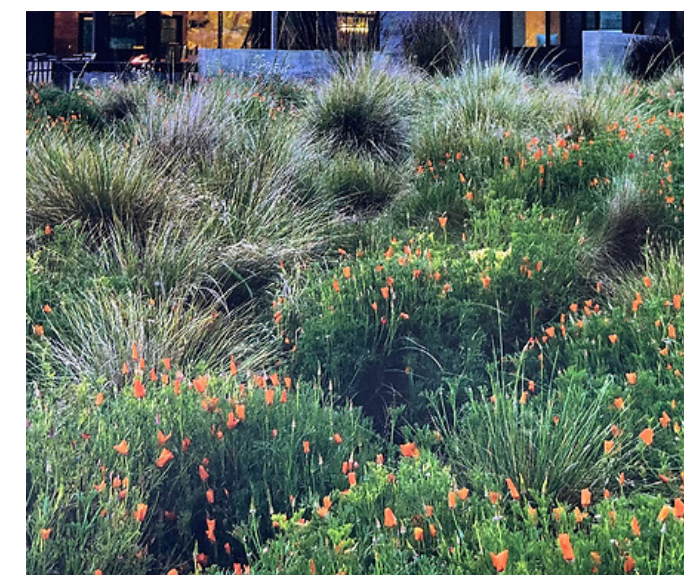
Lowland Meadow



Spa Garden



Roof Terrace "Sky Garden"



Riparian Meadow (non-irrigated)

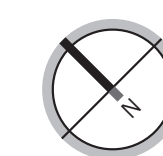


Event Lawn Stairway/Promenade

Grand Hyatt Seaside

Illustrative Planting Diagram and Character Images

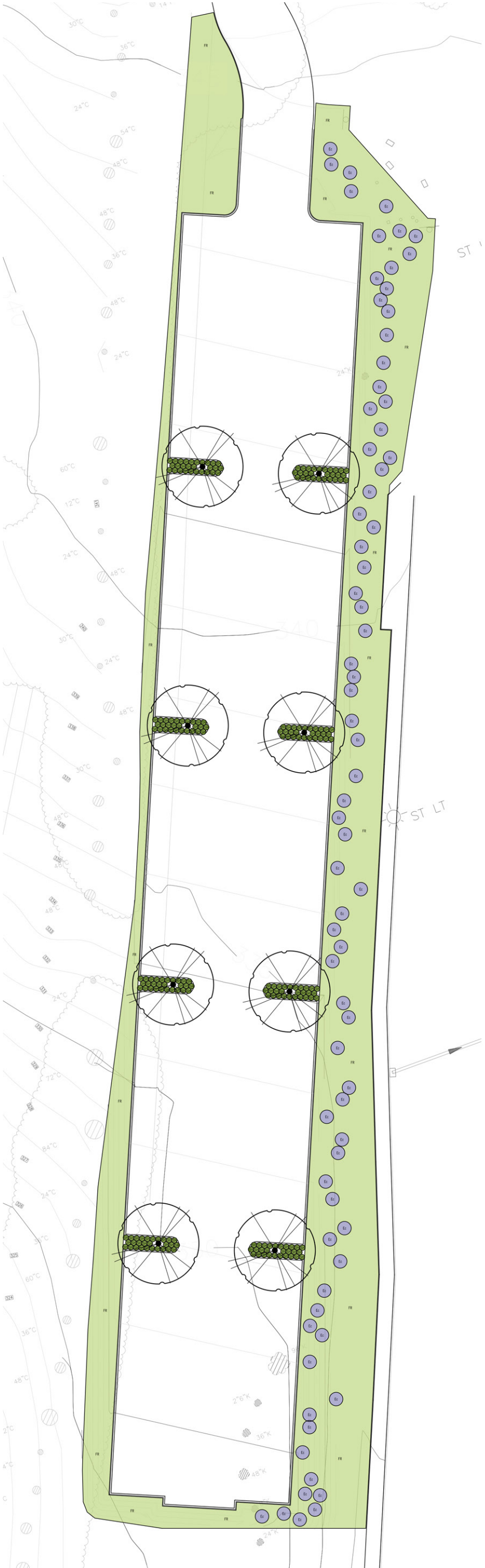
29 November 2022



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project 22.017

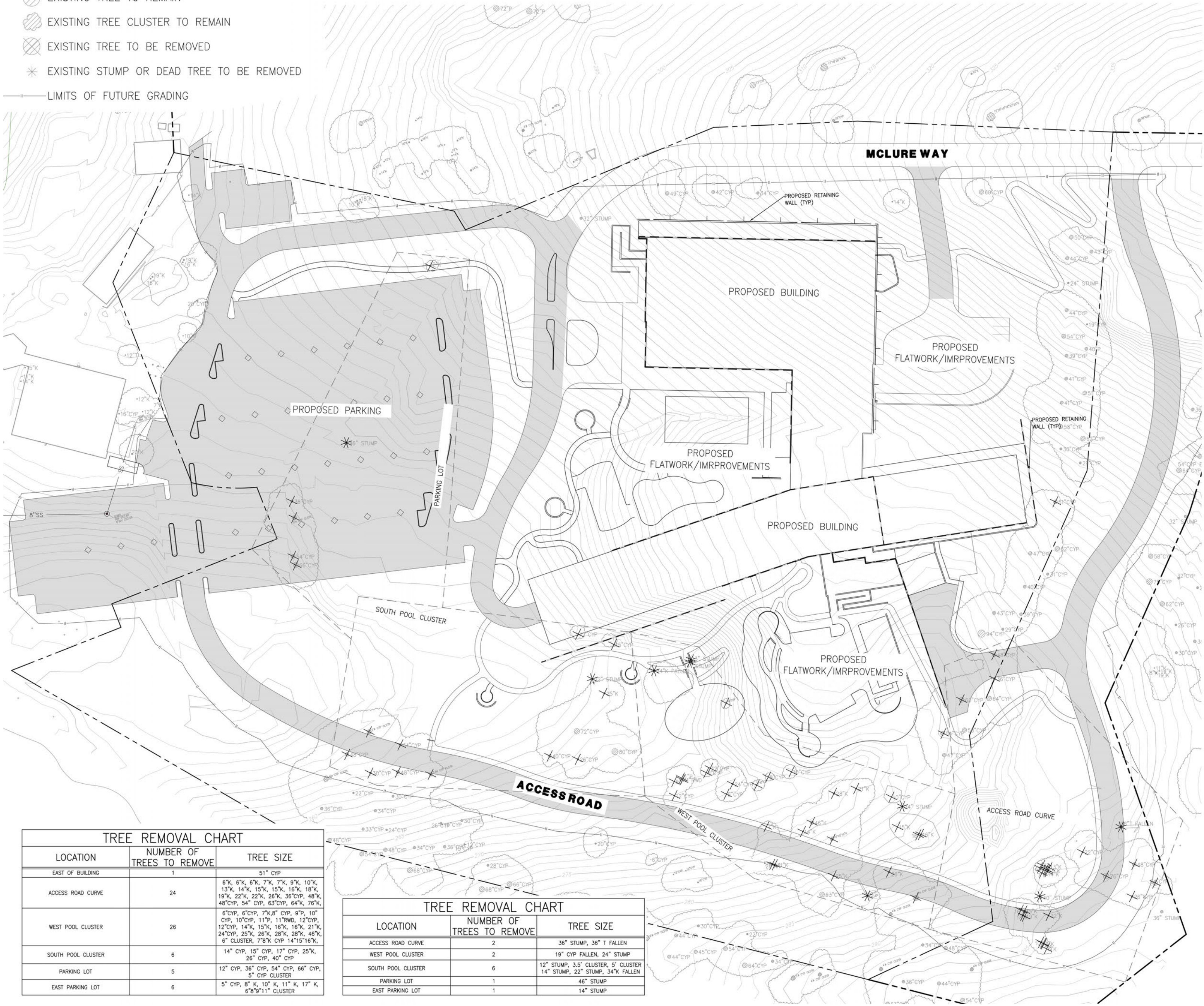
burton
Landscape Architecture Studio



Trees		Shrubs	
Symbol	Botanical name	Symbol	Botanical name
	Arbutus menziesii		Acacia redolens
	Cercis occidentalis		Anemone x hybrida 'Honorine Jobert'
	Cupressus macrocarpa		Artemisia californica
	Lagerstroemia x 'Natchez'		Athyrium filix-femina
	Olea europaea 'Mission'		Calamagrostis acutiflora 'Karl Foerster'
	Olea europaea 'Mission'		Carex divulsa
	Magnolia grandiflora		Carex pansa
	Quercus agrifolia		Chondropetalum tectorum
Vines			Echium candicans
Symbol	Botanical name		Erigeron karvinskianus
	Parthenocissus quinquefolia - staked		Eschscholzia californica
	Vitis 'Roger's Red' - staked		Festuca mairei
			Festuca rubra
			Fragaria x ananassa 'Lipstick'
			Helictotrichon sempervirens
			Lavandula x intermedia 'Provence'
			Lomandra longifolia 'Roma13'
			Lupinus albus
			Lygum sparteum
			Mimulus aurantiacus
			Myrica californica
			Oenothera lindheimeri
			Olea europaea 'Montra'
			Pennisetum spathiolatum
			Penstemon eatonii
			Podocarpus macrophyllus 'Maki'
			Pteridium aquilinum
			Rhamnus californica
			Rosa x 'Noaschnee'
			Salvia greggii
			Santolina chamaecyparissus
			Sedum rupestre 'Angelina'
			Sporobolus heterolepis
			Teucrium hircanicum
			Vinca minor
			Westringia fruticosa 'Morning Light'
			Woodwardia fimbriata
			Hydroseed Mix

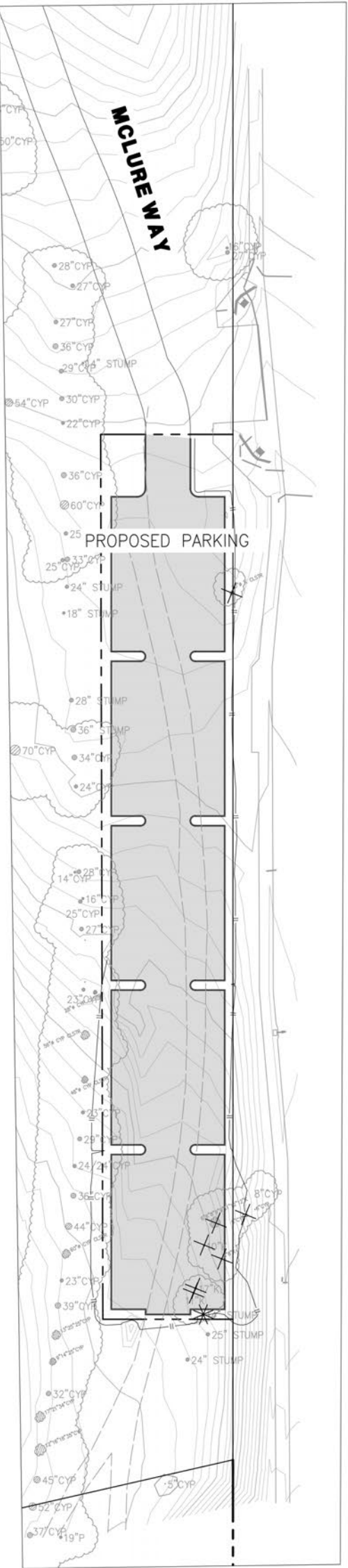
LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE CLUSTER TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING STUMP OR DEAD TREE TO BE REMOVED
- LIMITS OF FUTURE GRADING



TREE REMOVAL CHART		
LOCATION	NUMBER OF TREES TO REMOVE	TREE SIZE
EAST OF BUILDING	1	51" CYP
ACCESS ROAD CURVE	24	6" K, 6" K, 6" K, 7" K, 7" K, 8" K, 10" K, 13" K, 14" K, 15" K, 15" K, 16" K, 18" K, 19" K, 22" K, 22" K, 26" K, 36" CYP, 48" K, 48" CYP, 54" CYP, 63" CYP, 64" K, 76" K, 6" CYP, 6" CYP, 7" K, 8" CYP, 9" K, 10" CYP, 10" CYP, 11" K, 11" K, 12" CYP, 12" CYP, 14" K, 15" K, 16" K, 16" K, 21" K, 24" CYP, 25" K, 26" K, 28" K, 28" K, 46" K, 6" CLUSTER, 7" K, 8" CYP, 14" 15" 16" K,
WEST POOL CLUSTER	26	14" CYP, 15" CYP, 17" CYP, 25" K, 26" CYP, 40" CYP
SOUTH POOL CLUSTER	6	12" CYP, 36" CYP, 54" CYP, 66" CYP, 5" CYP CLUSTER
PARKING LOT	5	5" CYP, 8" K, 10" K, 11" K, 17" K, 6" 8" 9" 11" CLUSTER
EAST PARKING LOT	6	

TREE REMOVAL CHART		
LOCATION	NUMBER OF TREES TO REMOVE	TREE SIZE
ACCESS ROAD CURVE	2	36" STUMP, 36" T FALLEN
WEST POOL CLUSTER	2	19" CYP FALLEN, 24" STUMP
SOUTH POOL CLUSTER	6	12" STUMP, 3.5' CLUSTER, 5' CLUSTER, 14" STUMP, 22" STUMP, 34" K FALLEN
PARKING LOT	1	46" STUMP
EAST PARKING LOT	1	14" STUMP



Grand Hyatt Seaside
Tree Removal Plan

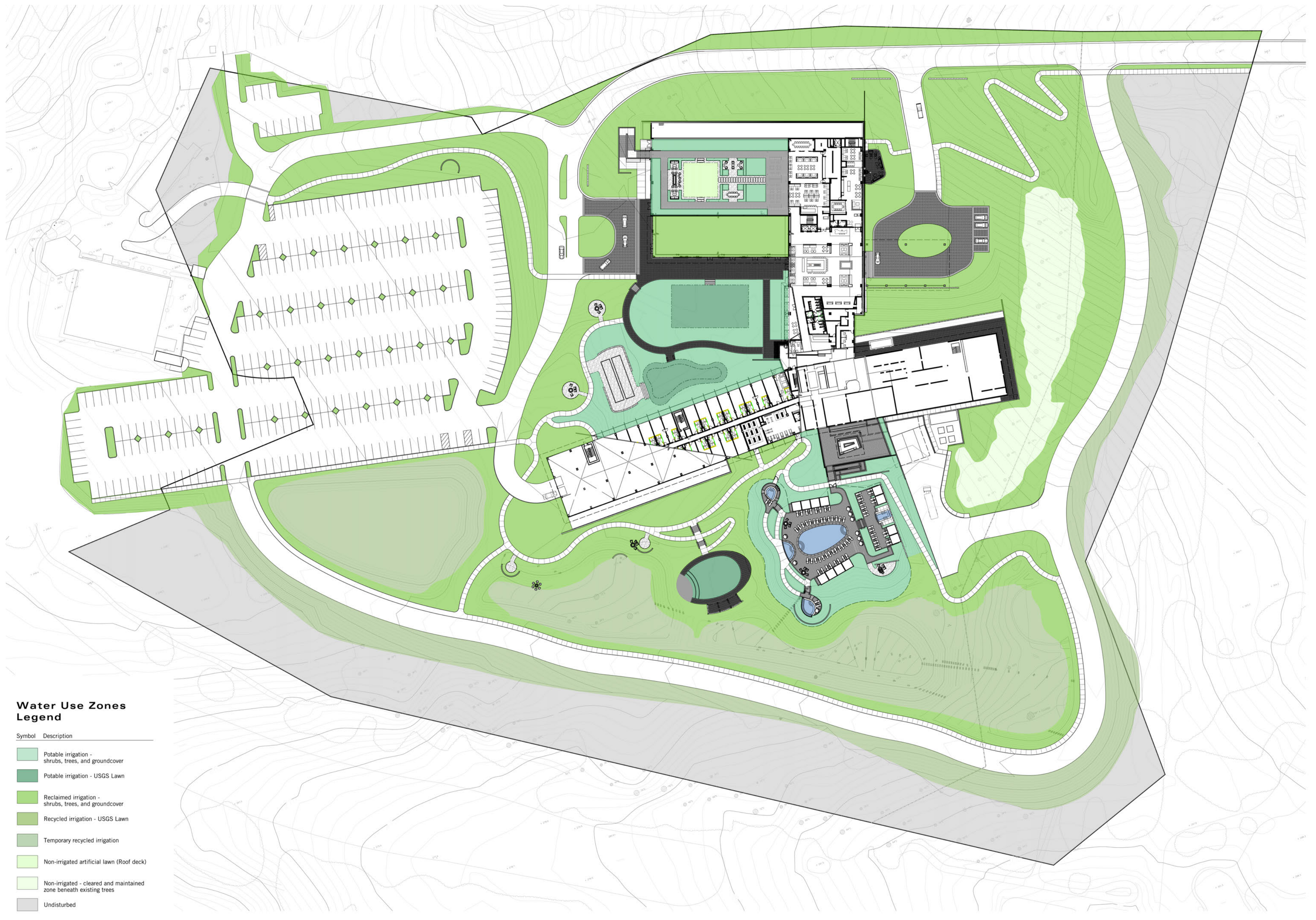
29 November 2022



not to scale

project 22.017

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Grand Hyatt Seaside

Water Use Plan

29 November 2022



not to scale

project 22.017

burton
Landscape Architecture Studio

MWELO WATER USAGE WORKSHEET - INTERIOR LANDSCAPE (POTABLE WATER)

CITY OR ZONE STATE ZONE 2 REFERENCE EVAPOTRASPIRATION (ETo) 39.00 LANDSCAPE TYPE NON-RESIDENTIAL								
POTABLE WATER LANDSCAPE AREA (LA)								
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1	24,397	45%	SHRUB - LOW WATER USE	0.3	INLINE DRIP	85%	0.35	208,209
2	16,265	30%	SHRUB - MOD WATER USE	0.5	INLINE DRIP	85%	0.59	231,343
3			---		---			-
14			---		---			-
TOTAL AREA (SQ. FT.)		40,662	ESTIMATED TOTAL WATER USE (GALLONS)				439,551	
(ACRES)		0.93	(ACRE FEET)				1,349	

SPECIAL LANDSCAPE AREA (SLA)									
TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS) USING STATE MWELO CALCULATION	
RECYCLED WATER			THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016					-	
ACTIVE USES	10,028	18%						1.00	242,477
EDIBLE GARDEN	-								-
URBAN FOREST	-								-
SLA TOTAL (SQ. FT.)	10,028		SLA LANDSCAPE ESTIMATED WATER USE (GALLONS)				242,477		
(ACRES)	0.23		TOTAL LANDSCAPE ESTIMATED WATER USE (GALLONS)				682,028		
TOTAL AREA (SQ. FT.)	50,690		MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)				684,920		
(ACRES)	1.16		(ACRE FEET)				2,102		
							ETWU < MAWA	YES	

SPECIAL LANDSCAPE AREAS (ACTIVE USE)									
NOTE: THIS TABLE PROVIDES ESTIMATED WATER USE FOR BUDGET PURPOSES AND IS NOT A PART OF THE MWELO CALCULATION									
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ACTUAL ET ADJUSTMENT FACTOR (ETAF)	ACTUAL ESTIMATED WATER USE (GALLONS)	SPECIAL LANDSCAPE AREA TYPE
1	13,581	25%	TURF - SEASHORE PASPALUM	0.6	ROTOR	70%	0.86	281,476	ACTIVE USES
2	-		---		---			-	RECYCLED WATER
3			---		---			-	RECYCLED WATER
4			---		---			-	RECYCLED WATER
			---		---			-	URBAN FOREST
TOTAL SLA AREA (SQ. FT.)		13,581	25%	SLA WATER USE (GALLONS)				281,476	
TOTAL STANDARD AREA (SQ. FT.)		40,662	75%	STANDARD LANDSCAPE WATER USE (GALLONS)				439,551	
TOTAL LANDSCAPE AREA (SQ. FT.)		54,243	100%	ACTUAL TOTAL WATER USE (GALLONS)				721,027	
(ACRES)		1.25	(ACRE FEET)				2,21		
SITEWIDE EFFICIENCY		81%	MAXIMUM ALLOWABLE WATER ALLOTMENT (GALLONS)				684,920		
SITEWIDE ETAF		0.55	(ACRE FEET)				2.10		

FORMULAS AS REQUIRED BY THE REVISED 2016 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:
WHEREAS:

MAWA = MAXIMUM APPLIED WATER ALLOWED
ETWU (h) = ESTIMATED TOTAL WATER USE FOR EACH HYDROZONE (h)
LA = LANDSCAPE AREA (SQ. FT.)
ETo = REFERENCE EVAPOTRASPIRATION
ETAF = ET ADJUSTMENT FACTOR (.45 FOR NON-RESIDENTIAL LANDSCAPES, 0.55 FOR RESIDENTIAL LANDSCAPES)
SLA = SPECIAL LANDSCAPE AREA (SQ. FT.) FOR RECYCLED WATER USE AND URBAN FOREST
PF = PLANT WATER USE FACTOR
IE = IRRIGATION EFFICIENCY

MAWA = ETo x .62 x [(LA x ETAF) + SLA x (1-ETAF)]

ETWU(h) = (LA x ETo x 0.62 x PF) / IE

Interior Landscape - Potable Water

MWELO WATER USAGE WORKSHEET - PERIMETER LANDSCAPE (RECYCLED WATER)

CITY OR ZONE STATE ZONE 2 REFERENCE EVAPOTRASPIRATION (ETo) 39.00 LANDSCAPE TYPE NON-RESIDENTIAL								
POTABLE WATER LANDSCAPE AREA (LA)								
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1			---		---			-
2			---		---			-
3			---		---			-
4			---		---			-
TOTAL AREA (SQ. FT.)		-	ESTIMATED TOTAL WATER USE (GALLONS)				-	
(ACRES)		-	(ACRE FEET)				-	

SPECIAL LANDSCAPE AREA (SLA)								
TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS) USING STATE MWELO CALCULATION
RECYCLED WATER	226,445	100%	THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016				1.00	5,475,440
ACTIVE USES	-							-
EDIBLE GARDEN	-							-
URBAN FOREST	-							-
SLA TOTAL (SQ. FT.)	226,445		SLA ESTIMATED TOTAL WATER USE (GALLONS)				5,475,440	
(ACRES)	5.20		SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)				5,475,440	
TOTAL AREA (SQ. FT.)	226,445		MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)				5,475,440	
(ACRES)	5.20		(ACRE FEET)				16,805	
							ETWU < MAWA	YES

SPECIAL LANDSCAPE AREAS (USING RECYCLED WATER)									
NOTE: THIS TABLE PROVIDES ESTIMATED WATER USE FOR BUDGET PURPOSES AND IS NOT A PART OF THE MWELO CALCULATION									
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ACTUAL ET ADJUSTMENT FACTOR (ETAF)	ACTUAL ESTIMATED WATER USE (GALLONS)	SPECIAL LANDSCAPE AREA TYPE
1	90,578	40%	SHRUB - MOD WATER USE	0.5	INLINE DRIP	85%	0.59	1,288,339	RECYCLED WATER
2	135,867	60%	SHRUB - LOW WATER USE	0.3	INLINE DRIP	85%	0.35	1,159,505	RECYCLED WATER
3			---		---			-	RECYCLED WATER
4			---		---			-	---
			---		---			-	---
TOTAL SLA AREA (SQ. FT.)		226,445	100%	SLA WATER USE (GALLONS)				2,447,844	
TOTAL STANDARD AREA (SQ. FT.)		-	STANDARD LANDSCAPE WATER USE (GALLONS)				-		
TOTAL LANDSCAPE AREA (SQ. FT.)		226,445	100%	ACTUAL TOTAL WATER USE (GALLONS)				2,447,844	
(ACRES)		5.20	(ACRE FEET)				7.51		
SITEWIDE EFFICIENCY		85%	MAXIMUM ALLOWABLE WATER ALLOTMENT (GALLONS)				5,475,440		
SITEWIDE ETAF		0.45	(ACRE FEET)				16.80		

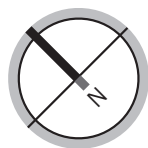
FORMULAS AS REQUIRED BY THE REVISED 2016 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:
WHEREAS:

MAWA = MAXIMUM APPLIED WATER ALLOWED
ETWU (h) = ESTIMATED TOTAL WATER USE FOR EACH HYDROZONE (h)
LA = LANDSCAPE AREA (SQ. FT.)
ETo = REFERENCE EVAPOTRASPIRATION
ETAF = ET ADJUSTMENT FACTOR (.45 FOR NON-RESIDENTIAL LANDSCAPES, 0.55 FOR RESIDENTIAL LANDSCAPES)
SLA = SPECIAL LANDSCAPE AREA (SQ. FT.) FOR RECYCLED WATER USE AND URBAN FOREST
PF = PLANT WATER USE FACTOR
IE = IRRIGATION EFFICIENCY

MAWA = ETo x .62 x [(LA x ETAF) + SLA x (1-ETAF)]

ETWU(h) = (LA x ETo x 0.62 x PF) / IE

Perimeter Landscape - Recycled Water



5

4

3

2

1

SPACE CONTROLS OVERVIEW AND NARRATIVES:

A. CENTRALIZED, COMPUTER-BASED SYSTEM SHALL MINIMALLY BE PROVIDED.
BASIS OF DESIGN: LUTRON, PALLADIUM SCENE-SELECT KEYPADS.

SPACE SEQUENCE NARRATIVES:

- CORRIDORS: GUESTROOM CORRIDORS TO UTILIZE OCCUPANCY SENSORS TO RESTORE LIGHTING TO "NORMAL" LEVEL WHEN MOTION IS DETECTED DURING TIME-CLOCK INITIATED DIMMED PERIOD. EMERGENCY LIGHTING
- A. AS A MINIMUM REQUIREMENT, AN EMERGENCY LIGHTING SYSTEM MUST RESPOND AUTOMATICALLY TO A LOSS OR INTERRUPTION OF NORMAL POWER AND SHALL BE PROVIDED TO ALL HOTEL AREAS TO ALLOW SAFE MOVEMENT OF GUESTS AND STAFF.
- B. THE SYSTEM SHALL CHANGE FROM NORMAL POWER TO EMERGENCY POWER WITHIN A PERIOD NOT TO EXCEED 10 SECONDS, OR LESS IF REQUIRED BY LOCAL CODE. THE AVERAGE LEVEL OF ILLUMINATION PROVIDED SHALL BE A MINIMUM OF 10 LUX (1 FC) AND SHALL BE AVAILABLE FOR A PERIOD OF NOT LESS THAN 90 MINUTES, OR LONGER IF REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- C. A 2-HOUR TRICKLE CHARGE BATTERY-BACKUP SHALL ADDITIONALLY BE PROVIDED WHERE THE CHANGEDOVER FROM NORMAL POWER MUST BE INSTANTANEOUS OR INDISCERNIBLE.

PUBLIC AREAS - SCENES: DAY, NIGHT, LATE NIGHT, RAISE/LOWER, OFF. TIMECLOCK AUTOMATICALLY SWITCHES BETWEEN SCENES WITH MANUAL OVERRIDE. TIMECLOCK SCHEDULE: DUSK 15 MIN FADE TO NIGHT SCENE, 2 AM 5 MIN FADE TO LATE NIGHT SCENE, 6 AM 15 MIN FADE TO DAY SCENE.

RESTAURANTS, BARS AND ENTERTAINMENT CENTERS - SCENES: DAY, NIGHT, LATE NIGHT, RAISE/LOWER, OFF. TIMECLOCK AUTOMATICALLY SWITCHES BETWEEN SCENES WITH MANUAL OVERRIDE. TIMECLOCK SCHEDULE: DUSK 15 MIN FADE TO NIGHT SCENE, 2 AM 5 MIN FADE TO LATE NIGHT SCENE, 6 AM 15 MIN FADE TO DAY SCENE.

MEETING ROOMS - 4 SCENES AND OFF, WITH MANUAL OVERRIDE. ZONE CONTROLS WITH RAISE/LOWER AT PRESENTATION WALL.

MARKET - DAY, NIGHT, RAISE/LOWER, OFF

FITNESS CENTER AND SPA (RECEPTION AREA, TREATMENT ROOMS, RELAXATION AREA, ETC.) - 4 SCENES AND OFF, WITH MANUAL OVERRIDE.

SELECTED EXTERIOR LANDSCAPE OR BUILDING FAÇADE - 4 SCENES (DAY, EARLY EVENING, MID EVENING, LATE EVENING, AND OFF, WITH MANUAL OVERRIDE.

PRE-FUNCTION - 4 SCENES AND OFF, WITH MANUAL OVERRIDE.

BALLROOM - BASIS OF DESIGN: ELECTRONIC THEATER CONTROLS (ETC) TO MEET THESE REQUIREMENTS THE DIMMING CONTROL SYSTEM SHALL BE MODULAR IN TYPE. IT MUST ACCOMMODATE EASE OF OPERATION, INTERFACE WITH MULTIMEDIA CONTROL SYSTEMS AND THE MOVEABLE PARTITION CONFIGURATION, DMX NETWORK WITHIN THE SPACE TO ACCOMMODATE THIRD PARTY EVENT LIGHTING WITHIN THE CEILING

A. ALL STAGE AND THEATRICAL LIGHTING FIXTURES ARE REQUIRED TO BE SWITCHED AND DIMMED USING A SPECIFICALLY DESIGNED AND CONSTRUCTED PC-BASED THEATRICAL AND SPECIAL EFFECT LIGHTING CONTROL SYSTEM. OPERATING CONSOLES SHALL BE MOBILE AND WILL BE CONNECTED TO MOBILE CONTROL CONNECTION LOCATED INSIDE THE BALLROOM. PROVIDE ALL APPROPRIATE HARDWARE AND SOFTWARE.

B. THE SYSTEM SHALL ALLOW A MINIMUM OF 8 CONTROLABLE CHANNELS PER SYMMETRICAL SUB-DIVISION OF EACH BALLROOM, WITH DIFFERENT LIGHT LEVEL SETTINGS PROVIDED FOR EACH CLASS OF LIGHTING, EVEN IF WITHIN THE SAME ZONE.

C. DOWNLIGHTS, COVE LIGHTING AND DECORATIVE WALL LIGHTING WITHIN A "ZONE" TO BE CIRCUITED / CONTROLLED INDEPENDENTLY OF EACH OTHER.

D. IN A "LARGE" SUB-DIVIDED SECTION OF A BALLROOM, THE CONTROL OF DOWNLIGHTS, COVE LIGHTING AND DECORATIVE WALL LIGHTING MAY BE FURTHER DIVIDED (E.G. DOWNLIGHTS AT THE FRONT, MIDDLE AND BACK OF THE SUB-DIVIDED SECTION ARE TO EACH HAVE AN INDEPENDENT CONTROL CHANNEL ASSIGNED TO THEM).

E. A CONTROL SWITCH SHALL BE PROVIDED IN ORDER TO MONITOR THE MOVEABLE PARTITION LOCATIONS AND CONFIGURE THE CONTROL PANELS ACCORDINGLY.

F. PROVIDE A TOUCH SCREEN CONTROLLER AND A HANDHELD REMOTE CONTROLLER FOR DIMMING SYSTEM.

G. SHADE CONTROL CONNECTION

EXTERIOR EVENT ENTRY - BASIS OF DESIGN: ELECTRONIC THEATER CONTROLS (ETC) ON SAME SYSTEM AS BALLROOM, DIFFERENT DMX UNIVERSE. COLOR CHANGING PROGRAMMING TBD.

GUEST ROOMS

SPECIAL FUNCTION OVERVIEW

1. DOORBELL BUTTON HOLD FOR 10 SECONDS WILL FLASH DOORBELL LED GREEN IF ROOM IS UNOCCUPIED AND RED IF OCCUPIED. CHIME WILL NOT RING.
2. HOLD MUR BUTTON AT [KP1] FOR 4 SECONDS TO ENABLE TURNDOWN SCENE. SCENE WILL ACTIVATE IN ROOM. THE NEXT GUEST ENTRY AFTER THE ROOM GOES UNOCCUPIED WILL ACTIVATE THIS SCENE. HOLD MUR AGAIN FOR 4 SECONDS TO DISABLE IF NEEDED.
3. IF DMX IS ACTIVE AND THE ENTRY DOOR IS OPENED, THE DMX ICON ON [KP1] WILL FLASH THREE TIMES TO REMIND GUEST ROOM IS IN DMX.
4. HVAC OPERATION WITH PATIO DOOR OR WINDOW OPEN- CONFIRM FUNCTIONALITY WITH DESIRED HVAC INTENT.
5. ADA ROOMS - GENERAL LIGHTS FLASH WHEN DOORBELL IS PRESSED IN CORRIDOR.

GUEST PRESENCE DETECTION (GPD) SCENE DESCRIPTION

UNRENTED UNOCCUPIED: ACTIVATES UPON PMS CHECK-OUT OF AN UNOCCUPIED ROOM AND WHEN AN UNRENTED ROOM RETURNS TO UNOCCUPIED STATE AFTER STAFF ENTRY.

PMS CHECK-IN: ACTIVATES UPON CHECK-IN OF A CHECKED-OUT ROOM. ONLY ACTIVATED IF THE ROOM IS CONSIDERED UNOCCUPIED UPON CHECK-IN.

WELCOME DAY/NIGHT: ACTIVATES UPON GUEST FIRST ENTRY TO A CHECKED-IN ROOM. IF NOT USING CELS, SCENE ONLY ACTIVATES IF ROOM IS CONSIDERED UNOCCUPIED BEFORE ENTERING.

RENTED UNOCCUPIED: ACTIVATES WHEN A RENTED ROOM HAS BEEN VACANT FOR 30 MINUTES AFTER GUEST OR STAFF EXIT FROM MAIN DOOR.

TURNDOWN: ACTIVATES UPON NEXT ENTRY TO UNOCCUPIED ROOM AFTER STAFF ACTIVATES TURNDOWN MODE FROM MUR BUTTON A SECOND HOLD.

RE-ENTRY DAY/NIGHT: ACTIVATES UPON GUEST RE-ENTRY TO A RENTED UNOCCUPIED ROOM.

RENTED STAFF ENTRY: ACTIVATES UPON STAFF ENTRY TO A RENTED UNOCCUPIED ROOM.

UNRENTED STAFF ENTRY: ACTIVATES UPON ENTRY TO AN UNRENTED UNOCCUPIED ROOM. ANY ENTRY TO AN UNRENTED ROOM IS ASSUMED TO BE STAFF.

TSAT CORRECTION: ACTIVATES IF ANY GUEST PRESENCE (OCCUPANCY OR BUTTON PRESS) IS DETECTED WHEN THE ROOM IS CONSIDERED UNOCCUPIED. THIS IS ONLY PROGRAMMED TO CORRECT HVAC DRIFT AND SUPPLY POWER TO LOADS NOT DIRECTLY CONTROLLED FROM LUTRON KEYPADS, SUCH AS CONTROLLED OUTLETS.

CORRIDOR SIDE

DO NOT DISTURB CONTROL WITH INDICATOR, DOOR CHIME PUSH BUTTON (OVERRIDDEN BY DO NOT DISTURB SWITCH), RFID DOOR LOCK

ROOM SIDE

DO NOT DISTURB CONTROL W/INDICATOR (IF APPLICABLE, ALSO DEACTIVATES DOOR CHIME), DOOR CHIME, ENTRY DOOR CONTACT SWITCH INTERFACED TO HVAC CONTROLS (AND INTERFACED TO LIGHTING IF RCU IS PRESENT), MASTER ON/OFF LIGHTING CONTROL, ENTRY AREA LIGHTING CONTROL, "COURTESY" ENTRY LIGHT ACTIVATION, ENTRY AREA LIGHT CONNECTED TO EMERGENCY

POWER, GENERAL CONVENIENCE OUTLET

GENERAL

BACKLIT DIGITAL THERMOSTAT WITH ON/OFF/AUTO, HEAT/COOL AND 3-SPEED FAN CONTROLS. PIR OCCUPANCY SENSOR - STAND ALONE (PREFERRED) OR INTEGRAL TO THERMOSTAT. AC UNIT CUTOFF SWITCH(ES) AT OPERABLE WINDOWS AND PATIO DOORS. PROVIDE INTERFACE TO PROPERTY MANAGEMENT SYSTEM, THERMOSTAT OR RCU INTERFACE WITH ENERGY MANAGEMENT SYSTEM

SLEEPING AREA

MASTER ON/OFF LIGHTING CONTROL, DO NOT DISTURB CONTROL W/INDICATOR (IF APPLICABLE, ALSO DEACTIVATES DOOR CHIME), READING LIGHTS W/ SEPARATE ON/OFF SWITCHES (MIN. 2 REQUIRED) 4 IS OPTIONAL FOR DB/DBL), DIMMER SWITCH FOR EACH NIGHTSTAND/DEPENDENT LAMP, SWITCHED NIGHT LIGHTS AT BEDSIDE (EACH SIDE OF BED, ONE BETWEEN BEDS IN DOUBLE CONFIGURATION)

BATHROOM / DRESSING AREA

LIGHT SWITCH FOR DOWNLIGHTS AT EACH ENTRY AS APPLICABLE. VACANCY SENSOR REQUIRED (INTEGRAL OR REMOTE), LIGHT SWITCH FOR WALL-MOUNTED LIGHT FIXTURES / ILLUMINATED BACKLIT MIRROR EACH ENTRY AS APPLICABLE. VACANCY SENSOR REQUIRED (INTEGRAL OR REMOTE), DIMMING CAPABILITY FOR BATHROOM LIGHTS (PUSHBUTTON TYPE ONLY), MINIMUM ONE LIGHT IN VANITY/DRESSING AREA TO BE ON EMERGENCY POWER. LOW VOLTAGE LIGHTING FIXTURE IN ENCLOSED CLOSET WITH MICROSWITCH IN DOOR FRAME.

EXTERIOR BALCONY

WEATHERPROOF LIGHT SWITCH.

INTERIOR LIGHTING FIXTURE SCHEDULE

NOTES:

1. PA3 - \$4,000 ALLOWANCE
2. PA4 - \$8,000 ALLOWANCE
3. PA5 - \$4,000 ALLOWANCE
4. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. VERIFY FIXTURE MOUNTING, LOCATION, AND FIXED OPTICAL ORIENTATION AGAINST ARCHITECT'S PLANS, ELEVATIONS, AND DETAIL DRAWINGS. EXACT LOCATION OF ALL FIXTURES SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO ROUGHING IN.
5. FIXTURES SHOWN IN CONTINUOUS RUNS TO SATISFY NOMINAL LENGTHS AS SHOWN ON DRAWINGS. FIXTURE TAGS SHOWN ONCE ON A CONTINUOUS ROW OF FIXTURES SHALL BE TYPICAL FOR THAT ROW UNLESS OTHERWISE NOTED.
6. ALL FIXTURES WILL BE SUPPORTED FROM THE BUILDING STRUCTURE, INDEPENDENT OF HUNG CEILING WITH ROD OR JACK CHAIN SUPPORT. AIRCRAFT CABLE LENGTHS, STEM LENGTHS, STEM FINISHES, AND STEM LOCATIONS OF ALL PENDANT FIXTURES TO BE VERIFIED AND CONFIRMED BY OWNER, ARCHITECT, AND CONSULTANT PRIOR TO ORDERING. STEMS: AIRCRAFT CABLE HUNG FIXTURES TO BE PROVIDED WITH 18" OF EXTRA LENGTH WITH 18" OF EXTRA POWER CORD LENGTH.
7. LED FIXTURES WILL USE INTEGRAL DRIVERS UNLESS OTHERWISE NOTED. DIMMABLE DRIVERS SHALL BE COMPATIBLE WITH LAMPS AND DIMMERS/CONTROL SYSTEM.
8. ALL LIGHT FIXTURES ARE TO BE PROVIDED BY SPECIFIED MANUFACTURER OR APPROVED EQUAL, "ALTERNATE MANUFACTURER" AND "OR APPROVED" MEAN EQUIVALENT OR SUPERIOR IN PERFORMANCE, MATERIALS, WORKMANSHIP, AND APPEARANCE TO THE SPECIFIED EQUIPMENT.
9. CONTRACTOR TO PROVIDE AND INSTALL ALL TRANSFORMERS, DRIVERS, BATTERY PACKS, AND BALLASTS REQUIRED TO OPERATE LAMPS SPECIFIED, INCLUDING REMOTE POWER SUPPLIES AND THE ENCLOSURES FOR SAME. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPATIBILITY BETWEEN SPECIFIED LAMPS, SPECIFIED POWER SUPPLIES, DIMMING, AND OTHER CONTROL DEVICES SPECIFIED. NOTIFY ARCHITECT AND CONSULTANT OF AN INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE COORDINATION OF ALL LIGHTING EQUIPMENT AND CONTROL DEVICES WITH CEILING, WALL, AND GROUND TYPES SPECIFIED PRIOR TO ORDERING LIGHTING EQUIPMENT. NOTIFY ARCHITECT AND CONSULTANT OF ANY INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
11. ALL FIXTURES TO BE PROVIDED WITH A COLOR TEMPERATURE OF 2700K UNLESS OTHERWISE NOTED. ALL INTERIOR LIGHT SOURCES TO BE 85 CRI OR HIGHER. ALL LED LUMINAIRES TO HAVE A LIFE RATING OF 50,000 HOURS OR HIGHER AT L70 OR BETTER AND A FIVE YEAR WARRANTY.
12. PRELIMINARY AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT WILL BE DONE DURING INSTALLATION BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING PLANS / AIMING DIAGRAM, WHERE SUCH A DIAGRAM IS INCLUDED IN CONTRACT.
13. IN ALL FIXTURES WITH ADJUSTABLE SOCKETS, SET SOCKETS DURING INSTALLATION TO LOCATE SPECIFIED LAMP IN CORRECT RELATIONSHIP TO REFLECTOR AS RECOMMENDED BY FIXTURE MANUFACTURER.
14. SCHEDULED LUMEN OUTPUT REPRESENTS DELIVERED LUMENS....

TYPE	CONSTRUCTION		LOCATION	CONSTRUCTION		LIGHT SOURCE					ELECTRICAL			PRODUCT		Emergency Component	NOTE
	DESCRIPTION	MOUNTING		LAMP	LUMENS DOWN	LUMENS UP	CCT	CRI	BALLAST/DRIVER	VOLT	WATTS	WATTS PER FOOT	MFR	MODEL			
BL1	4-FOOT NOMINAL STRIPLIGHT		BACK OF HOUSE	SURFACE	LED	3500 lm	0 lm	3500 K	80	NON-DIMMING	277 V	32 W		COLUMBIA, LITHONIA, COOPER OR APPROVED ALTERNATE	MPS SERIES		
BL1A	SAME AS BL1, EXCEPT 2-FOOT LENGTH		BACK OF HOUSE	SURFACE	LED	3500 lm	0 lm	3500 K	80	NON-DIMMING	277 V	16 W		COLUMBIA, LITHONIA, COOPER OR APPROVED ALTERNATE	MPS SERIES		
BL2	4-FOOT WALL-MOUNTED GASKETED LINEAR		ELEVATOR PIT	WALL	LED	3500 lm	0 lm	3500 K	80	0-10V DIMMING, 10%	277 V	32 W		SLS	LINDA		
BL3	4-FOOT WALL-MOUNTED INDIRECT/DIRECT LINEAR		STAIRWELL	WALL	LED	2000 lm	2000 lm	3500 K	80	0-10V DIMMING, 10%	277 V	40 W		WILLIAMS	WMA SERIES		
CL1	[LOW OUTPUT] 1-INCH NOMINAL TAPE LIGHT IN 45-DEGREE EXTRUSION, 400 LUMENS/FT		COVE	SURFACE	LED	400 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	4.4 W	LLI ARCHITECTURAL LIGHTING	ANGLED EXTRUSION SERIES		
CL1E	[LOW OUTPUT] 1-INCH NOMINAL TAPE LIGHT IN 45-DEGREE EXTRUSION, 400 LUMENS/FT		COVE	SURFACE	LED	400 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	4.4 W	LLI ARCHITECTURAL LIGHTING	ANGLED EXTRUSION SERIES		
CL2	[HIGH OUTPUT] 1-INCH NOMINAL TAPE LIGHT IN 45-DEGREE EXTRUSION, 600 LUMENS/FT	<varies>		SURFACE	LED	600 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	6 W	LLI ARCHITECTURAL LIGHTING	ANGLED EXTRUSION SERIES		
FD1	19-INCH NOMINAL GARAGE LIGHTING WITH TYPE 5 AND INDIRECT OPTICS, INTEGRATED MOTION SENSOR		PARKING	PENDANT	LED	4500 lm	519 lm	3000 K	90	0-10V DIMMING, 10%	277 V	34 W		LITHONIA	VCPOG-V4-P2-30K-80CRI-T5R-AMVOLT-27T-PM-UP-L1-PR3FCV3-DNAXD		
FL1	4-FOOT SURFACE-MOUNT LINEAR			SURFACE	LED	3000 lm	0 lm	2700 K	80	0-10V DIMMING, 10%	277 V	20 W		FOCAL POINT OR APPROVED ALTERNATE			
GU1	IN-GRADE UPLIGHT			IN-GRADE	LED	0 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	3 W		LUMASCAPE	ORMA		
PA1	SURFACE-MOUNT GLASS GLOBES		EVENT ENTRY	SURFACE	LED	400 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	4 W		T B D			
PD1	3-INCH DIAMETER BY 8-INCH HEIGHT, STANDARD BLACK TEXTURED FINISH		RESTAURANT	PENDANT	LED	2000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		LIGHTHEADED	PIPE SERIES		
PD2	4-INCH DIAMETER CYLINDER WITH DMX TO WARM OPTICS		BALLROOM	PENDANT	LED	2000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	20 W		LUMENWERX			
PD2 EM	SAME AS PD2, EXCEPT EMERGENCY		BALLROOM	PENDANT	LED	2000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	20 W					
P03	4-INCH NOMINAL SQUARE CYLINDER WITH DEEP REGRESS AND LOUVER		POOL BAR	PENDANT	LED	2000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W					
PL1	PENDANT LINEAR WITH INDIRECT/DIRECT OPTICS, LUMENS IS PER FOOT		STAFF AREA	PENDANT	LED	800 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W		BETACALCO	OOOOH		
PL2	8-FOOT NOMINAL SUSPENDED LINEAR WITH GLASS MODULES		EVENT RECEPTION	PENDANT	LED	4000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	150 W		FLOS	LUCE ORIZZONTALE S1		VERIFY LENGTH OF CORD PRIOR TO ORDERING
RD1	2-INCH NOMINAL SQUARE DOWNLIGHT WITH DEEP REGRESS, ZERO SIGHTLINE		ALL LOCATIONS	RECESSED	LED	1000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		LUCIFER	ATOMOS 1" PINHOLE		
RD2	4-INCH NOMINAL SQUARE DOWNLIGHT WITH DEEP REGRESS, TRIMLESS DRYWALL		ALL LOCATIONS	RECESSED	LED	1500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		LUCIFER	FRAXION 3SLM		
RD2 EM	4-INCH NOMINAL SQUARE DOWNLIGHT WITH DEEP REGRESS, TRIMLESS DRYWALL		ALL LOCATIONS	RECESSED	LED	1500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		LUCIFER	FRAXION 3SLM		
RD3	15-INCH NOMINAL RECESSED SPOT MODULE, 3 HEADS		ALL LOCATIONS	RECESSED	LED	3000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	51 W		TECH, LEVITON OR APPROVED ALTERNATE	MULTIPLES-OPEN 1X3 SERIES		
RD4	RECESSED TRACK WITH 1-FOOT LIT SEGMENTS, BLACK, MRO OPTICS AT 55-DEGREES		MEETING ROOMS	RECESSED	LED	1000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	11 W		LUMENWERX	SQUERO COMBINATIONS		
RD4 EM	RECESSED TRACK WITH 1-FOOT LIT SEGMENTS, BLACK, MRO OPTICS AT 55-DEGREES		MEETING ROOMS	RECESSED	LED	1000 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	11 W		LUMENWERX	SQUERO COMBINATIONS		
RD5	4-INCH NOMINAL DOWNLIGHT WITH DEEP REGRESS, WET LOCATION		EMPLOYEE SHOWERS	RECESSED	LED	1500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		PATHWAY	LDFX24 SERIES		
RD7	1-INCH NOMINAL SQUARE DOWNLIGHT WITH DEEP REGRESS, TRIMLESS, 90-DEGREE OPTICS		ALL LOCATIONS	RECESSED	LED	500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	7 W		USAI	LITTLE ONES		
RD7 EM	SAME AS RD7, EXCEPT EMERGENCY		ALL LOCATIONS	RECESSED	LED	500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	7 W		USAI	LITTLE ONES		
RL1	1-INCH NOMINAL TAPE LIGHT IN THIN EXTRUSION	<varies>	ALL LOCATIONS	SURFACE	LED	400 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	4.4 W	LLI ARCHITECTURAL LIGHTING	THIN EXTRUSION SERIES		
RL2	[TAPE LIGHT, INTEGRATED IN SHELVING]		SHELVING	SURFACE	LED	0 lm	0 lm	2700 K	0	0-10V DIMMING, 1%	277 V	0 W		LLI ARCHITECTURAL LIGHTING			
RL3	2-INCH NOMINAL PERIMETER LINEAR WALL-GRAZER, HIGH-OUTPUT WITH 9X29 OPTICS		ALL LOCATIONS	RECESSED	LED	0 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	12 W		ECOSENSE	TROVE GRAZER SERIES		
RL6	RECESSED LINEAR WALL-WASHER, LUMENS PER FOOT		BALLROOM	RECESSED	LED	800 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	14 W		SELUX	M36 MRC L36-A45-WW-827-7-7MM-UJ-DM-FS		
RL7	2-INCH NOMINAL PERIMETER LINEAR WALL-GRAZER, REGRESSED 3-INCHES, LUMENS IS PER FOOT		ALL LOCATIONS	RECESSED	LED	500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	6 W	PRUDENTIAL LIGHTING	BPR02-PER-REG3-LED27-SO-7-TMW-SAL-WTW-SQ-UNV-X7-DM01		
RL7 EM	2-INCH NOMINAL PERIMETER LINEAR WALL-GRAZER, REGRESSED 3-INCHES, LUMENS IS PER FOOT		ALL LOCATIONS	RECESSED	LED	500 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	6 W	PRUDENTIAL LIGHTING	BPR02-PER-REG3-LED27-SO-7-TMW-SAL-WTW-SQ-UNV-X7-DM01		
RL8	WET-RATED 1-INCH NOMINAL TAPE LIGHT IN THIN EXTRUSION		WATER FEATURE	SURFACE	LED	400 lm	0 lm	2700 K	90	0-10V DIMMING, 1%	277 V	0 W	4.4 W	LLI ARCHITECTURAL LIGHTING	THIN EXTRUSION SERIES		
RT1	2-FOOT BY 2-FOOT RECESSED TROFFER		OFFICES, BOH	RECESSED	LED	3000 lm	0 lm	3000 K	80	0-10V DIMMING, 10%	277 V	35 W		COLUMBIA	VERSIFY SERIES		
RT2	2-FOOT BY 4-FOOT RECESSED TROFFER		OFFICES, BOH	RECESSED	LED	4000 lm	0 lm	3000 K	80	0-10V DIMMING, 10%	277 V	45 W		COLUMBIA	VERSIFY SERIES		
RT3	2-FOOT BY 4-FOOT RECESSED TROFFER, FOOD GRADE		KITCHEN	RECESSED	LED	4000 lm	0 lm	3500 K	80	0-10V DIMMING, 10%	277 V	50 W		COLUMBIA, LITHONIA, COOPER OR APPROVED ALTERNATE			
WA2	DECORATIVE BUTTERFLY SCONCE		DINING ROOM	WALL	LED	500 lm	0 lm	2700 K	80	0-10V DIMMING, 1%	120 V	0 W		T B D			\$500 ALLOWANCE
WL2	2-FOOT NOMINAL SCONCE WITH BRASS FINISH		BALLROOM	WALL	LED	800 lm	0 lm	2700 K	80	LED DIMMING	120 V	8 W		ARTICOLO	SLIM		
WL3	2-FOOT NOMINAL VANITY		BOH BATHROOMS	WALL	LED	0 lm	0 lm	3000 K	90	NON-DIMMING	120 V	24 W		T B D			
WL4	2-FOOT NOMINAL VANITY		FOH BATHROOMS	WALL	LED	0 lm	0 lm	2700 K	90	NON-DIMMING	120 V	0 W		T B D			\$500 ALLOWANCE
WL5	2-FOOT NOMINAL INDIRECT/DIRECT LINEAR, BRASS FINISH		FOH BATHROOMS	WALL	LED	1000 lm	1000 lm	2700 K	90	NON-DIMMING	120 V	0 W		BETACALCO	MIDI ARCH MAHW2P02-CR90-CTA30-V1-DA01-?		
WL5A	SAME AS WL5, EXCEPT 4-FOOT LENGTH		FOH BATHROOMS	WALL	LED	2000 lm	2000 lm	2700 K	90	NON-DIMMING	120 V	0 W		BETACALCO	MIDI ARCH MAHW2P04-CR90-CTA30-V1-DA01-?		
X1	CEILING-MOUNT EDGE-LIT EXIT SIGN			CEILING		0 lm	0 lm	0 K	0	NON-DIMMING	0 V	5 W	<varies>	LITHONIA LIGHTING	EDG SERIES		REFER TO DRAWINGS FOR KNOCK-OUT CHEVRONS
X2	END-MOUNT EDGE-LIT EXIT SIGN			WALL		0 lm	0 lm	0 K	0	NON-DIMMING	0 V	5 W		LITHONIA LIGHTING	EDG SERIES	<varies>	
X3	BACK-MOUNT EDGE-LIT EXIT SIGN			WALL		0 lm	0 lm	0 K	0	NON-DIMMING	0 V	5 W		LITHONIA LIGHTING	EDG SERIES	<varies>	
X4	SPECIALTY EXIT SIGN			WALL		0 lm	0 lm	0 K	0	NON-DIMMING	0 V	5 W		CONCEALITE	CONCEAL-X	<varies>	

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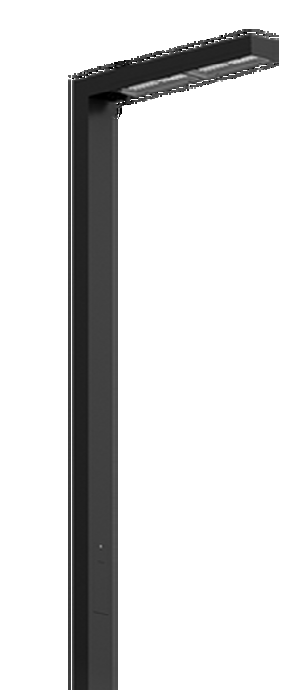
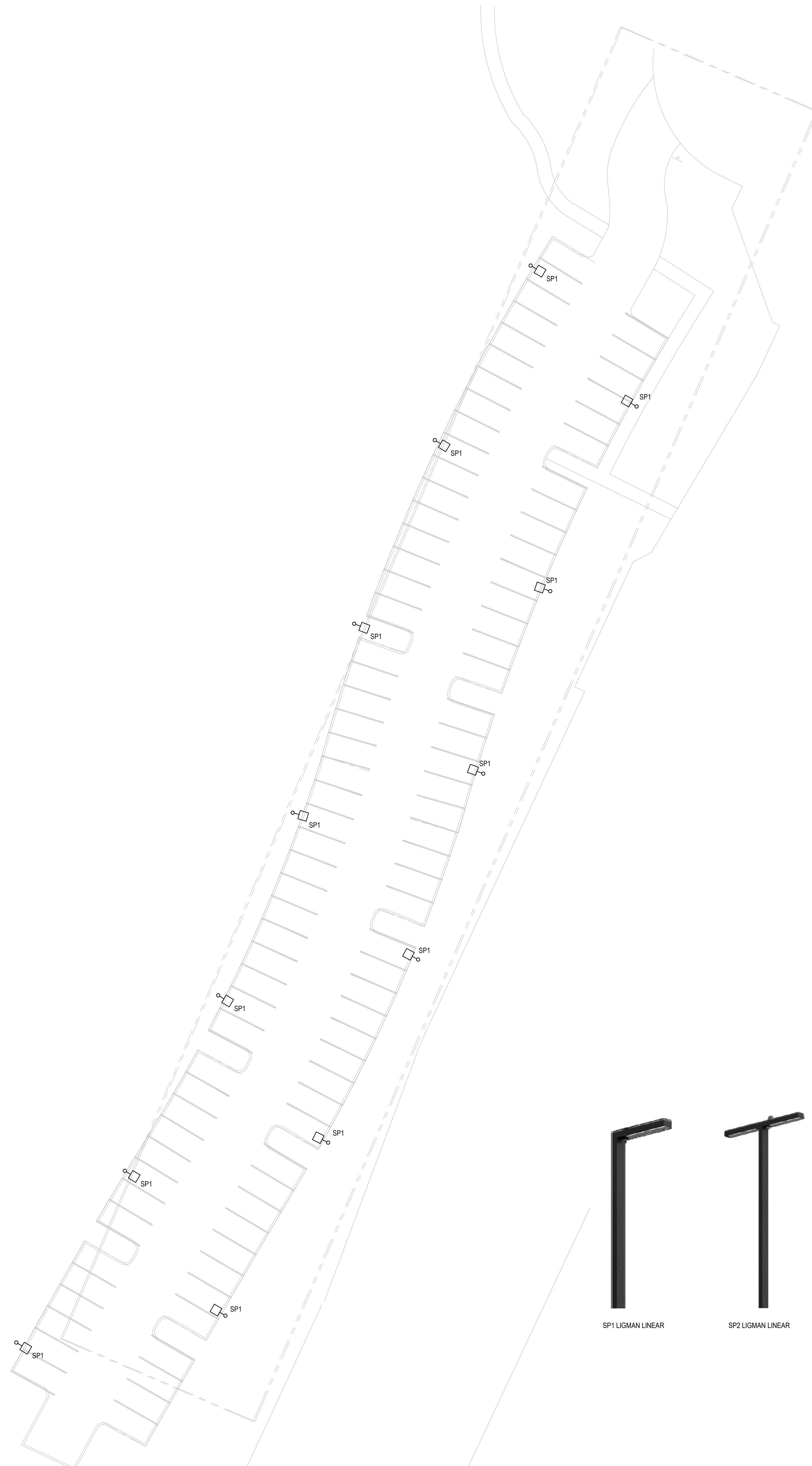
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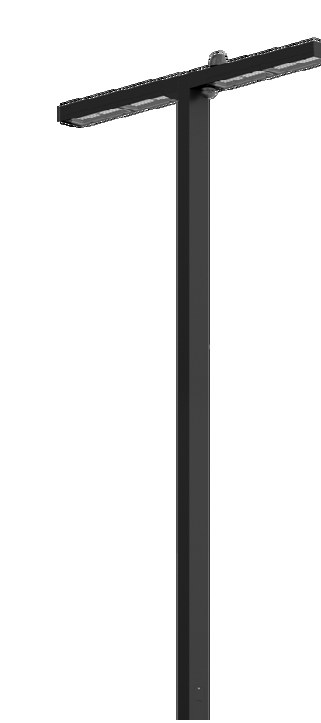
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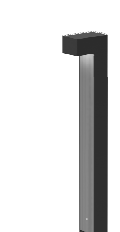
SP1 LIGMAN LINEAR



SP2 LIGMAN LINEAR



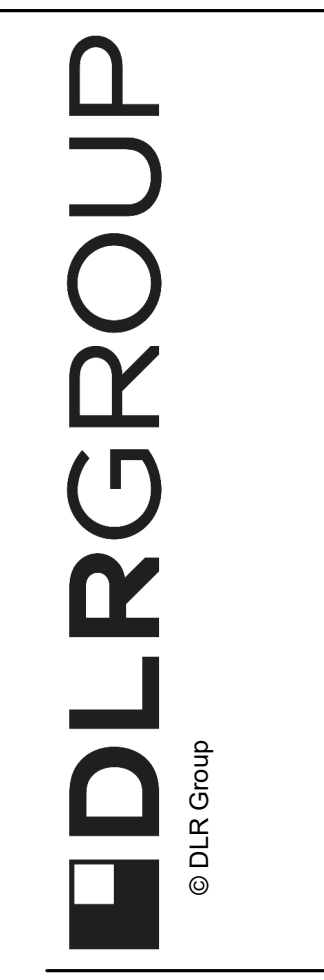
SP3 STRUCTURA LINEAL



SB1 STRUCTURA LINEAL

SOUTHWEST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



NOT FOR
CONSTRUCTION

Grand Hyatt Seaside Lighting

MCCLURE WAY
SEASIDE, CALIFORNIA 93955

100% DESIGN
DEVELOPMENT
10.17.2022
REVISIONS

SOUTH SITE
LIGHTING PLAN
STAFF PARKING,
SE

ELS1.1

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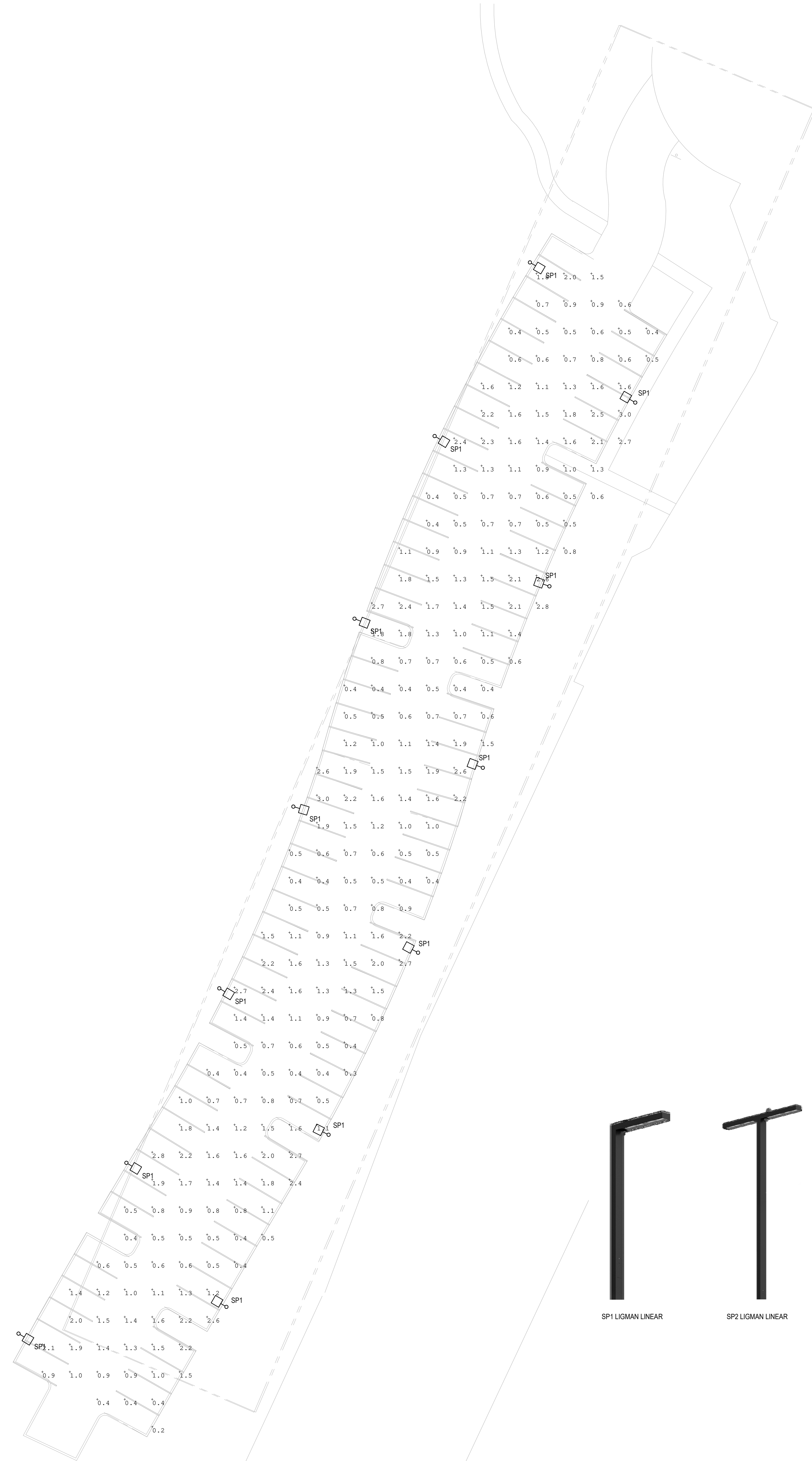
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SOUTHWEST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



SP1 LIGMAN LINEAR

SP2 LIGMAN LINEAR

SP3 STRUCTURA LINEAL

SB1 STRUCTURA LINEAL



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SOUTH SITE
LIGHTING PLAN
STAFF PARKING,
SE

100% DESIGN
DEVELOPMENT
10.17.2022
REVISIONS

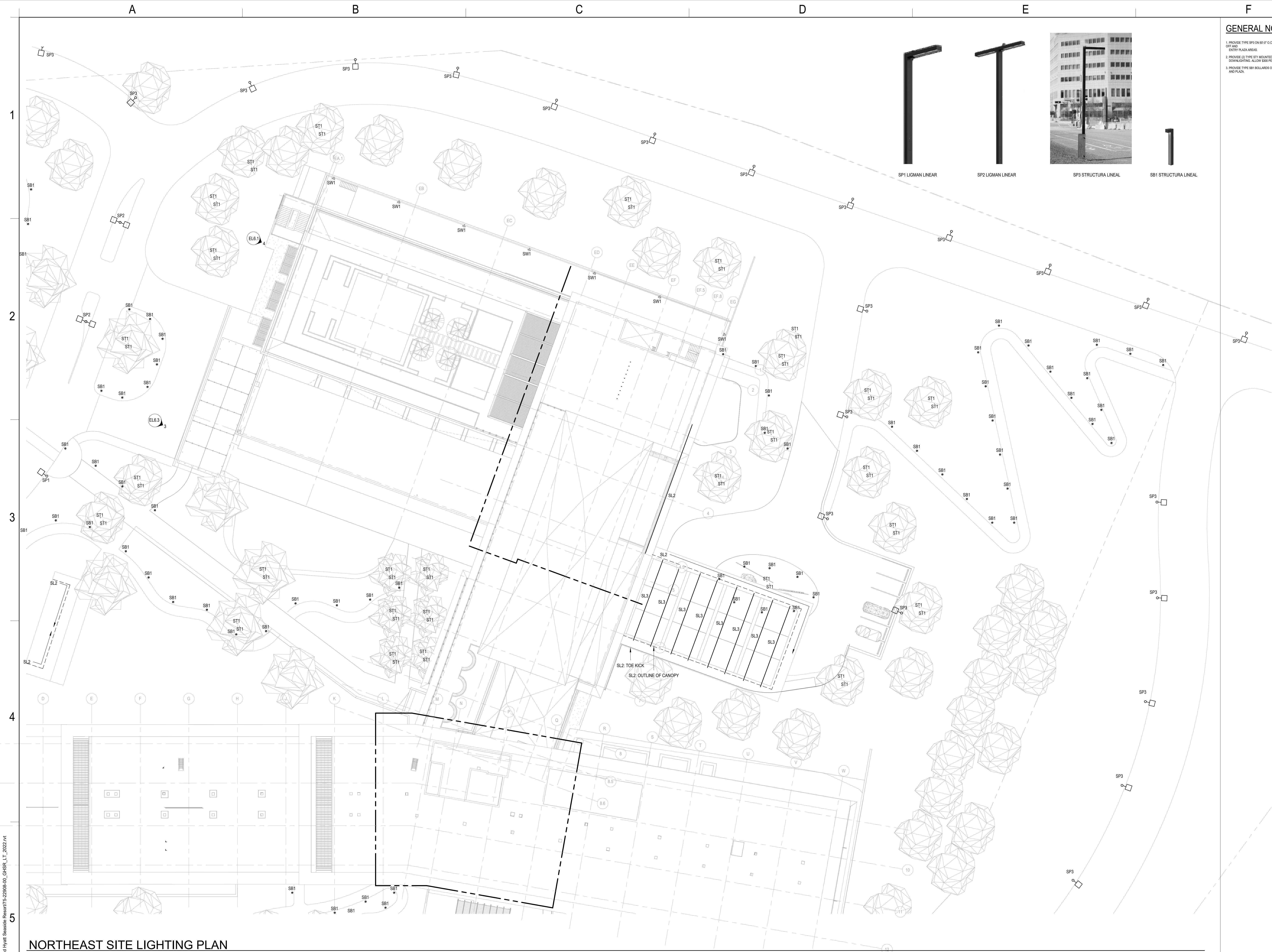
Grand Hyatt Seaside Lighting

INCLUDE WAY
SEASIDE, CALIFORNIA 93955

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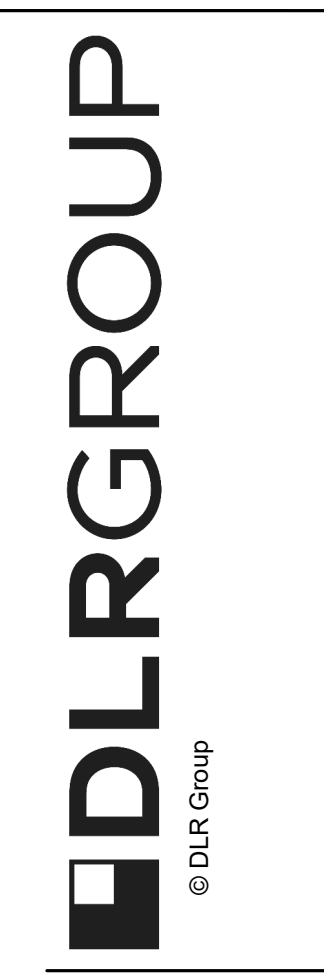
NORTHEAST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 80'-0" O.C. SPACINGS ALONG ALL MAIN DRIVEWAYS, ROADS, DROP OFF AND ENTRY PLAZA AREAS.
2. PROVIDE 60 TYPE ST1 MOUNTED VIA TREE RING TO EACH TREE TO PROVIDE AREA DOWNLIGHTING. ALLOW \$300 PER TREE.
3. PROVIDE TYPE SB1 BOLLARDS ON 15'-0" O.C. SPACINGS ALONG WALKWAYS, PATHWAYS AND PLAZA.



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Grand Hyatt Seaside Lighting

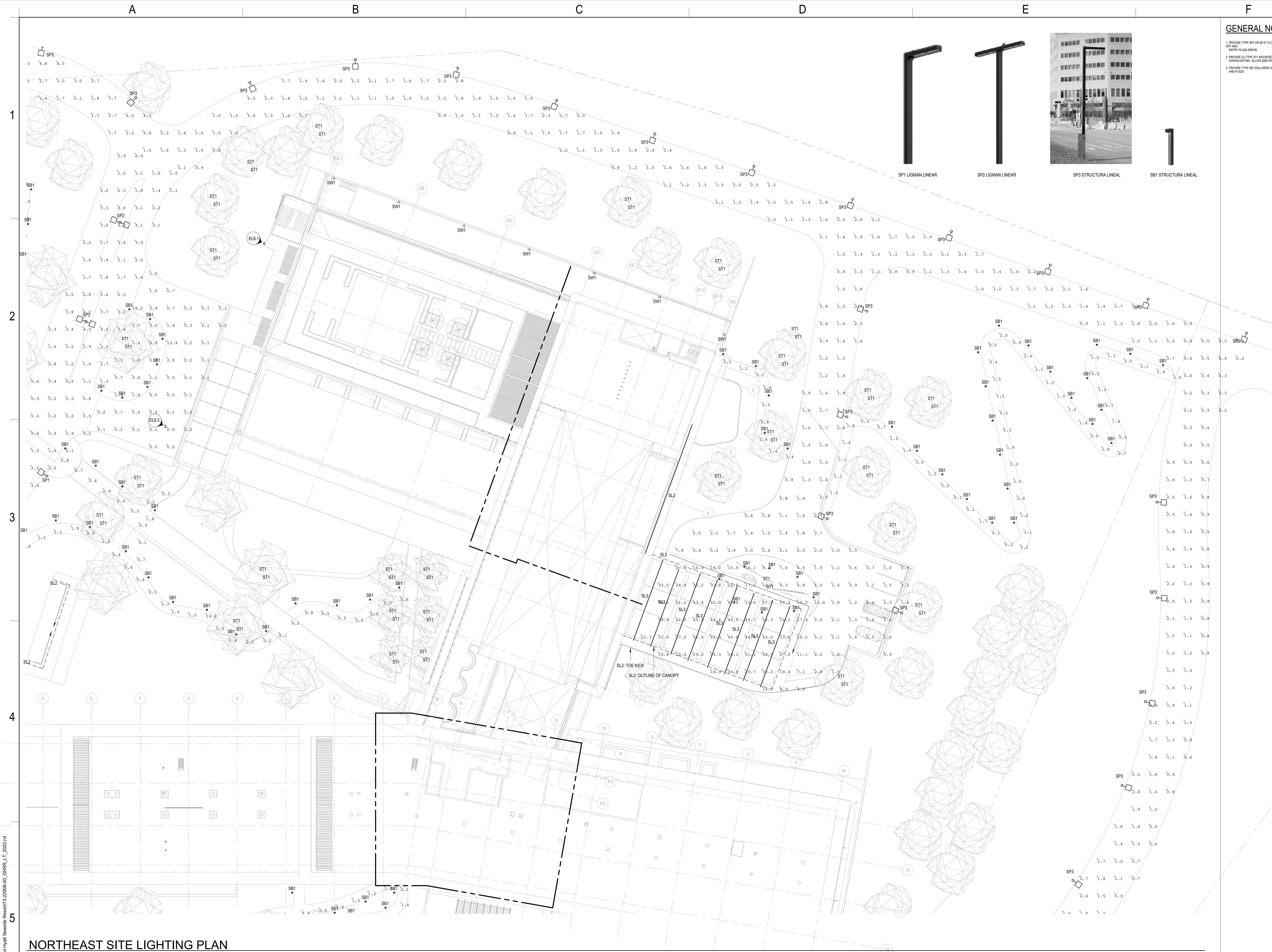
INCLUDE WAY
SEASIDE, CALIFORNIA 93955

100% DESIGN
DEVELOPMENT
10.17.2022
REVISIONS

SOUTH SITE
LIGHTING PLAN
NORTHEAST SITE
LIGHTING PLAN

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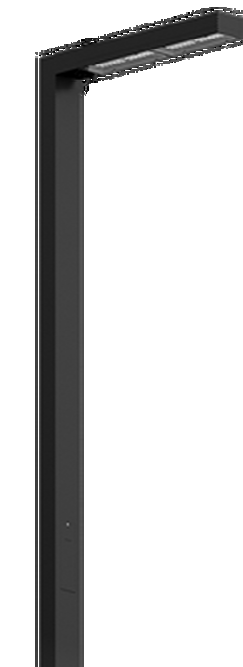


NORTHEAST SITE LIGHTING PLAN

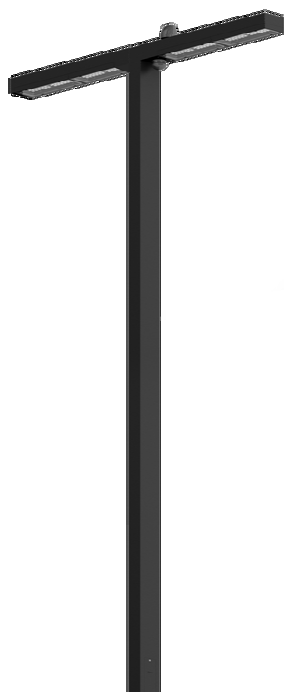
SCALE: 1" = 20'-0"

GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 8'-0" O.C. SPACINGS ALONG ALL MAIN DRIVEWAYS, ROADS, DROP OFF AND ENTRY PLAZA AREAS.
2. PROVIDE 60 TYPE ST1 MOUNTED VIA TREE RING TO EACH TREE TO PROVIDE AREA DOWNLIGHTING, ALLOW \$300 PER TREE.
3. PROVIDE TYPE SB1 BOLLARDS ON 15'-0" O.C. SPACINGS ALONG WALKWAYS, PATHWAYS AND PLAZA.



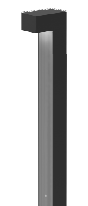
SP1 LIGMAN LINEAR



SP2 LIGMAN LINEAR



SP3 STRUCTURA LINEAL



SB1 STRUCTURA LINEAL

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NORTHWEST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

SP1 LIGMAN LINEAR

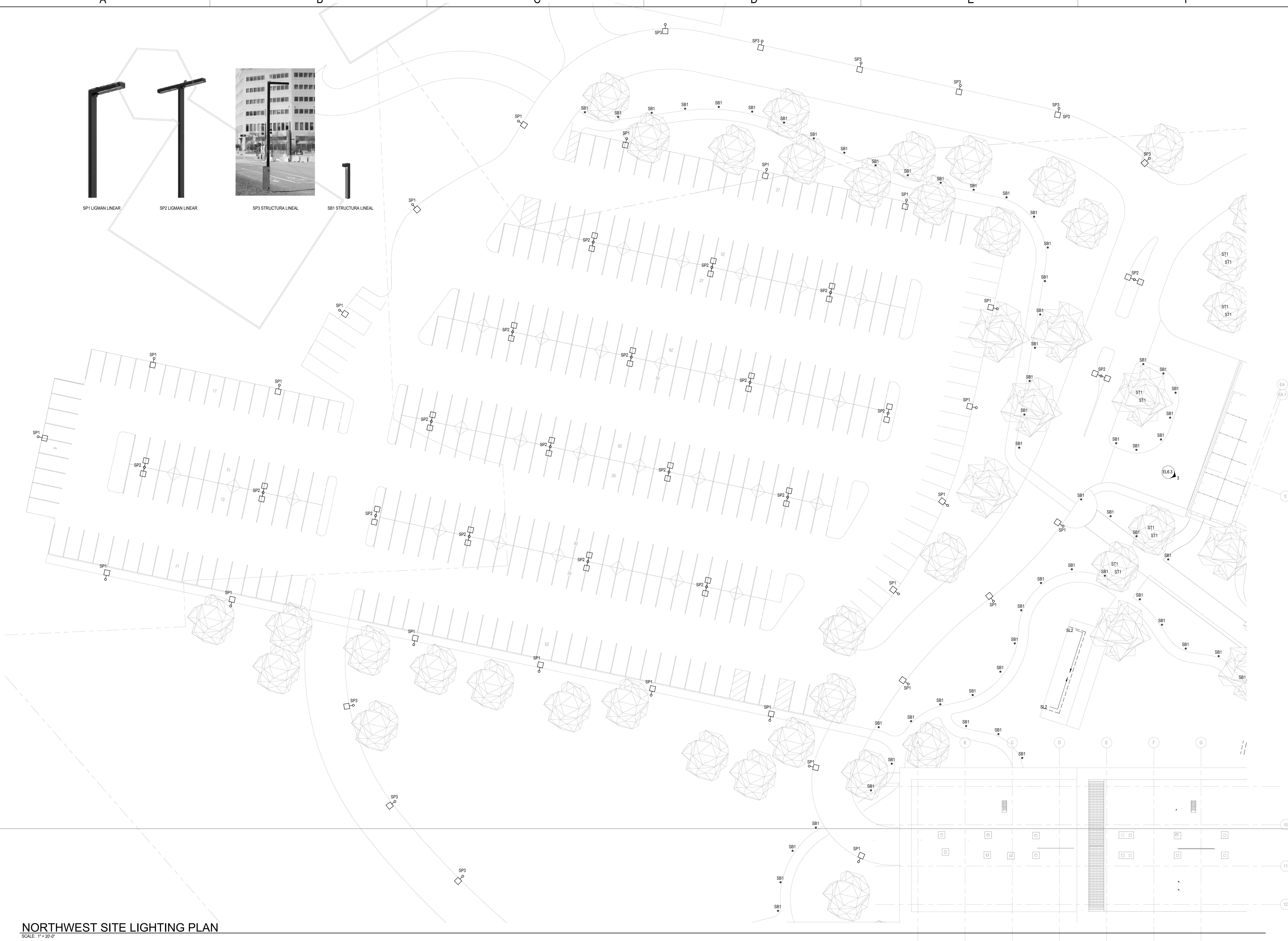
SP2 LIGMAN LINEAR

SP3 STRUCTURA LINEAL

SB1 STRUCTURA LINEAL



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SOUTH SITE
LIGHTING PLAN
NORTHWEST SITE
LIGHTING PLAN

100% DESIGN
DEVELOPMENT
10.17.2022
REVISIONS

Grand Hyatt Seaside Lighting

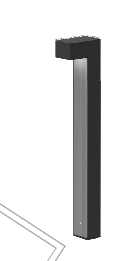
INCLUDE WAY
SEASIDE, CALIFORNIA 93955

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CONSTRUCTION

DLR GROUP
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NORTHWEST SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

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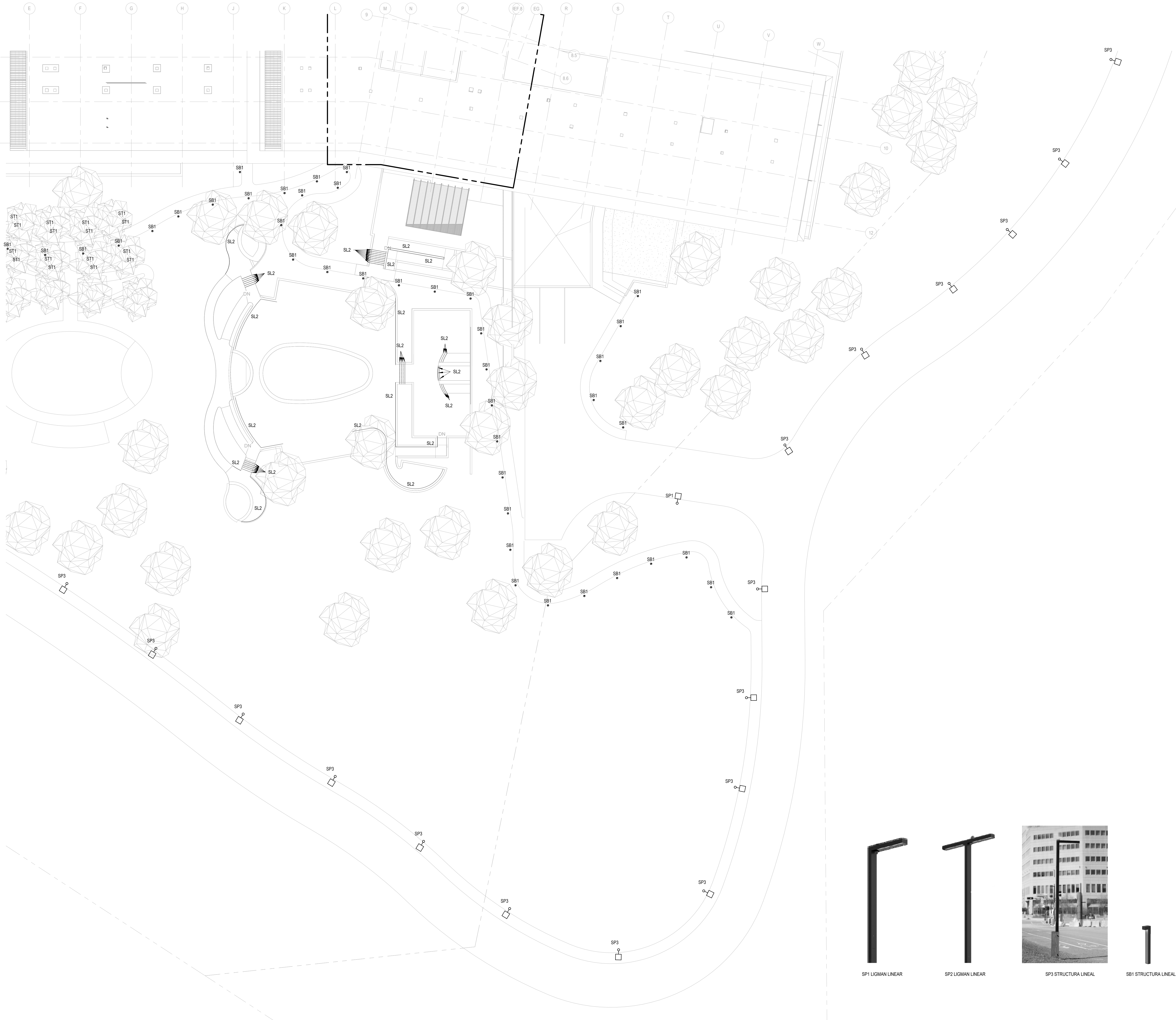
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SOUTHEAST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



SP1 LIGMAN LINEAR

SP2 LIGMAN LINEAR

SP3 STRUCTURA LINEAL

SB1 STRUCTURA LINEAL

GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 60'-0" O.C. SPACINGS ALONG ALL MAIN DRIVEWAYS, ROADS, DROP OFF AND ENTRY PLAZA AREAS.
2. PROVIDE 0.5 TYPE ST1 MOUNTED VIA TREE RING TO EACH TREE TO PROVIDE AREA DOWNLIGHTING. ALLOW \$300 PER TREE.
3. PROVIDE TYPE SB1 BOLLARDS ON 15'-0" O.C. SPACINGS ALONG WALKWAYS, PATHWAYS AND TRAILS.

ELS1.1S

SOUTH SITE
LIGHTING PLAN
SOUTHEAST SITE
LIGHTING PLAN

100% DESIGN
DEVELOPMENT
10.17.2022
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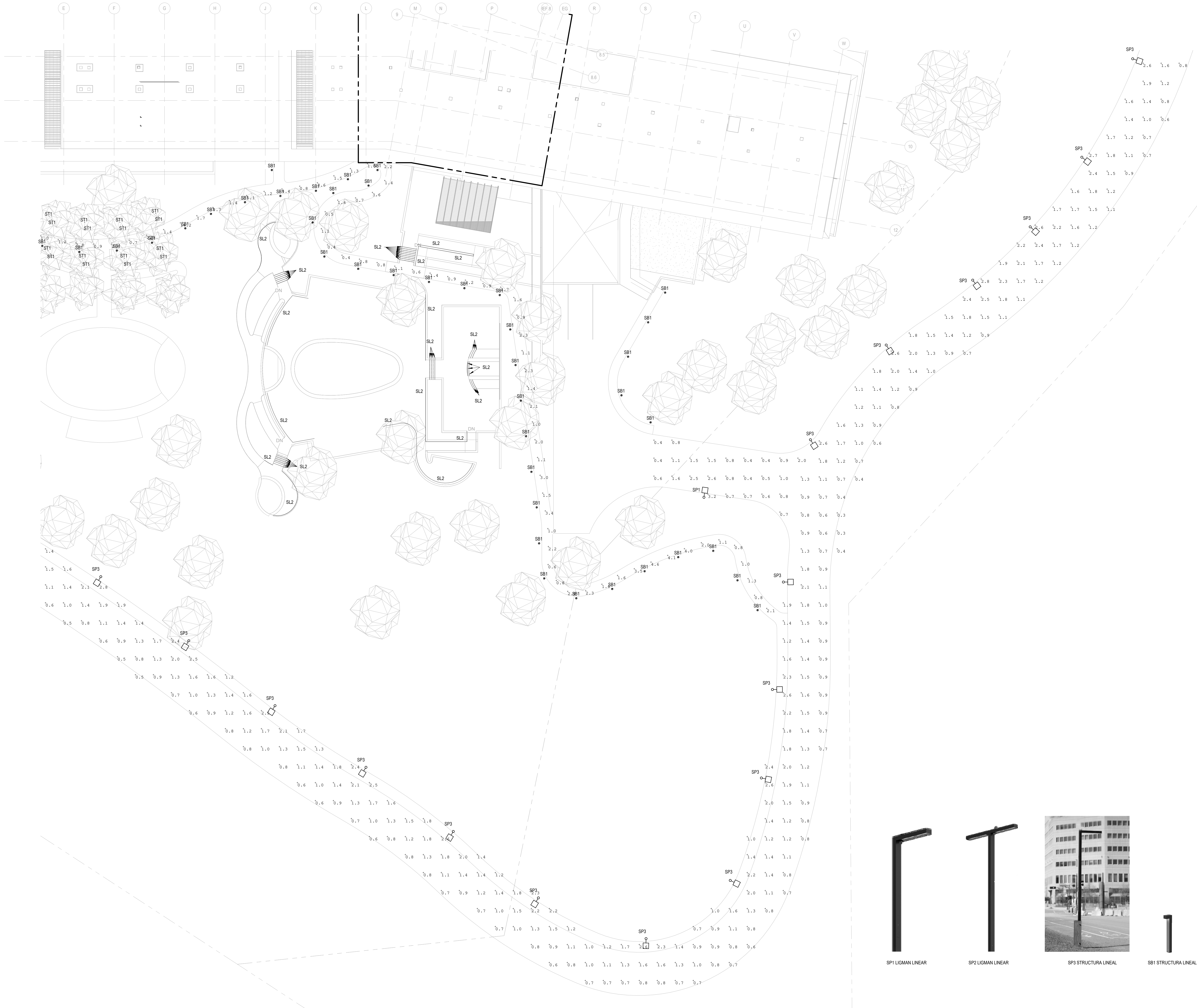
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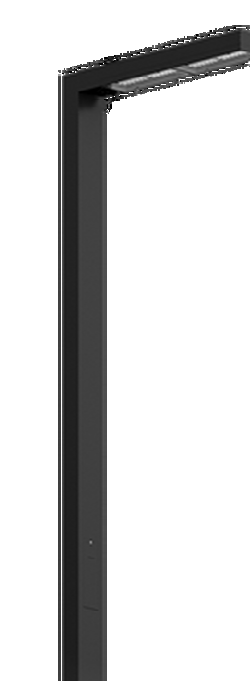
SOUTHEAST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

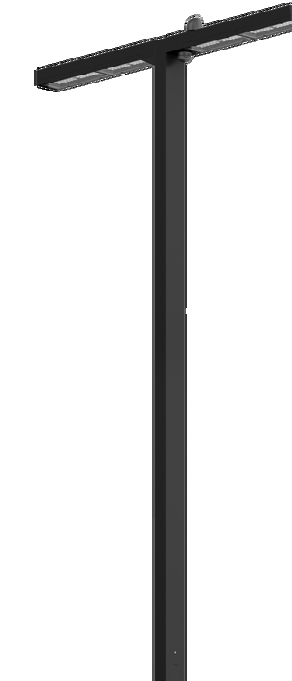


GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 60'-0" O.C. SPACINGS ALONG ALL MAIN DRIVEWAYS, ROADS, DROP OFF AND ENTRY PLAZA AREAS.
2. PROVIDE GL TYPE ST1 MOUNTED VIA TREE RING TO EACH TREE TO PROVIDE AREA DOWNLIGHTING. ALLOW \$300 PER TREE.
3. PROVIDE TYPE SB1 BOLLARDS ON 15'-0" O.C. SPACINGS ALONG WALKWAYS, PATHWAYS AND TRAILS.



SP1 LIGMAN LINEAL



SP2 LIGMAN LINEAL



SP3 STRUCTURA LINEAL



SB1 STRUCTURA LINEAL

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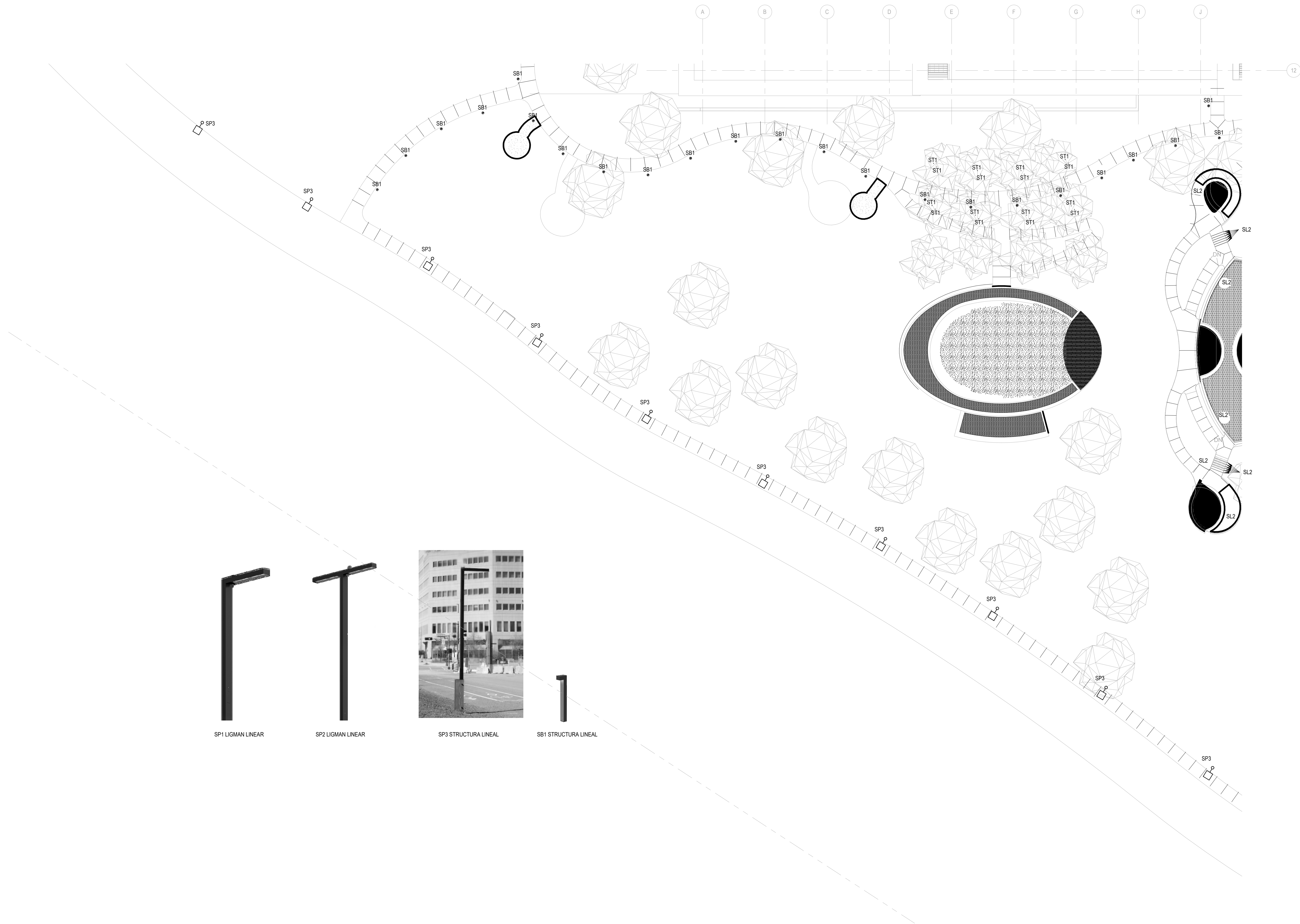
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SOUTHWEST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 80'-0" O.C. ALONG ALL MAIN DRIVEWAYS AND ROADS.
2. PROVIDE TYPE SB1 BOLLARDS ON 10'-0" O.C. SPACINGS ALONG WALKWAYS AND PATHWAYS.



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SOUTH SITE
LIGHTING PLAN
SOUTHWEST SITE
LIGHTING PLAN

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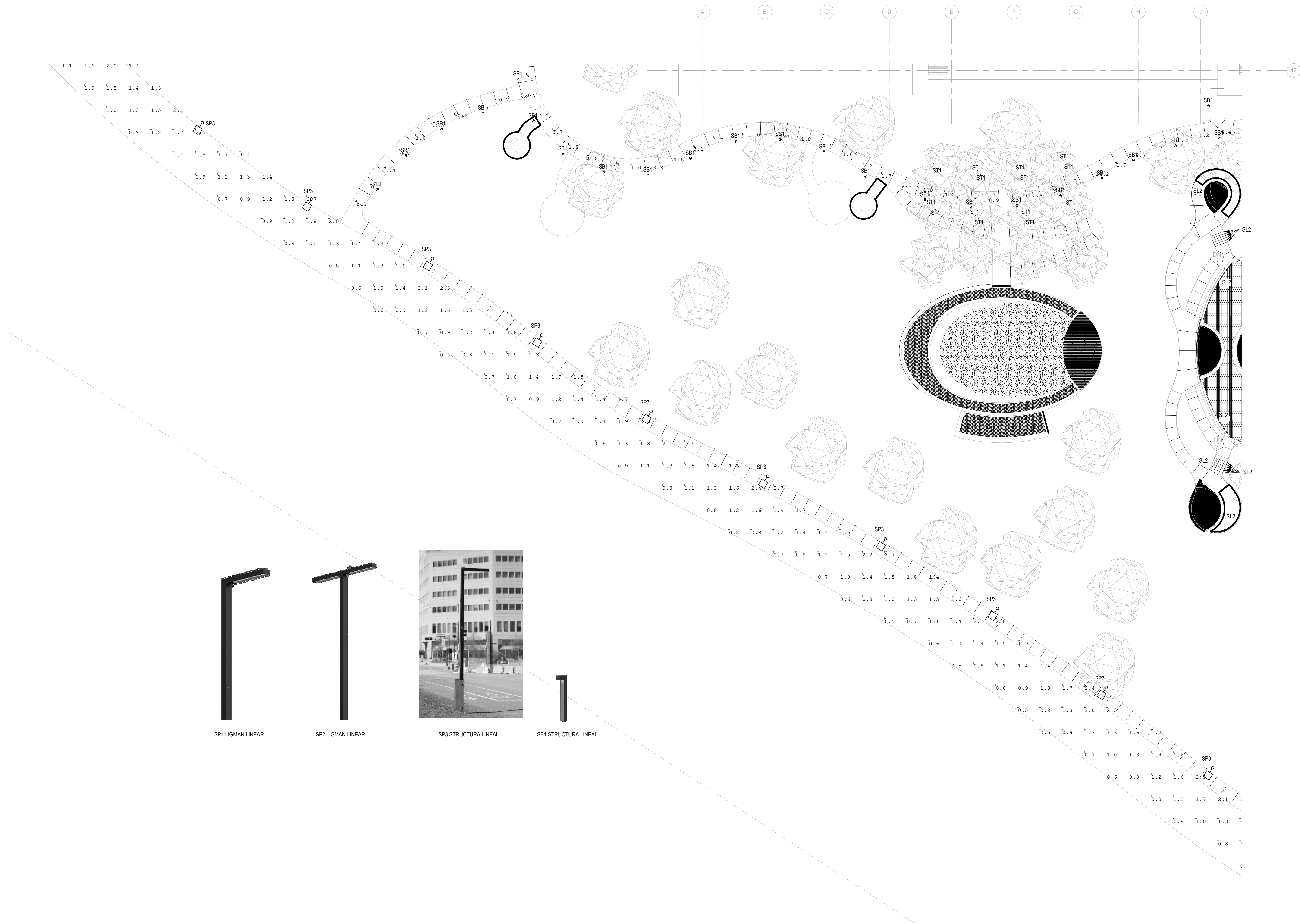
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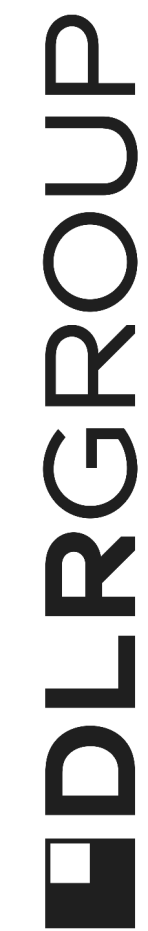


SOUTHWEST SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. PROVIDE TYPE SP3 ON 8'-0" O.C. ALONG ALL MAIN DRIVEWAYS AND ROADS.
2. PROVIDE TYPE SB1 BOLLARDS ON 15'-0" O.C. SPACINGS ALONG WALKWAYS AND PATHWAYS.



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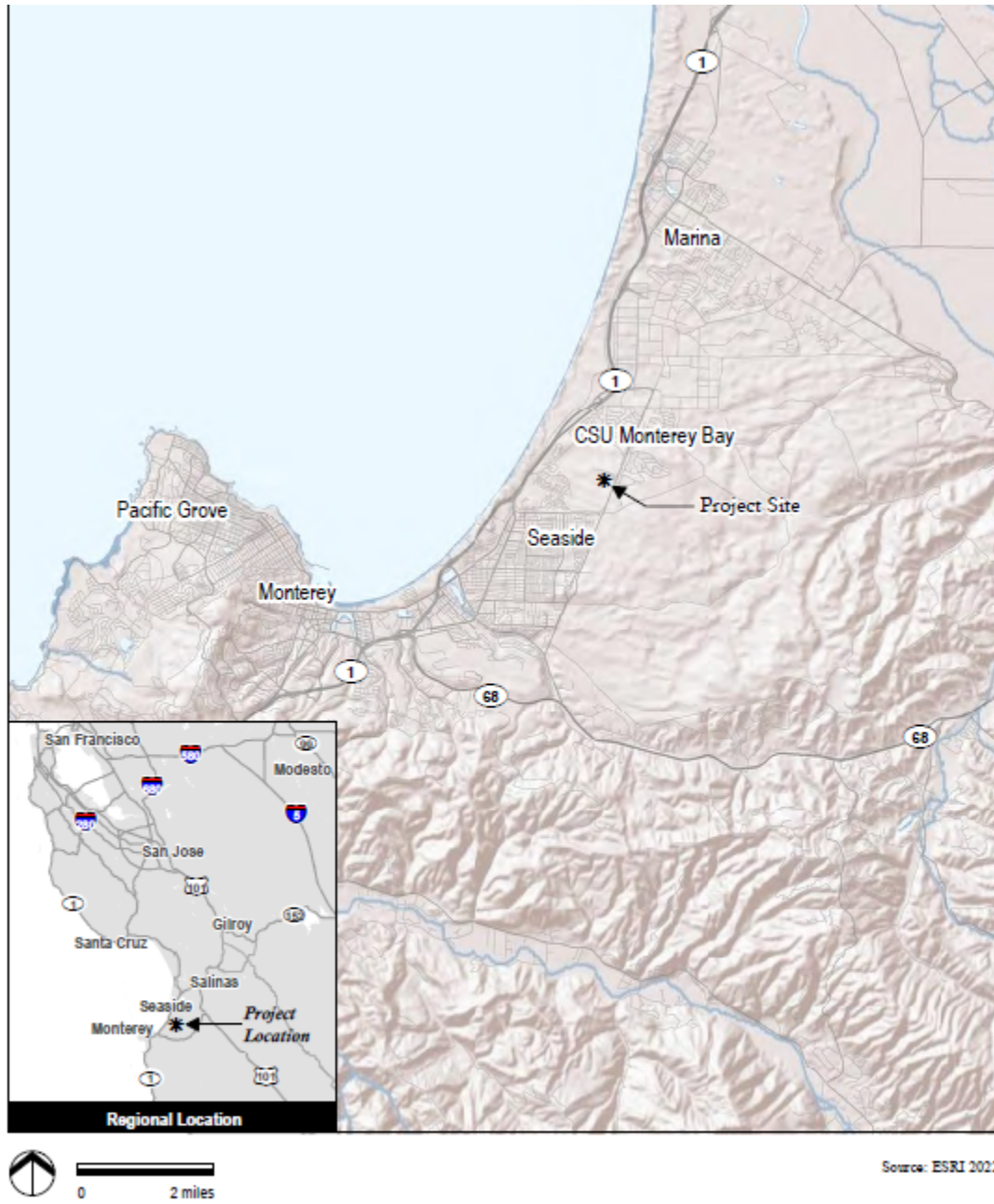
INCLUDE WAY
SEASIDE, CALIFORNIA 93955

100% DESIGN
DEVELOPMENT
10.17.2022
REVISIONS

SOUTH SITE
LIGHTING PLAN
SOUTHWEST SITE
LIGHTING PLAN

ELS1.1W

Attachment 2 – Location Map



Source: ESRI 2022

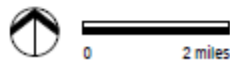


Figure 1
Project Location Map
Addendum No. 4 to the Seaside Resort EIR

Attachment 3 – Project Site and Vicinity Setting



Figure 2
Project Site and Vicinity Setting
Addendum No. 4 to the Seaside Resort EIR

E M C