A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

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

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

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

3. APPROVAL OF MINUTES

4. ORAL COMMUNICATION

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

5. BUSINESS ITEMS

A. Board of Architectural Review Application No. BAR-15-12 and Sign Permit Application No. SP-15-12. Kim Hong, applicant, and Ku Hui Hong, property owner, are requesting design review approval for changes to the exterior building colors and for the installation of new wall signs on an existing commercial building located at 1949 Fremont Boulevard in the Regional Commercial (CRG) Zoning District. The project is Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301, existing facilities.

PURPOSE:
In accordance with Section 17.62.030.B.6&8 of the Seaside Municipal Code (SMC), design review approval is required to modify the existing building colors and install new wall signs on a commercial building located at 1949 Fremont Boulevard.

RECOMMENDATION:
Staff recommends that the Board consider the proposed color changes as presented and determine if:
1. The proposed colors are appropriate for the building and approve as submitted, or

2. The Board request that the applicant provide alternate color changes for the Board's consideration.

B. Architectural Review Application No. BAR-15-17 and Master Sign Program MSP-15-02. Frank Flores, property owner, and Mark Porter, Susana Rodriguez, and Edward Martinez, applicants are requesting design review approval for changes to the exterior building colors and exterior lighting, and a Master Sign Program for the installation of new wall signs on the front façade of a commercial building located at 855 Broadway Avenue in the Mixed Use (MX) Zoning District within the West Broadway Urban Village Specific Plan The project is Categorically Exempt Class 1 from the California Environmental Quality Act (CEQA) Guidelines.

PURPOSE:

In accordance with Section 17.62.030.B.6 and 8 of the Seaside Municipal Code (SMC), exterior modifications consisting of building colors and new light fixtures on the façade of an existing commercial building and the installation of new signs on a commercial building under a Master Sign Program are subject to the review and approval by the Board of Architectural Review (Board).

RECOMMENDATION: Staff recommends approval of façade modifications (e.g. colors, exterior lighting) and new wall signs per the Master Sign Program subject to the conditions of approval provided as Attachment 1 and Attachment 2. The exterior building colors are provided as Exhibit "A" to Attachment 1 and the lighting details are provided as Exhibit "B" to Attachment 1. The Master Sign Program is provided as Exhibit "A" to Attachment 2.

C. **Architectural Review Application No. BAR-15-19. Marina Coast Water District property owner, and Monterey County, applicant, are requesting design review approval for the installation of two new Omni pole mount antennas and a microwave dish onto an existing telecommunication monopole located at 4601 Parker Flats Road in the RS-12 (Single Family Residential) zoning District. The project is Categorically Exempt Class 3 from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE:
In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), the Planning Commission has requested that the Board of Architectural Review consider the design review approval for the installation of two Omni pole mount antennas and a microwave dish onto an existing 78-foot telecommunication monopole that has been constructed to resemble a faux pine tree (Monopine).

RECOMMENDATION:
Staff recommends that the Board of Architectural Review consider the use of paint colors to blend the addition of the proposed antennas and microwave dish into the existing monopine design in accordance with the conditions of approval provided as Attachment 1.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, January 6, 2015
Seaside City Hall
5:30 PM

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

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

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300 Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

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

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.A.

TO: Board of Architectural Review

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

DATE: December 16, 2015

SUBJECT: **Board of Architectural Review Application No. BAR-15-12 and Sign Permit Application No. SP-15-12. Kim Hong, applicant, and Ku Hui Hong, property owner, are requesting design review approval for changes to the exterior building colors and for the installation of new wall signs on an existing commercial building located at 1949 Fremont Boulevard in the Regional Commercial (CRG) Zoning District. The project is Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301, existing facilities.**

PURPOSE

In accordance with Section 17.62.030.B.6&8 of the Seaside Municipal Code (SMC), design review approval is required to modify the existing building colors and install new wall signs on a commercial building located at 1949 Fremont Boulevard.

RECOMMENDATION

Staff recommends that the Board consider the proposed color changes as presented and determine if:

1. The proposed colors are appropriate for the building and approve as submitted, or
2. The Board request that the applicant provide alternate color changes for the Board's consideration.

BACKGROUND

The project site is approximately 12,750 square feet in area and is located on the southwest corne Fremont Boulevard and Playa Avenue. The site was developed in 1953 with a 2,251 square-foot commercial building which was occupied by the Ord Terrace Liquors and Grocery. In May of 20 the Ord Terrace Liquors and Grocery was sold to the project applicant. The applicant proceeded paint the building and change the exterior signs without the benefit of obtaining the required pern

Code Enforcement contacted the owner and the current application is being processed to approve new paint scheme for the exterior of the building and new wall signs.

(See Figure 1 for location of adjacent land uses). A Proposed Color Board is provided as Attachr 2. A Location Map is provided as Attachment 3. An Aerial Photo is provided as Attachment 4. Site Photographs are provided as Attachment 5. Existing Site Photographs are provided as Attachment 6.

Figure 1: Project Site Adjacent Land Uses				
NW		N		NE
	Shopping Mall	Shopping Mall	Retail Sales	
W	American Legion	**Project Site**	Retail Sales	E
	American Legion	Motel	Retail Sales	
SW		S		SE

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act pursuant to C 1, Section 15301. Class 1 consists of minor alterations of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Evidence: The proposed project consists of the painting of the exterior of the building and the installation of new on premise wall signs which consist of minor improvements that can be seen with certainty would not result in any impact on the environment.

PROJECT DESCRIPTION

The single-story Ord Terrace Liquors and Grocery store is located on the southwest corner of Fremont Boulevard and Playa Avenue. A row of five diagonal parking spaces, including 1 ADA space, front the building along Playa Avenue and 7 perpendicular parking spaces front the building along Fremont Boulevard. The remainder of the lot to the rear (west) is vacant. The building is currently painted green with black and red trim. Red and yellow signs which exceed the allowable number and square footage for this building have been painted or installed on all four exterior elevations of the building.

Exterior Building Colors

The body of the building is stucco and has been repainted using a soft green color (Sherwin-Williams custom Desert Chaparral) for the body and a black accent for the secondary trim

element. The primary exterior accent color is black. The black trim color occurs at the front (Fremont Boulevard) elevation along the face of an overhang that extends along the length of the building just above the window height. This overhang provides cover for the front windows and main entrance. This overhang turns 90 degrees to the west and continues along the north (Playa Avenue) elevation for approximately 25 feet. A vertical masonry brick column at the southwest corner of the store has been painted black and supports an externally illuminated sign that faces to the south. This structure is approximately 16 feet high and is the tallest part of the building. A four foot high wood wall at the top of the rear (west) elevation that runs between the side parapet walls is painted black and is the background for a large red and yellow painted sign that runs the width of the building. A two foot high strip of flagstone has been applied to the base of the building on the south, west, and east elevations. Above this stone work is a twelve inch high black stripe. Along the entire length of this stripe are yellow painted letters which describe the services offered by the store. A six inch red stripe runs along the top of the building on the front and two sides of the building. The stripe then increases in width to approximately two feet as it borders the sign on the rear of the building. The store front consists of glass panels and the glass entry door. The side and rear elevations of the building have single hung and fixed windows which are trimmed in red and black. Color samples are provided as Exhibit B to Attachment 1.

The applicant is proposing to maintain the green (Desert Chaparral) body color. All of the existing black and red accent striping, painted signs, and black column elements are proposed to be repainted a dark brown (Sherwin-Williams SW6069 French Roast) color. The side and rear windows will be trimmed in brown and red. The front door trim will be painted brown.

Exterior Signs

In addition to the previously mentioned yellow lettering above the stone base of the building, there are currently four other grouping of signs on all four elevations of the building. These signs are approximately 300 square feet in total area. The building has 48 lineal feet along its Fremont Boulevard frontage. For calculating sign area, this is the primary frontage and is allowed 48 square feet of sign area in any combination of allowed signs. The building has 49 lineal feet along its Playa Avenue frontage. By definition, this is the secondary frontage and is allowed 24.5 square feet of sign area in one sign. The as-built signs exceed the allowable sign areas on the primary and secondary frontages.

The applicant is proposing to comply with the sign ordinance by making the following changes:

The existing two foot high illuminated red acrylic channel letters (LIQUORS) located over the front door will be removed and reinstalled closer towards the north end of the Fremont Boulevard frontage. The letters will be spaced closer together to allow room for fifteen inch high red plastic dimensional ORD TERRACE and six inch high yellow plastic dimensional CHECK CASHING – ALTERATIONS signs to be located to the left of the reinstalled red LIQUORS sign. The total square footage of these signs is 48 square feet which equals the total allowed signage for the primary building frontage. All other lettering will be removed from this front building elevation.

The signs currently located above the overhang on the Playa Avenue frontage will be removed and the wall repainted the existing green (Desert Chaparral) color. New twelve inch high red

plastic dimensional ORD TERRACE LIQUORS letters will be installed over a smaller yellow plastic dimensional CHECK CASHING – ALTERATION lettering. This sign will be 22 square feet in area. This building frontage is allowed a total of 24.5 square feet for one sign type. The proposed total sign area for the building will be 70 square feet.

The sign on the south elevation of the building will be removed. The lettering extending along the 12 inch high accent stripe located on the north, west, and east sides of the building will be removed. All of the signs on the west elevation will be removed. The large lettering on the front windows of the building will be removed and replaced with nine inch high individual lettering which will cover no more than ten percent of the window area. The SMC allows permanent lettering to cover a maximum of 25 percent of the window area.

STAFF ANALYSIS

Color Scheme:
Staff does not find that the proposed color scheme would establish the following design elements:

1. Create a point of interest at a busy intersection without being distraction.
2. The color scheme is harmonious.

Sign Program:

Design Criteria

SMC section 17.40.060.F: Design Criteria specifies that the following design criteria be used in the review of signs: color, design and construction, materials and structure.

Color

SMC Section 17.40.60.F.1: Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the other structures on the site.

Evidence: The body and trim colors are used consistently throughout the site and are harmonious with the colors proposed for the signs.

2. Design and Construction

SMC Section 17.40.060.F.2, Design and Construction, requires sign proposals to be designed to produce a professional result.

Evidence: The proposed signs have been designed by a sign professional (Sign One of Seaside) and based upon the project plans, the signs are in compliance with the regulations set forth in SMC Section 17.40.060.F.2.

3. Materials and Structure

SMC Section 17.40.060.F.3: Sign Materials and Structure, provides specifications for sign material durability and proportionality of all sign components. The proposed sign materials include a combination of internally

illuminated channel letters and non-illuminated plastic dimensional letters on the stucco building. The durability of the proposed sign materials would comply with the requirements of SMC Section 17.38.060.F.3.

Evidence: The two foot high internally illuminated red channel letter LIQUOR sign will be mounted to the front fascia wall with anchor bolts. The signs will have internal LED illumination. Electrical power will be provided through a raceway on the back side of the fascia wall.

SMC Section 17.40.060.G, Copy Design Guidelines

SMC Section 17.40.060.G: Copy Design Guidelines encourages copy design that will enhance readability, and relate to the name and nature of the business.

Evidence: The proposed signs feature copy and colors that would be easily readable by motorists and pedestrians, relate to the nature of the business, and enhance the attractiveness of the overall streetscape along Fremont Boulevard and Playa Avenue.

CONCLUSION

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

Approve as submitted. Continue the design review application to the January 6, 2016 meeting for the adoption of findings and conditions of approval.

Continue the project to the January 6, 2016 meeting to address comments from the BAR.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

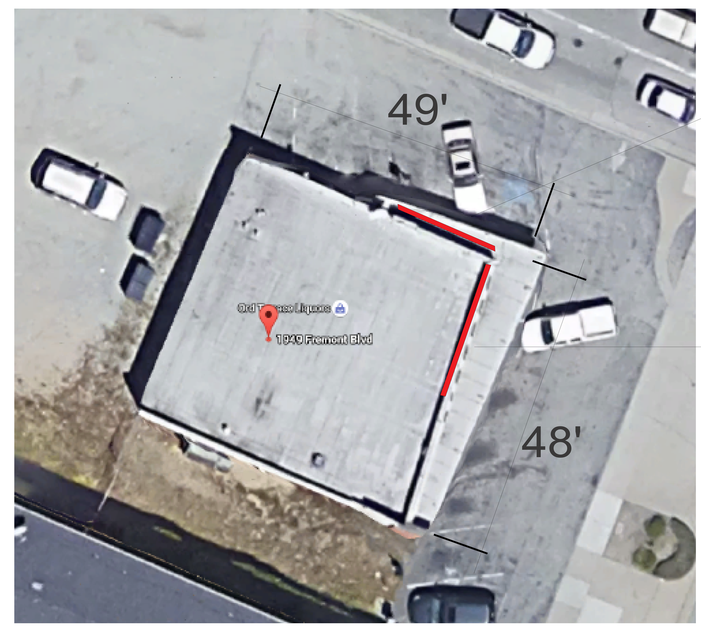
1. Attachment 1 - Project Plans
2. Attachment 2 - Coloar Board
3. Attachment 3 - Location Map
4. Attachment 4 - Aerial View
5. Attachment 5 - 2008 Site Photos
6. Attachment 6 - Existing Site Photos

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION



Proposed sign location2 (NORTH)
23.95 liner sq/ft

Proposed sign location1 (EAST)
48 liner sq/ft

SITE VIEW

SIGNOne By KJS Corp. DESIGN & SERVICES
1986 FREMONT BLVD. SEASIDE, CA93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE CHECK CASHING ALTERATIONS LIQUORS

1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

1

CHECK CASHING
EBT MAGAZINES
ALTERATION
MONEYORDER
FOODST MPS

WEST ELEVATION

PROPOSED WEST ELEVATION

* All text, red trim and black columns
will be covered by dark brown paint

Sherwin-williams :French Roast (SW6069)
Sherwin-williams :Custom Desert Chaparral

SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

SIGNOne By KJS Corp. DESIGN & SERVICES
1986 FREMONT BLVD. SEASIDE, CA93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE CHECK CASHING ALTERATIONS LIQUORS

1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

3

PROPOSED SIGN 1 EAST ELEVATION

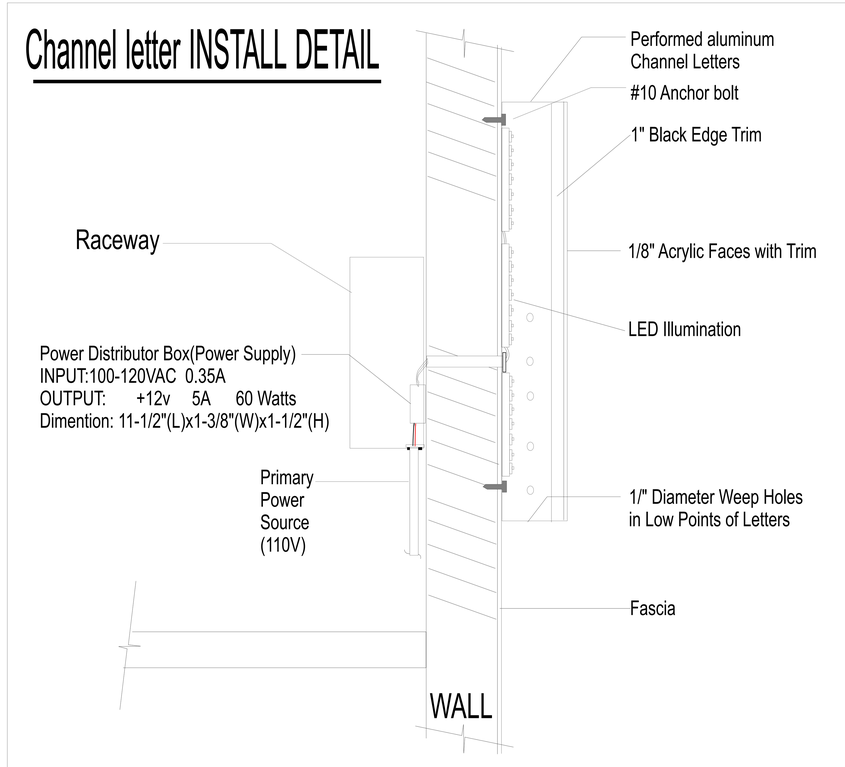
LIQUORS

existing channel letters
illuminated by LED light
it will be removed and
reinstalled

ORD TERRACE
CHECK CASHING • ALTERATIONS

plastic dimensional letters
top-15" bottom 6" letters
color-red and yellow

Channel letter INSTALL DETAIL

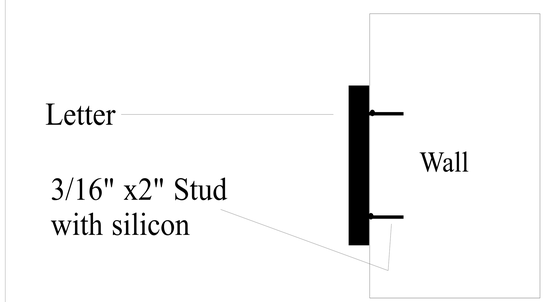


PROPOSED SIGN 2 NORTH ELEVATION

ORD TERRACE LIQUORS
CHECK CASHING • ALTERATIONS

plastic dimensional letters
top-12" bottom 6" letters
color-red and yellow

dimensional letter Installation Detail



SIGNOne By KJB Corp. DESIGN & SERVICES
1986 FREMONT BLVD. SEASIDE, CA93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE CHECK CASHING ALTERATIONS LIQUORS

1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

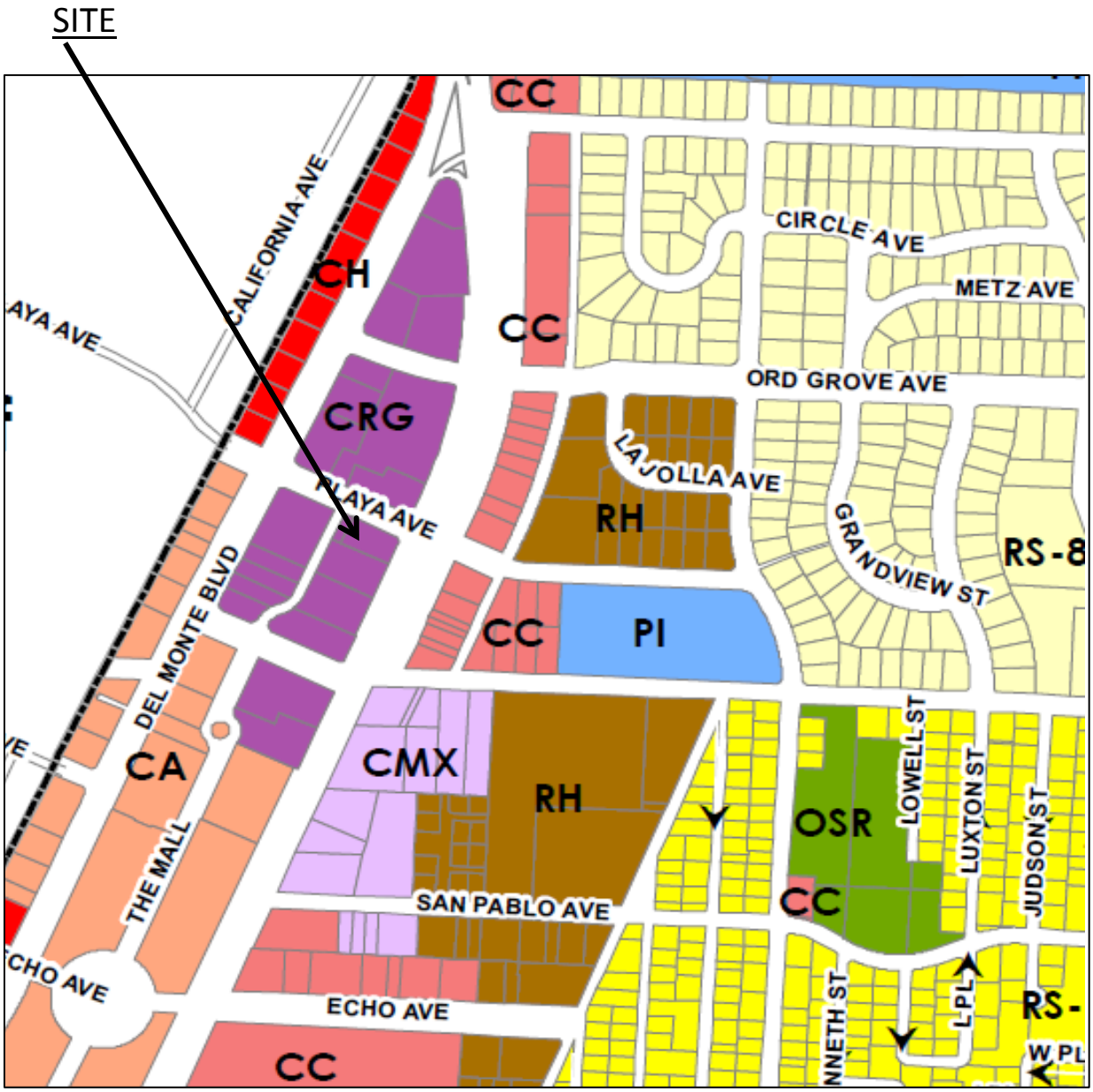
4

DESERT CHAPARRAL

FRENCH TOAST

LOCATION MAP

1949 FREMONT BOULEVARD



AERIAL VIEW

1949 Fremont Boulevard

NOV 13 2008

Terrace
LIQUORS
NOV 13 2008

Terrace LIQUORS
Import & Domestic
Money Orders Available
Best Magazine Selection In Monterey County
BUD LIGHT
ICE
ICE
NOV 13 2008

Terrace LIQUORS
Money Orders Available
Best Magazine Selection In Monterey County
NOV 13 2008

CHECK CASHING
ORD TERRACE
GROCERY
LIQUORS
CHECK CASHING
EBT MAGAZINES
ALTERATION
ATM
OPEN
1949
MAGAZINE
GROCERY
CHECK CASHING
MONEY ORDER
EBT
FOOD STAMP
GROCERY
CHECK CASHING
MONEY OR
EBT MONEYORDER
Glacier
PUSH BUTTON FOR

CHECK CASHING
GROCERY
ALTERATION
MAGAZINES + EBT
CHECK CASHING
ORD TERRACE
GROCERY
LIQUORS
WING STOP
FOODSTAMPS
MAGAZINE
GROCERY
CHECK CASHING
MONEY ORDER
OPEN
ATM
Monterey County
The Herald
montereyherald.com

ORD TERRACE LIQUOR & GROCERY
EBT * ALTERATION * MONEYORDER * FOODSTAMPS * CHECKCASHING
sleep

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.B.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: December 16, 2015

SUBJECT: **Architectural Review Application No. BAR-15-17 and Master Sign Program MSP-15-02. Frank Flores, property owner, and Mark Porter, Susana Rodriguez, and Edward Martinez, applicants are requesting design review approval for changes to the exterior building colors and exterior lighting, and a Master Sign Program for the installation of new wall signs on the front façade of a commercial building located at 855 Broadway Avenue in the Mixed Use (MX) Zoning District within the West Broadway Urban Village Specific Plan The project is Categorically Exempt Class 1 from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE

In accordance with Section 17.62.030.B.6 and 8 of the Seaside Municipal Code (SMC), exterior modifications consisting of building colors and new light fixtures on the façade of an existing commercial building and the installation of new signs on a commercial building under a Master Sign Program are subject to the review and approval by the Board of Architectural Review (Board).

RECOMMENDATION

Staff recommends approval of façade modifications (e.g. colors, exterior lighting) and new wall signs per the Master Sign Program subject to the conditions of approval provided as Attachment 1 and Attachment 2. The exterior building colors are provided as Exhibit "A" to Attachment 1 and the lighting details are provided as Exhibit "B" to Attachment 1. The Master Sign Program is provided as Exhibit "A" to Attachment 2.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is located on an 8,000 square-foot parcel (100 feet in depth by 80 feet in width) and is developed with an existing 5,440 square-foot one-story commercial building. The rear of the site is developed with an improved concrete off-street parking lot comprised of seven perpendicular parking stalls that are accessed from a public alley. The parking lot includes one van accessible disabled parking space. The adjoining parcels are developed with one-story retail commercial buildings to the east, south, and west and the auto center to the north (see Location Map as Attachment 2, Aerial Photo as Attachment 3 and Site Photographs as Attachment 4).

Figure 1: Project Site Adjacent Land Uses

NW		**N**		**NE**
	Auto Center	**Auto Center**	**Auto Center**	
W	**Retail Store**	Project Site	**Retail Carpet Store**	**E**
	City Shopping Center	**City Shopping Center**	**City Shopping Center**	
SW		**S**		**SE**

PROJECT DESCRIPTION

The proposed project will consist of modifications being made to the front façade of an existing commercial building to accommodate new exterior building colors and new exterior lighting at the front entry doors at 855 Broadway Avenue. The proposed changes are being requested as part of change in the occupancy of the building from a single tenant to a multi-tenant building consisting of four separate businesses. The project site was recently occupied by Monterey Bay Pro Player Development, a baseball training and fitness training studio. The building now includes the following tenants:

First Impressions Party Supply
Andrews Printing
Four Seasons Sunrooms
RE Power Solar Universe

Building Colors

A photograph depicting the existing front façade building colors and storefront design is provided as Attachment 5. The storefront consists of a sloped mansard roof with six fixed windows spaced between vertical brick columns/wainscot. A flat stucco façade element exists

above the storefront windows. The color of the stucco façade, window trim, door trim, and fascia gutter on the mansard roof consists of an off-white cream color.

The proposed color scheme is shown on Exhibit ”A” of Attachment 1. The new colors would consist of the following:

Body	-	Kelly Moore Remington Rust
Trim (Fascia Gutter and Windows)	-	Kelly Moore Sonora Apricot

No changes would be made to the existing vertical red brick columns/wainscot. The color of the rear façade facing the rear alley and service areas of the autocenter will remain as off-white as shown on the site photographs provided as Attachment 4.

Exterior Lighting

Applicant is proposing to install a wall sconce on each side of the front entry doors. The fixture is shown on Exhibit “B” of Attachment 1. The fixture would consist of a 10.75 in. light brushed nickel pocket wall scone with a frosted glass face. The light fixtures would be connected to an existing electrical connection.

Master Sign Program

The following signs are proposed on the flat wood façade area above the storefront windows:

A non-illuminated 8-foot by 2 ½-foot Marine Density Overlay (MDO) ½-inch sign frame with gold vinyl letters on black background with the following text: “First Impressions Party Supply”.

A non-illuminated 8-foot by 2 ½-foot MDO 1/2 –inch sign frame with bronze vinyl letters on black background with the following text: “Andrew’s Printing”.

A non-illuminated 10-foot by 3-foot MDO ½-inch sign frame with a logo and blue and white vinyl letters on a black background with the following text: “Build the Best Four Seasons Sunrooms”.

A non-illuminated 10-foot by 3-foot MDO ½-inch sign frame with white vinyl letters on a black background with the following text: “Build the Best Four Seasons Sunrooms”.

The signs would be mounted to the stucco façade with concrete screws painted black to match the background color of the sign face. The sign plans are provided as Exhibit “A” to Attachment 2.

STAFF ANALYSIS

Design Criteria

In accordance with Section 7.C.5 (Façade Composition) of the WBUV Design Principles, the design of building facades shall incorporate elements that help to break-up long, undifferentiated walls or sides of buildings and facilitate a relationship with the building’s users.

Consistency Analysis:

City staff finds that the proposed color scheme on the front facade will blend with the brown color of the existing mansard wood shingle roof and the vertical columns/wainscot. (WBUV D.5.1.5)

The multi-color scheme and use of sconce pocket lighting at the front entry will serve to provide greater visual interest on the streetscape to the pedestrian and emphasize the three dimensional characteristics of the building facade (e.g projecting mansard shingle roof, recessed front entry, window patterns, and vertical brick columns) to enhance the sense of entry into the building. (WBUV D.5.1.8)

Sign Design/Master Sign Program

In accordance with Section 17.40.030.B of the SMC, a Master Sign Program (MSP) shall be approved by the Board for new signs on a multi-tenant commercial building. The proposed project involves a change in the occupancy of the site from a single tenant building to a four-tenant building. As part of the MSP, the Board may grant exceptions to the standards of the Sign Code regulations for the maximum size, and number of signs, based on design features (e.g. architectural style, site visibility, and building mass). A MSP shall conform to and complement the architectural design and character of the structure.

In accordance with Section 17.40.070.B, Table 3-16 of the Sign Standards, the maximum sign area for a building frontage is one square-foot per linear frontage of the site, not to exceed a maximum of 100 sq. ft.. The project site has a frontage of 80 feet which would permit a maximum of 80 square feet. The applicant is seeking to receive an exception to the maximum sign area by permitting a combined sign area of 100 sq. ft. for the four wall signs.

Consistency Analysis

Based on the sign plan provided as Exhibit "C" to Attachment 1, the placement of the wall signs will be to scale with the overall mass of the storefront. (WBUV D.7.2.1)

The placement of the wall signs on the upper stucco façade consists of an area of the façade to provide visibility to the streetscape and complement the appearance of the commercial building. (WBUV D.7.2.6)

The shape and appearance of the MDO sign boards and consistent use of vinyl letters establishes a symmetrical appearance within the defined horizontal orientation of the storefront. (WBUV D.7.2.7)

The wall signs will be constructed and installed by a professional sign company to ensure that the sign text is properly aligned. (WBUV D.7.4.1)

The colors of the sign text will be harmonious with the black background of the sign frame and will related to the proposed body (Kelly Moore Remington Rust) and trim (Kelly Moore Sonora Apricot) color on the front façade. (WBUV D.7.3.4)

The Master Sign Program will allow for each business to be properly identified while making a positive contribution to the urban form and economic viability of the West Broadway Urban Village Specific Plan. (WBUV D.5 and D.7)

ENVIRONMENTAL DETERMINATION

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

Evidence: The proposed project will involve the modification of the existing building colors and the installation of new wall signs on the front façade of a commercial building. The proposed modifications will consist of minor alterations and will not involve any change or expansion of use within the existing facility which is located within a heavily urbanized area commercial area of the City.

FINDINGS

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

Evidence: The building colors and sign plans have been reviewed in accordance with the General Plan, Zoning Code, and design criteria for signs under Section 17.38.060.F of the Seaside Municipal Code and Chapter 7 of the West Broadway Urban Village Specific Plan, and it is concluded that the proposed façade improvements and Master Sign Program will be compatible with the scale, style, and architectural character of the surrounding area, and will meet high aesthetic and design integrity standards.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Facade Improvement Conditions of Approval
2. Attachment 1 Exhibit A - Building Colors
3. Attachment 1 Exhibit B - Lighting Plan
4. Attachment 2 - Mastger Sign Program Conditions
5. Attachment 3 - Location Map
6. Attachment 4 - Aeriall Photo

7. Attachment 5 - Siter Photographs
8. Attachment 6 - Street View Photo

Conditions of Approval
File No. BAR-15-17
December 16, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "855 Broadway Façade Improvements" stamped as "Received December 4, 2015, Seaside Resource Management" and approved on December 16, 2015. The proposed color modifications are attached as Exhibit "A". The proposed exterior light fixtures are provided as Exhibit "B".

Building:

2. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Building Code.

Fire Department:

3. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Fire Code.

Standard:

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

2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.

4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such

action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-17

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

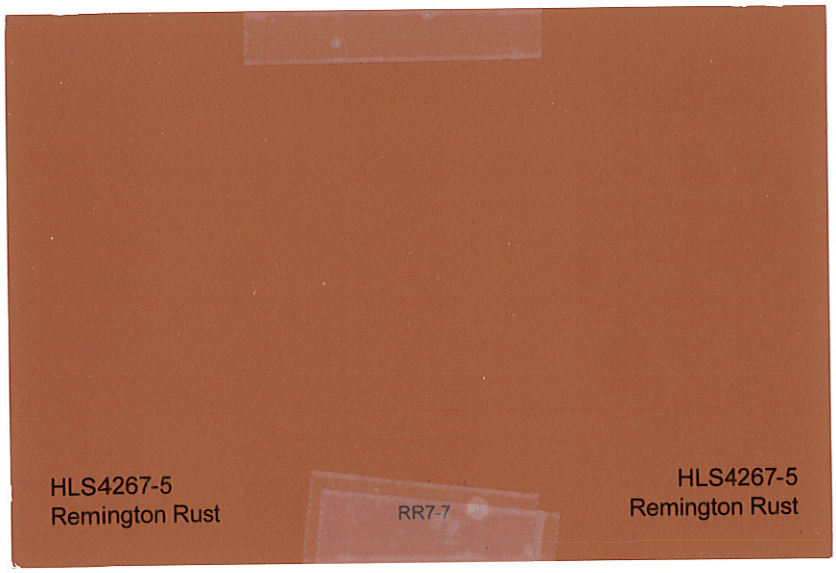
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

_____ _____
Applicant's Signature Date

_____ _____
Property Owner's Signature Date

Attachment 1 – Exhibit "A"

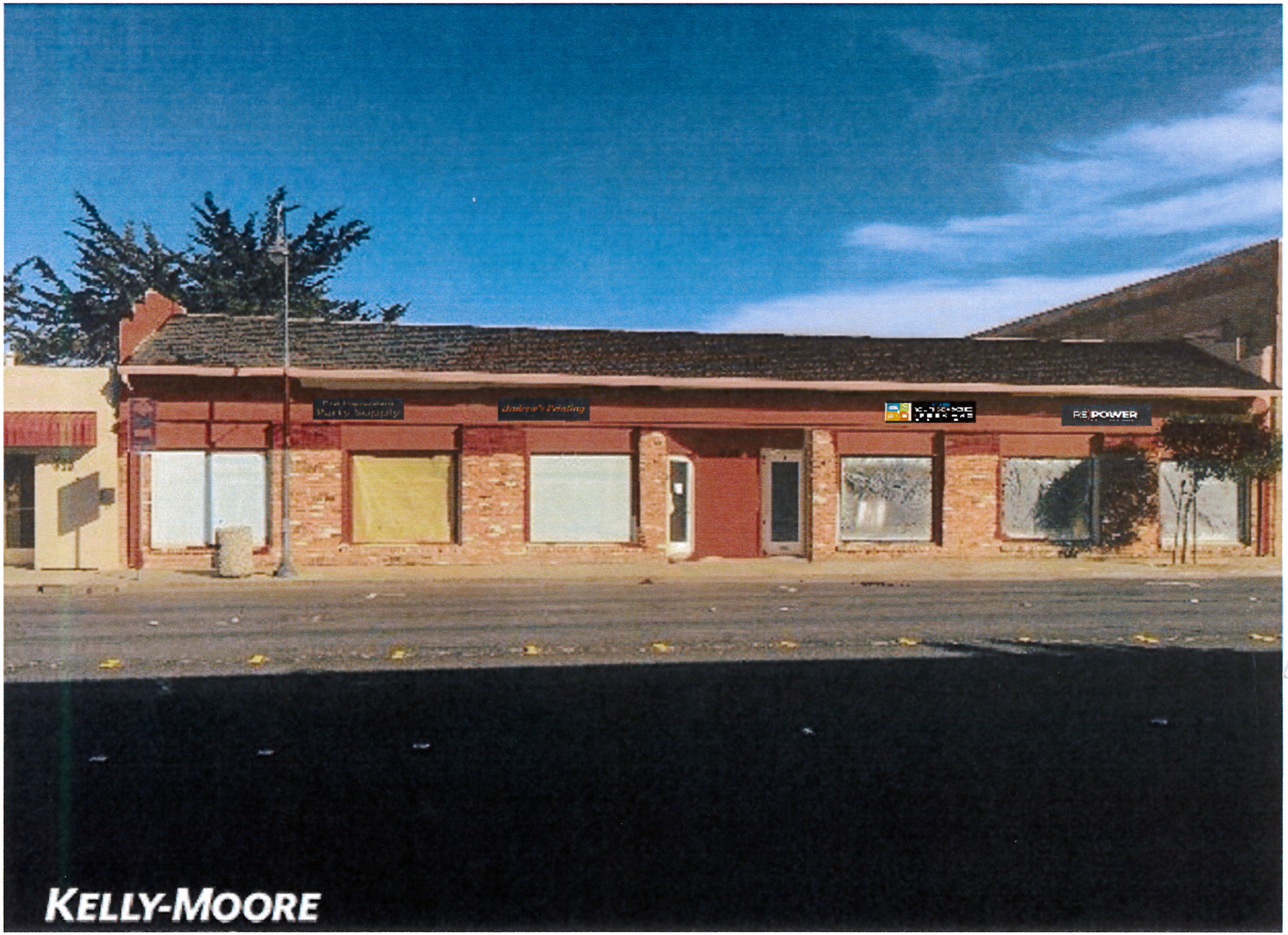
Proposed Building Colors



Body

TRIM

BRick


Party Supply
andrew's Printing
RE POWER
KELLY-MOORE

WINDOW TRIM

Attachment 1 – Exhibit "B"

Exterior Light Fixture

Your Store:
Gilroy, CA

Your Store: **Gilroy, CA**

Galaxy 10.75-in W 1-Light Brushed Nickel Pocket Wall Sconce

Item #: 432317 | Model #: 212480BN

Be the first to

Light bulb(s) not included

FREE
Store Pickup
Your order will be ready for pickup from **Lowe's Of Gilroy, CA by 12/20/2015.**

Lowe's Truck Delivery
Your order will be ready for delivery to you from **Lowe's Of Gilroy, CA by 12/20/2015.**

FREE
Parcel Shipping
Sent by carriers like UPS, FedEx, USPS, etc.

Galaxy 10.75-in W 1-Light Brushed Nickel Pocket Wall Sconce

Facebook
Pinterest
Twitter
Google+
Email

Description

10.75-in W 1-Light Brushed Nickel Pocket Wall Sconce

- Contemporary/modern wall sconce with satin white glass
- Requires (1)100-watt A19 medium base frosted incandescent light bulb, not included

Specifications

Wall Sconce Type	Pocket	CSA Safety Listing	Yes
Style	Contemporary/Modern	ETL Safety Listing	No
Depth (Inches)	4	Mounting Hardware Included	Yes
Height (Inches)	11.25	Dimmable	Yes
Width (Inches)	10.75	Collection Name	N/A
Manufacturer Color/Finish	Brushed nickel	Shade/Glass Type	Glass
ADA Approved	Yes	Power Source	Hardwired
Lighting Technology	Standard	Weight (lbs.)	3.65
Number of Bulbs Required	1	Color/Finish Family	Silver
Maximum Bulb Wattage	100	ENERGY STAR Qualified	No
Material	Glass	Bulbs Included	No
Number of Lights	1	Light Bulb Base Type	Medium base (E-26)
UL Safety Listing	No	Recommended Light Bulb Shape	A19

Conditions of Approval
File No. MSP-15-02
December 16, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "855 Broadway Master Sign Program" stamped as "Received December 4, 2015, Seaside Resource Management" and approved on December 16, 2015. The proposed sign plans are attached as Exhibit "A".

2. The MDO sign boards shall be modified to include a beveled 2x trim around the perimeter of the signs.

Building:

3. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Building Code.

Fire Department:

4. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Fire Code.

Standard:

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

2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.

4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and

attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

MASTER SIGH PROGRAM APPLICATION NO. MSP-15-02

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

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

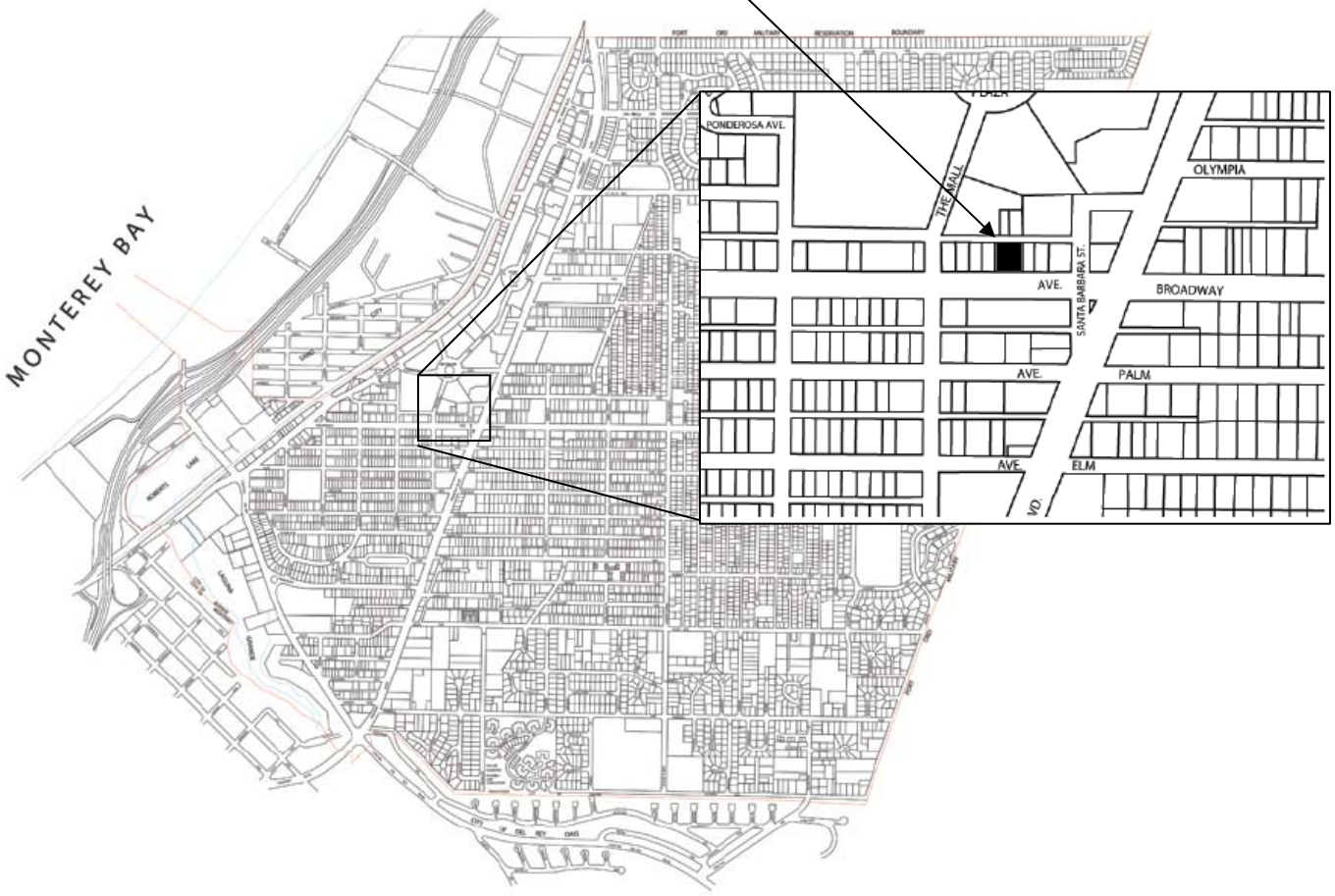
_____ _____
Applicant's Signature Date

_____ _____
Property Owner's Signature Date

Attachment 3

Location Map

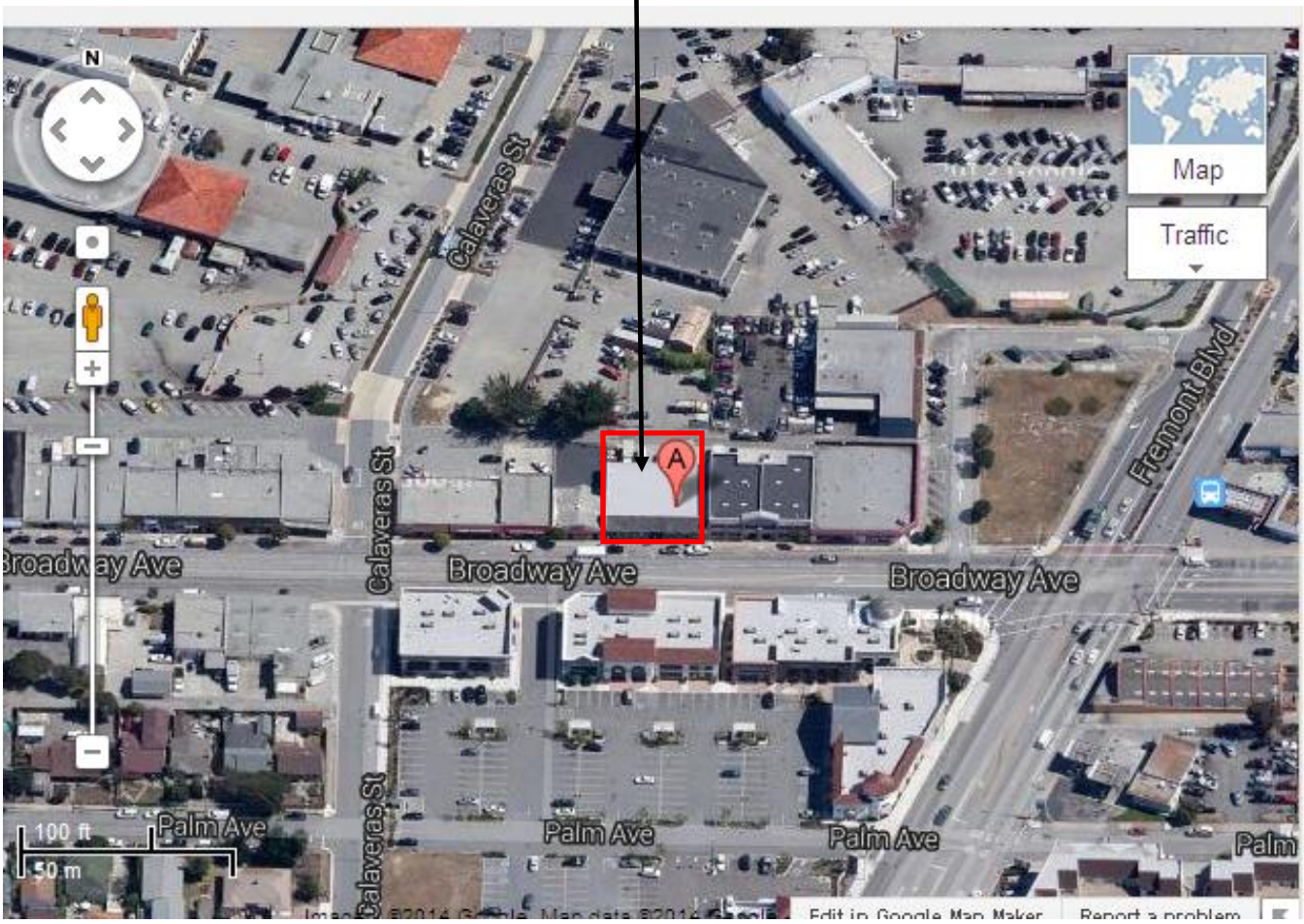
Project Location: 855 Broadway Avenue



Attachment 4

Aerial Photograph

Project Location: 855 Broadway Avenue



Attachment 5 – Site Photographs

View looking west from Broadway Avenue

View looking east from Broadway Avenue

View of rear elevation from alley

Google Maps 846 Broadway Ave

Image capture: Apr 2015 © 2015 Google

Seaside, California

Street View - Apr 2015

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.C.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: December 16, 2015

SUBJECT: **Architectural Review Application No. BAR-15-19. Marina Coast Water District property owner, and Monterey County, applicant, are requesting design review approval for the installation of two new Omni pole mount antennas and a microwave dish onto an existing telecommunication monopole located at 4601 Parker Flats Road in the RS-12 (Single Family Residential) zoning District. The project is Categorically Exempt Class 3 from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), the Planning Commission has requested that the Board of Architectural Review consider the design review approval for the installation of two Omni pole mount antennas and a microwave dish onto an existing 78-foot telecommunication monopole that has been constructed to resemble a faux pine tree (Monopine).

RECOMMENDATION

Staff recommends that the Board of Architectural Review consider the use of paint colors to blend the addition of the proposed antennas and microwave dish into the existing monopine design in accordance with the conditions of approval provided as Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The proposed project is located on a 2.33-acre parcel owned by the Marina Coast Water District on a hilltop known as Welsh Ridge in the former Fort Ord Army Base. The site is being used by Marina Coast Water District for the storage and distribution of a municipal water source. The parcel is accessible by an unimproved dirt road off of Eucalyptus Road (See Location Map and Aerial Map included as Attachment 2 and 3, respectively).

Currently, the project parcel is developed with a single telecommunication tower camouflaged as a monopine located on the southwest corner of the parcel, and is across a dirt access road from the three existing ground-level water reservoirs being used by Marina Coast Water District. The faux tree pole currently contains four (4) panel antennas for use by Sprint Wireless Communications.

Adjacent land uses to the project include, clockwise from the north: abandoned former Fort Ord officer's barracks owned by Chartwell School; a future Veterans Cemetery property; existing undeveloped land anticipated for future residential development by the City of Seaside; a military residential community; and a special education school (Chartwell School) and public elementary school (Marshall Elementary School) (See Figure 1). An aerial map of surrounding uses is included as Attachment 3.

Figure 1: Adjacent Land Uses to Project Site

NW	**N**			**NE**
	Future residential development (0 ft) + Chartwell School (~2,000 ft) + Marshall Elementary School (~2,500 ft)	**Future residential development (0 ft) + Abandoned Fort Ord officer's barracks (800 ft)**	**Future Veterans Cemetery property (0 ft)**	
W	**Future residential development (0 ft) + Military residential community (~800 ft)**	Project Site	**Future Veterans Cemetery property (0 ft)**	**E**
	Future residential development (0 ft) + Military residential community (~300 ft)	**Future residential development (0 ft)**	**Future residential development (0 ft)**	
SW		**S**		**SE**

BACKGROUND

The existing 78-foot telecommunication monopole was constructed in 2008 under Use Permit No. UP-10-07 for a wireless telecommunication carrier (Sprint Communications). The existing telecommunication facility consists of a monopole designed as a faux pine tree to accommodate a total of twelve (12) eight-foot panel antennas (each 5 inches wide by 96 inches tall) and two (2) four-foot diameter microwave dish. A total of four (4) panel antennas currently exist on the monopole that are mounted on a single bracket at the 74-foot tower level. The existing antennas are hidden within the faux tree branches of the monopine for visual screening.

On November 18, 2015, the Planning Commission acted to approve a use permit and variance application to allow for the following modifications to the existing telecommunication facility:

The addition of a single Omni pole mount receive (Rx) only antenna approx. 12-inches in diameter at the top of the 78-foot tall permanent steel tree-pole which will extend to a height of 99 feet; and

Two (2) very high frequency (VHF) Omni multi-channel radio transmit (Tx) antennas mounted on a stand-off bracket at an elevation of 47 feet, and

Two (2) directional microwave dishes at an elevation of 60 feet.

The microwave dishes would be completely concealed within the faux tree branches of the tree-pole for visual screening while the lower pole mount antennas would be placed on the outer edge of the tree branches for partial concealment. The microwave dishes and lower pole mount antennas would be painted a hunter green to match the monopine and faux branches. The upper Omni pole mount antenna, however, would extend above the faux branches. The applicant is proposing to paint the upper Omni pole mount antenna sky blue or sky gray to the blend with the background horizon as the primary means to blend and camouflage this antenna into the background of the open space area surrounding the site. A photo simulation of the proposed improvements is provided as Attachment 4. The project plans are provided as Exhibit "B" to Attachment 1.

Based on the projection of the upper pole mount antenna above the top of the monopine, the Planning Commission directed the applicant to forward the project to the Board of Architectural Review to determine if there were other options which could be implemented to extend the faux branches upward to screen the upper pole mount antenna in similar manner as the lower antennas are currently screened.

STAFF ANALYSIS

Due to radio frequency requirements of the proposed system in relation to the existing cellular panel antennas being operated by Sprint, the upper and lower pole mount Omni antennas must be spaced 20 feet above and 20 feet below the Sprint antennas. This design constraint thus limits the options to place the upper pole mount antennas within the area of the existing faux branches. The applicant has submitted a letter that was prepared by its Radio Engineers, Harris

Corporation, outlining why it would not be feasible to extend the upper faux branches on the existing monopine. Key issues are listed below:

Structural considerations; and
Radio Frequency degradation issues; and
Site-Owner (Sprint) considerations.

In light of the limitations outlined in Attachment 5, City staff finds that by painting the upper pole mount antenna either a sky gray or sky blue color would serve to blend the antenna into the surrounding open space area. The remote location of the monopine facility would not readily be seen from most areas within the community and the relatively narrow diameter of the upper pole mount antenna would further minimize the appearance of the projection above the top of the existing monopine. City staff recommends that the Board consider the use of a sky blue color based on how the monopine is elevated above the surrounding area so that the visual perspective from the public right-of-way would looking toward the horizon.

ENVIRONMENTAL DETERMINATION

This project qualifies as a Class 3 exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). Class 3 exemptions consist of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The key consideration for this exemption is that the project is considered to be of a size that would not cause significant environmental impacts.

Evidence: The proposed telecommunications facility would include the addition of two multi-channel transmit antennas, a single Omni receive antenna, and two microwave antennas on an unmanned 78-foot tall wireless telecommunications tower that is currently used by Sprint Communications for the operation of four (4) panel antennas, associated support equipment, and a 12- by 20-foot equipment shelter. Since the proposed improvements would blend with the existing camouflage elements on the monopole which resemble a coniferous tree, the visual impact of this colocation project would be less than significant.

FINDING

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

Evidence: The construction of the proposed antennas will represent a minor modification to the existing telecommunication facility and will be compatible with the scale, style, and architectural character of the existing monopine structure and surrounding area open space area to the east, north and south and residential community to the west.

Evidence: In addition to designs included on project plans (included as Exhibit A to Attachment 1), the Applicant submitted a photo simulation that show how the proposed antennas will blend within the faux branches of the monopole that has been

camouflaged to resemble a coniferous tree (photo simulation included as Attachment 7). Staff finds that the tree-pole treatment would minimize the visual impact of the new antennas and would blend with the surrounding natural tree canopy. The antennas on the lower portion of the pole will be painted hunter green to blend with the faux branches. The upper Rx spire antenna will be painted sky blue or sky gray to blend with the horizon. As a condition of approval for this project, all antennas, poles, and towers would conform to the colors and materials of a typical tree-pole facility as indicated in the photo simulation.

FISCAL IMPACT

There will be no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Cinditions of Approval
2. Attachment 1 Exhibit A - Project Plans
3. Attachment 2 - Location Map
4. Attachment 3 - Aerial Map
5. Atachment 4 - Photosimulations
6. Attachment 5 - Structural Engineer Statement

Conditions of Approval
File No. BAR-15-19
December 16, 2015

<u>Project Specific:</u>

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "NGEN Radio Project" stamped as "Received December 4, 2015, Seaside Resource Management" and approved on December 16, 2015. The project plans are provided as Exhibit "A".

2. The upper pole mount antenna shall be painted sky blue. The lower antennas and microwave dishes shall be painted hunter green or dark green color to blend with the existing monopine.

Building:

3. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Building Code.

Fire Department:

4. All improvements that are subject to the issuance of a Building Permit must comply with the 2013 California Fire Code.

<u>Standard</u>:

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

2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.

4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or

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5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-19

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

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

_____ _____
Applicant's Signature Date

_____ _____
Property Owner's Signature Date

MARINA COAST WATER

MONTEREY COUNTY RADIO NETWORK

LOCATION:

4601 PARKER FLATS CUTOFF, SEASIDE, CA 93933

SITE INFORMATION

PROPERTY OWNER:	MARINA COAST WATER DISTRICT (MCWD)
ADDRESS:	11 RESERVATION ROAD MARINA, CA 93933
TOWER OWNER:	SPRINT
SITE NAME:	MARINA COAST WATER
SITE NUMBER:	SF25XC811
SITE CONTACT:	(831) 384-6131
SITE ADDRESS:	4601 PARKER FLATS CUTOFF SEASIDE, CA 93933
COUNTY:	MONTEREY COUNTY, CA
SECTION, T&R:	*CITY LANDS OF MONTEREY* LANDGRANT
LATITUDE (NAD 83):	PRELIMINARY COORDINATE 36° 37' 55.16" N 36.63199°
LONGITUDE (NAD 83):	PRELIMINARY COORDINATE 121° 48' 00.43" W -121.80012°
AMSL:	483'
ZONING JURISDICTION:	-, -
ZONING DISTRICT:	---
TELCO PROVIDER:	AT&T
POWER PROVIDER:	PACIFIC GAS & ELECTRIC
TAX ACCOUNT & SIZE:	032-151-047-000 2.33 ACRES
MAP TAXLOT:	-
SITE AQUISITION CONTACT:	GRANER MOYAHED / DELTA WRX (818) 227-9300
CONSTRUCTION MANAGER:	JOHN CONLEY HARRIS CORP (503) 510-2020

PROJECT DESCRIPTION

MONTEREY COUNTY RADIO NETWORK PROPOSES TO COLOCATE IN AN EXISTING EQUIPMENT SHELTER WITH RADIO EQUIPMENT AND MOUNTING NEW ANTENNAS ON EXISTING 82 FT MONOPINE TOWER.

CONTACT INFORMATION

ENGINEER:	BLACK & VEATCH CORPORATION 5885 MEADOWS ROAD, SUITE 700 LAKE OSWEGO, OR 97035
CONTACT:	BRIAN NIGG, PE
PHONE:	(503) 443-4455 OFFICE

LOCATION MAP

NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST INTERSTATE:
US-101 EXIT 330 (0.2 MILES), LEFT W LAUREL DR (0.3 MILES), LEFT N DAVIS RD (2.4 MILES), RIGHT W BLANCO RD (4.6 MILES), RIGHT CO. RDM 17/RESERVATION RD (0.7 MILES), LEFT IMJIN RD (1.6 MILES), LEFT 6TH AVE (0.3 MILES), LEFT 8TH ST (0.2 MILES), LEFT INTER+GARRISON RD (138 FT), RIGHT 7TH AVE (0.7 MILES), RIGHT GIGLING RD (0.5 MILES), RIGHT PARKER FLATS CUTOFF RD (1.6 MILES), RIGHT EUCALYPTUS RD (0.8 MILES), SPRINT CELL SITE IS LOCATED ON THE WEST SIDE OF THE ROAD.

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

CONSTRUCTION DRAWING APPROVALS

SITE ACQUISITION:	DATE
ZONING:	DATE
RF ENGINEER:	DATE
P.M.O. REVIEW:	DATE
CONSTRUCTION MGR:	DATE
HARRIS SYSTEM ENGINEER: RANDY GAYOSO	DATE

DESIGN CRITERIA

1. ANSI/EIA/TIA-222-G.
2. CALIFORNIA BUILDING CODE 2013.
3. CALIFORNA ELECTRICAL CODE 2013.
4. NATIONAL ELECTRIC CODE 2013.

DRAWING INDEX

SHEET NO:	SHEET TITLE
Z-1	TITLE SHEET
Z-2	OVERALL SITE PLAN
Z-3	SITE PLAN
Z-4	SHELTER/EQUIPMENT LAYOUT
Z-5	SITE ELEVATION
Z-6	SITE DETAILS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

UNDERGROUND SERVICE ALERT

USA NORTH

1-800-227-2600 / 811

CALL 48 HOURS BEFORE YOU DIG

RF COMMUNICATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501-6952
(816) 434-4000

BLACK & VEATCH

5885 MEADOWS ROAD, SUITE 700
LAKE OSWEGO, OR 97035
(503) 433-4400

PROJECT NO:	179056
DRAWN BY:	AKJ
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
B	09/04/15	REISSUED FOR REVIEW
A	08/05/15	ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

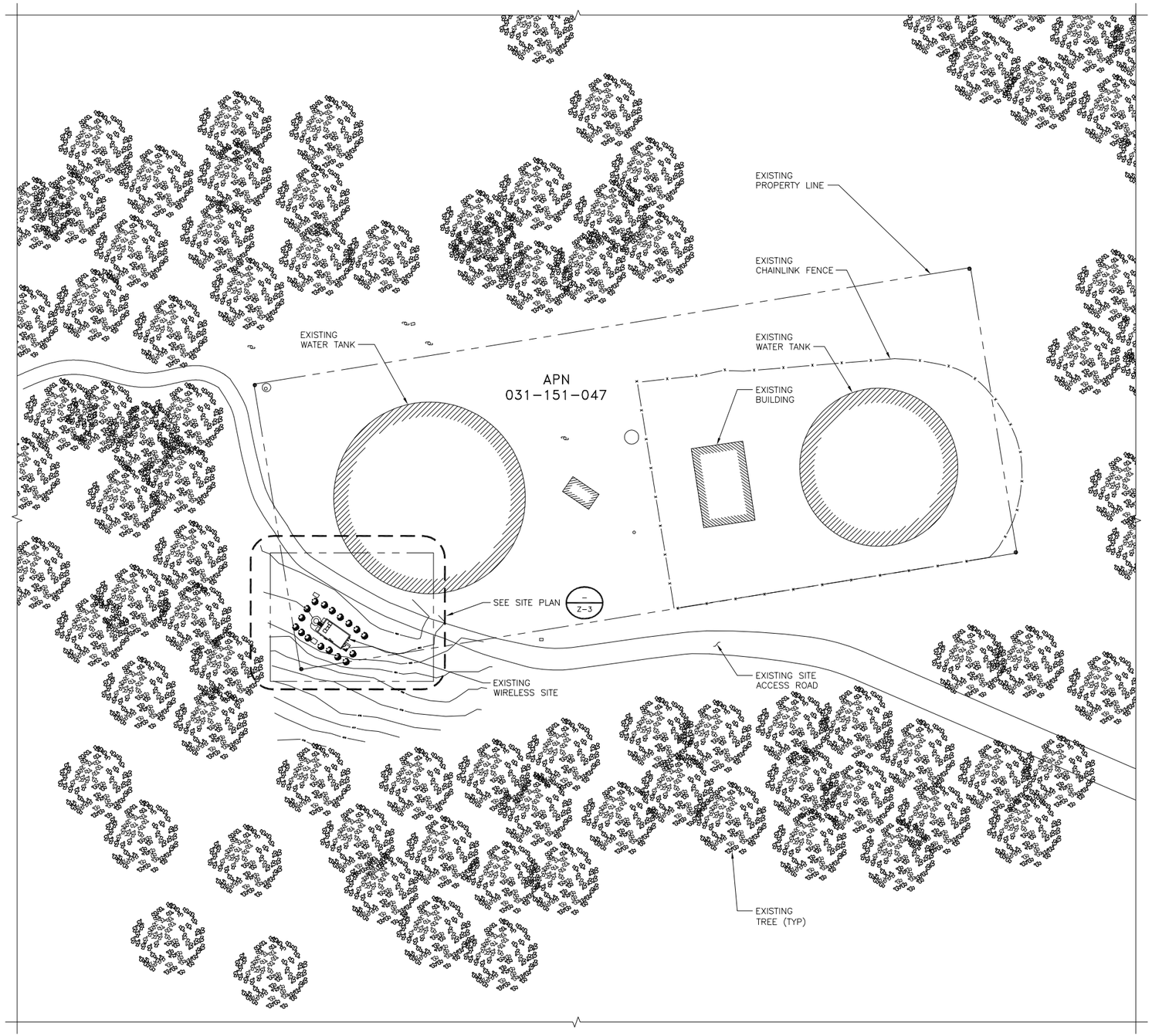
MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

Z-1



N

OVERALL SITE PLAN

11x17 SCALE: 1" = 80'-0" | 22x34 SCALE: 1" = 40'-0" | 1

RF COMMUNICATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501-6952
(816) 434-4000

BLACK & VEATCH

5885 MEADOWS ROAD, SUITE 700
LAKE OSWEGO, OR 97035
(503) 433-4400

PROJECT NO:	179056
DRAWN BY:	AKJ
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
B	09/04/15	REISSUED FOR REVIEW
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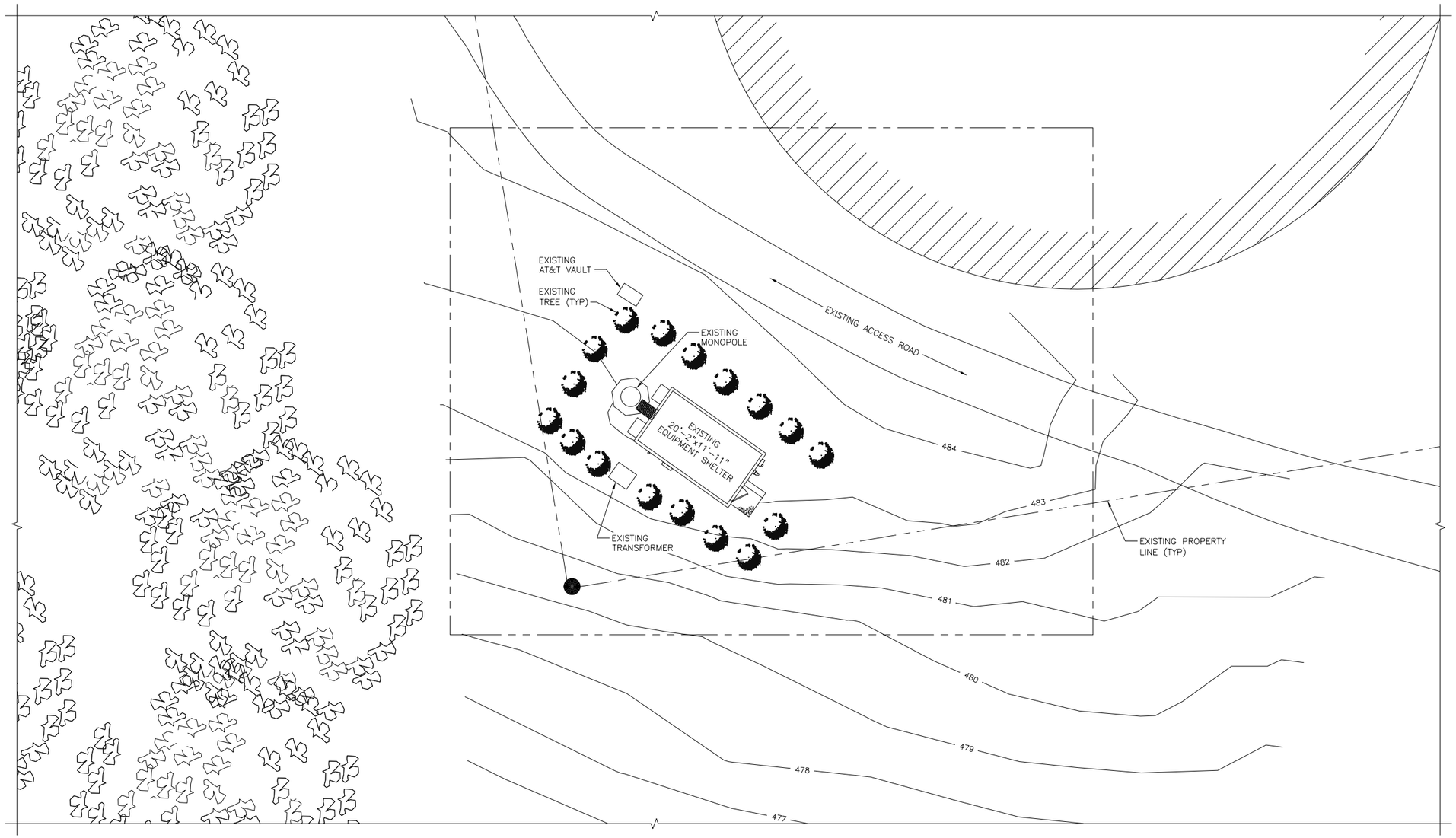
MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-2



N

SITE PLAN

11x17 SCALE: 1" = 20'

22x34 SCALE: 1" = 10'

1

RF COMMUNICATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501-6952
(816) 434-4000

BLACK & VEATCH

5885 MEADOWS ROAD, SUITE 700
LAKE OSWEGO, OR 97035
(503) 433-4400

PROJECT NO:	179056
DRAWN BY:	AKJ
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
B	09/04/15	REISSUED FOR REVIEW
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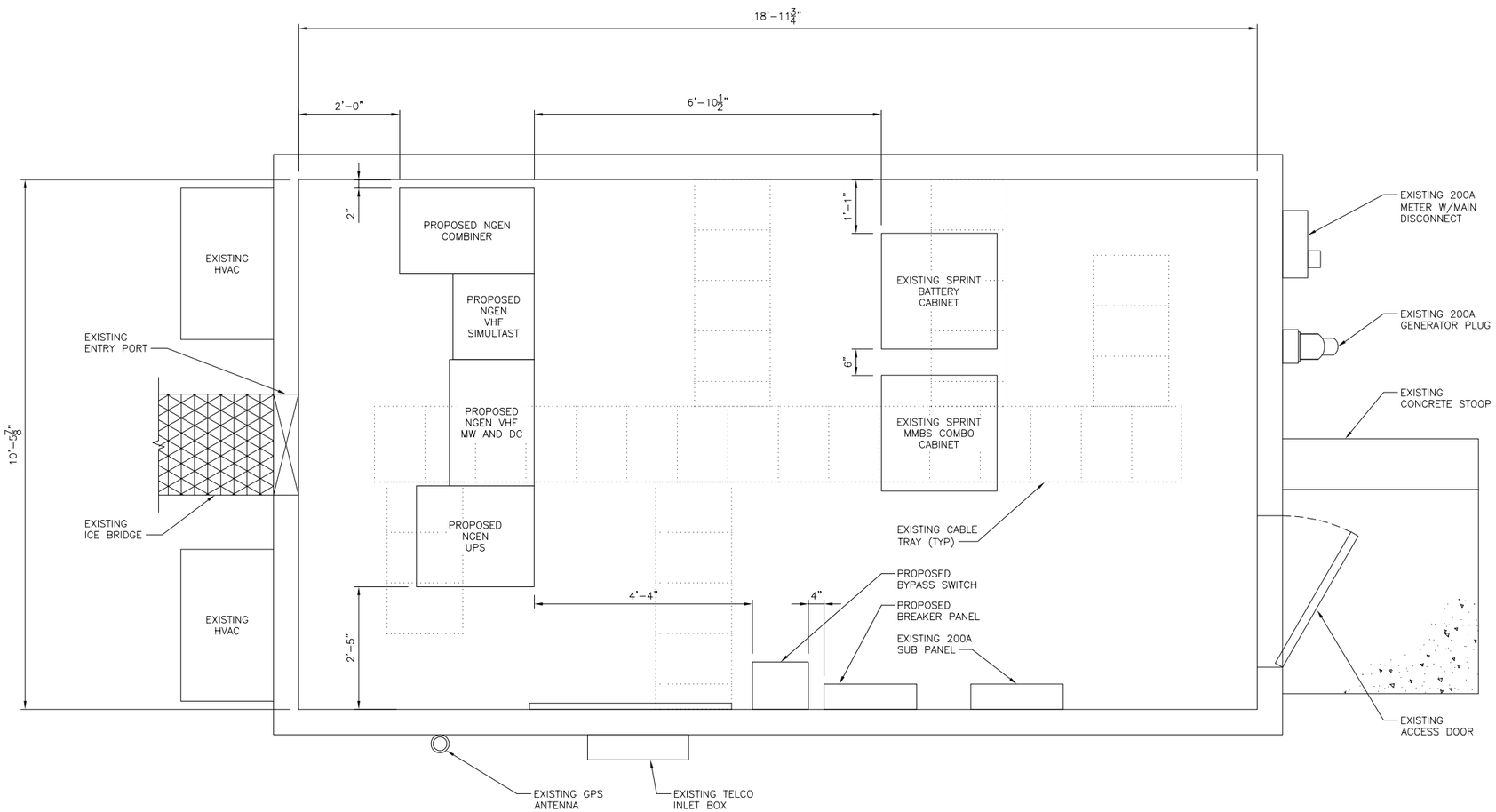
MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-3



EQUIPMENT LAYOUT

11x17 SCALE: 3/8" = 1'-0" | 22x34 SCALE: 3/4" = 1'-0" | 1

RF COMMUNICATIONS DIVISION
221 JEFFERSON RIDGE PARKWAY
LYNCHBURG, VA 24501-6952
(816) 434-4000

BLACK & VEATCH

5885 MEADOWS ROAD, SUITE 700
LAKE OSWEGO, OR 97035
(503) 433-4400

PROJECT NO:	179056
DRAWN BY:	AKJ
CHECKED BY:	MBG

REV	DATE	DESCRIPTION
B	09/04/15	REISSUED FOR REVIEW
A	08/05/15	ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

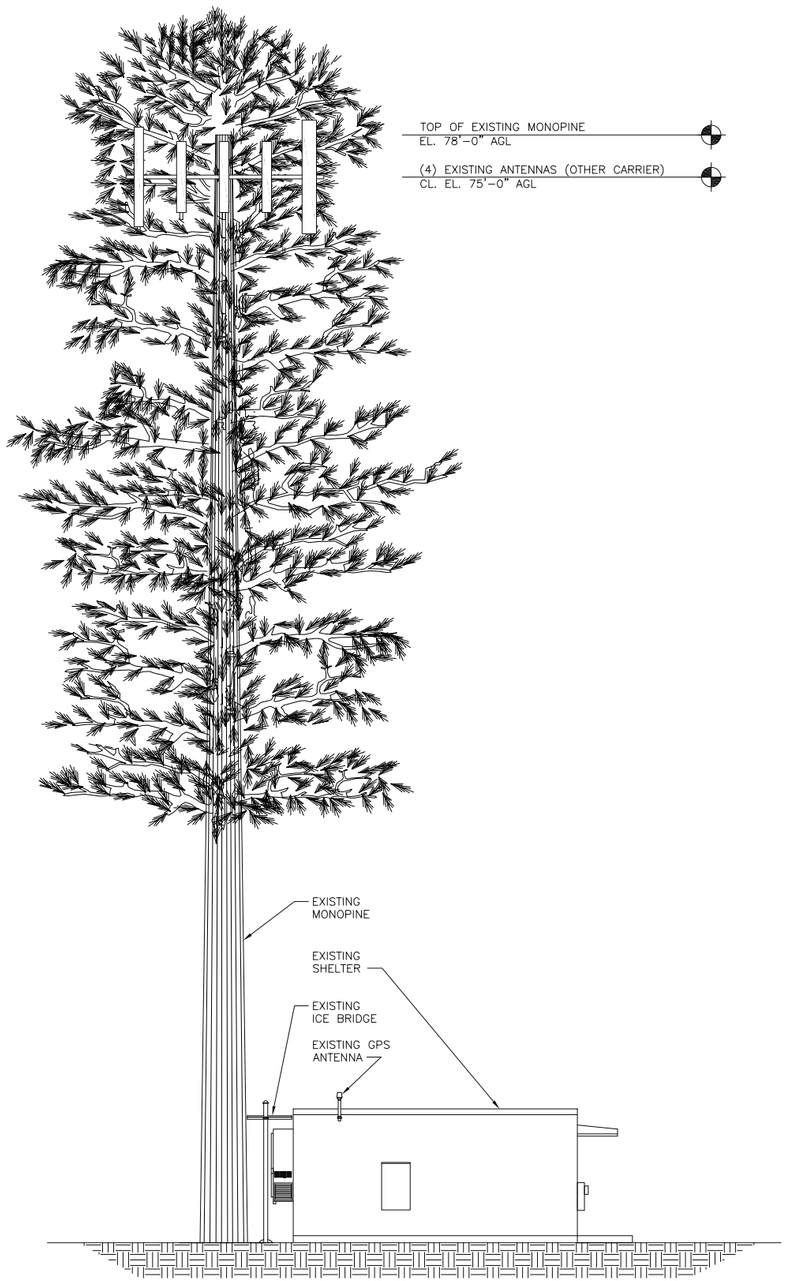
MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE

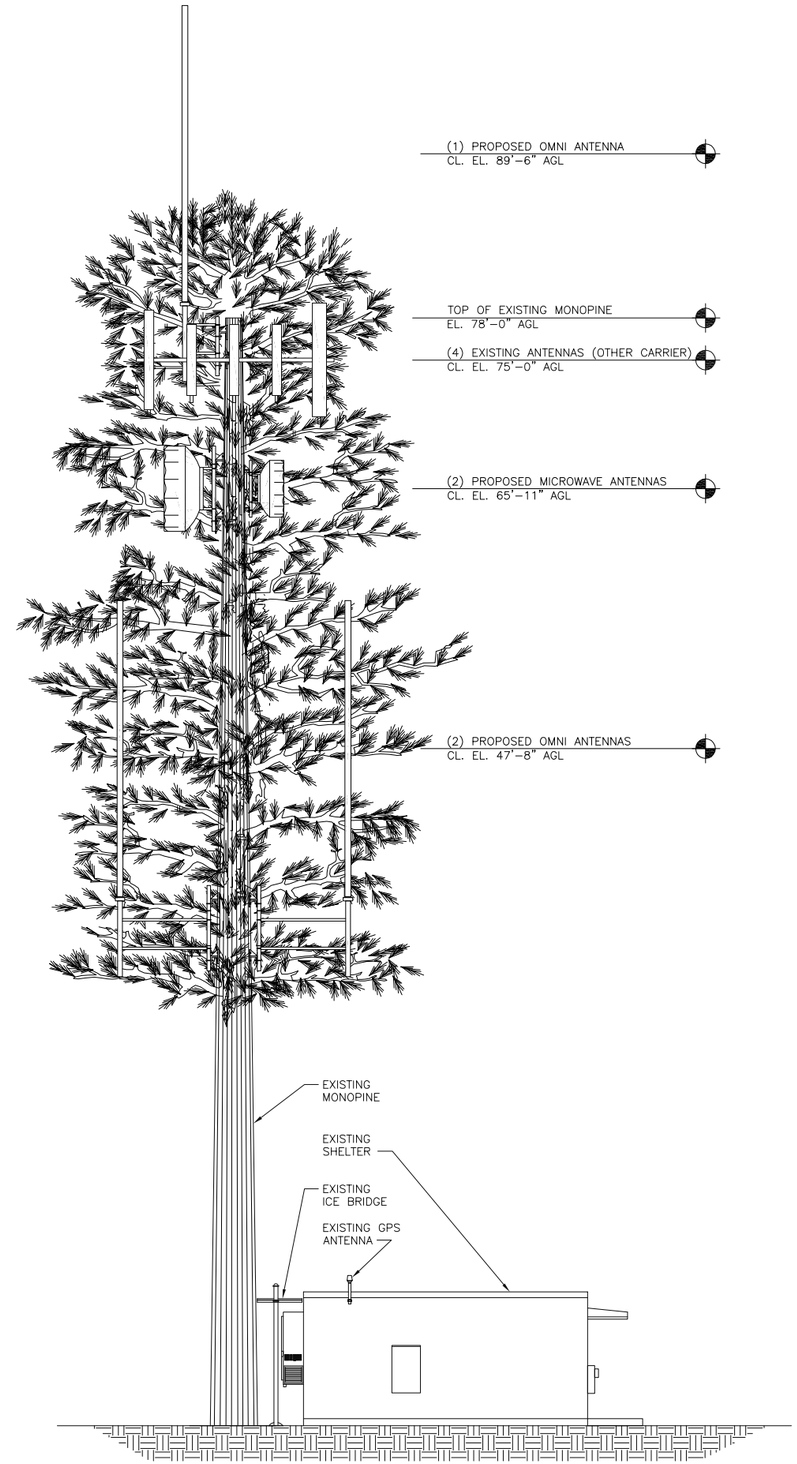
SHELTER/EQUIPMENT LAYOUT

SHEET NUMBER

Z-4



EXISTING SOUTHEAST ELEVATION



PROPOSED SOUTHEAST ELEVATION

NOTES:

1. RF INFORMATION TO BE VERIFIED BY RF ENGINEER PRIOR TO CONSTRUCTION.
2. THE TOWER DESIGN FOR THIS SITE TO BE COMPLETED BY OTHERS.
3. MOUNTS AND COAX, TO BE PAINTED TO MATCH TOWERS THAT ARE PAINTED.
4. ALL ANTENNAS, COAX ANDMOUNTS TO BE INSTALLED BY OTHERS.

COAXIAL ANTENNA CABLE NOTES:

1. THE ANTENNA COAXIAL CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING PMO WITH ONE (1) TYPEWRITTEN SWEEP TEST. THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OUTLINED BY OWIN PMO. THIS TEST PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
2. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 4'-0" O.C.
3. UPON COMPLETION PROVIDE A HEIGHT VERIFICATION DEPICTING RAD CENTER AND TOP OF ANTENNA AND ANTENNA SERIAL NUMBERS.

ANTENNA MOUNTING NOTES:

1. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON
2. AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A15.3 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
3. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
4. ALL ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

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MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE

SITE ELEVATION

SHEET NUMBER

Z-5

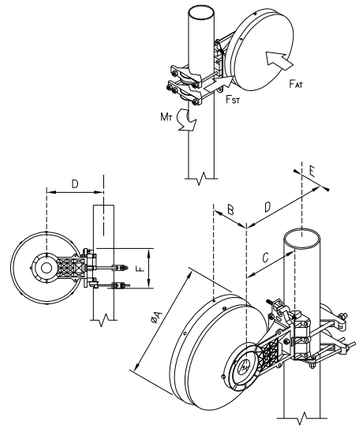
SITE ELEVATION

11X17 SCALE: NTS | 22X34 SCALE: NTS | 1

ALL VALUES @ SURVIVAL WIND SPEED

F_{ST} SIDE FORCE MAX, N (lb)	= 354 (80)
F_{AT} FA AXIAL FORCE MAX, N (lb)	= 715 (161)
M TORQUE MAX., Nm (lb*fT)	= 230 (52)

DIMENSIONS	MM (IN)
øA	= 388 (15.3)
B	= 170 (6.7)
C	= 220 (8.7)
D @ MOUNTING PIPE ø 219 (8.5):	= NA
D @ MOUNTING PIPE ø 114 (4.5):	= 308 (12.1)
D @ MOUNTING PIPE ø 89 (3.5):	= 295 (11.6)
D @ MOUNTING PIPE ø 48 (1.9):	= 275 (10.8)
E	= 50 (2)
F	= 212 (8.3)
G	= NA
H	= NA



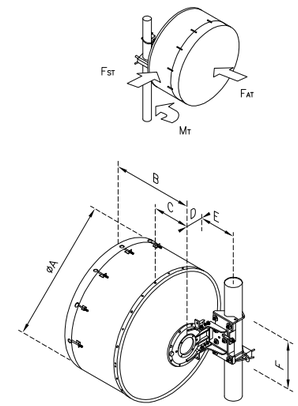
SBI1-220CB

PROPOSED ANTENNA SPECIFICATION SCALE: NTS **A**

ALL VALUES @ SURVIVAL WIND SPEED

F_{ST} SIDE FORCE MAX, N (lb)	= 890 (200)
F_{AT} FA AXIAL FORCE MAX, N (lb)	= 1800 (403)
M TORQUE MAX., Nm (lb*fT)	= 600 (455)

DIMENSIONS	MM (IN)
øA	= 970 (38.3)
B	= 620 (24.5)
C	= 170 (6.8)
D @ MOUNTING PIPE ø 219 (8.5):	= NA
D @ MOUNTING PIPE ø 114 (4.5):	= 317 (12.5)
D @ MOUNTING PIPE ø 89 (3.5):	= 299 (11.8)
D @ MOUNTING PIPE ø 48 (1.9):	= NA
E	= 100 (3.9)
F	= 365 (14.4)
G	= NA
H	= NA



SUX3-107BFC

PROPOSED ANTENNA SPECIFICATION SCALE: NTS **B**

ALPHA	= VHF
HORIZONTAL BANDWIDTH (FEG)	= 360 DEG
MOUNTING HDW. INCLUDED (Y/N)	= Y
MAXIMUM POWER INPUT (W)	= 500W
POLARIZATION	= VERTICAL
LIGHTNING PROTECTION	= DC GROUND
VERTICAL TILT (DEG)	= 3 DEG
GAIN	= 6 DBD
FREQUENCY (BANDWIDTH)	= 150–164 MHZ
VSWR	= <1.5:1
CONNECTOR	= N(F)
WIND SURVIVAL W/O ICE (MPH)	= 150 MPH
VERTICAL BEAMWIDTH (DEG)	= 16 DEG
DEPTH	= 5"
WIDTH	= 5"
HEIGHT	= 250"
WEIGHT	= 61 LB
SHIPPING*	= HEAVY FREIGHT

* A PRODUCT IS USUALLY ASSOCIATED WITH ONE OF THE FOLLOWING
1. PARCEL FREIGHT: INDICATES THAT SHIPPING WILL TYPICALLY BE COMPLETED VIA UPS, FEDEX, USPS OR OTHER CARRIERS THAT TYPICALLY TRANSPORT SMALLER ITEMS.
2. HEAVY FREIGHT: INDICATES THAT SHIPPING WILL TYPICALLY BE COMPLETED VIA TRUCK.
3. CALL FOR QUOTE: INDICATES A PRODUCT THAT REQUIRES US TO DETERMINE THE SHIPPING METHOD AND PRICING.

DBSPECTRA DS1F06F36U3-N

PROPOSED ANTENNA SPECIFICATION SCALE: NTS **C**

DETAIL NOT USED SCALE: NTS **D**

DETAIL NOT USED SCALE: NTS **E**

DETAIL NOT USED SCALE: NTS **F**

DETAIL NOT USED SCALE: NTS **G**

DETAIL NOT USED SCALE: NTS **H**

DETAIL NOT USED SCALE: NTS **J**

RF COMMUNICATIONS DIVISION
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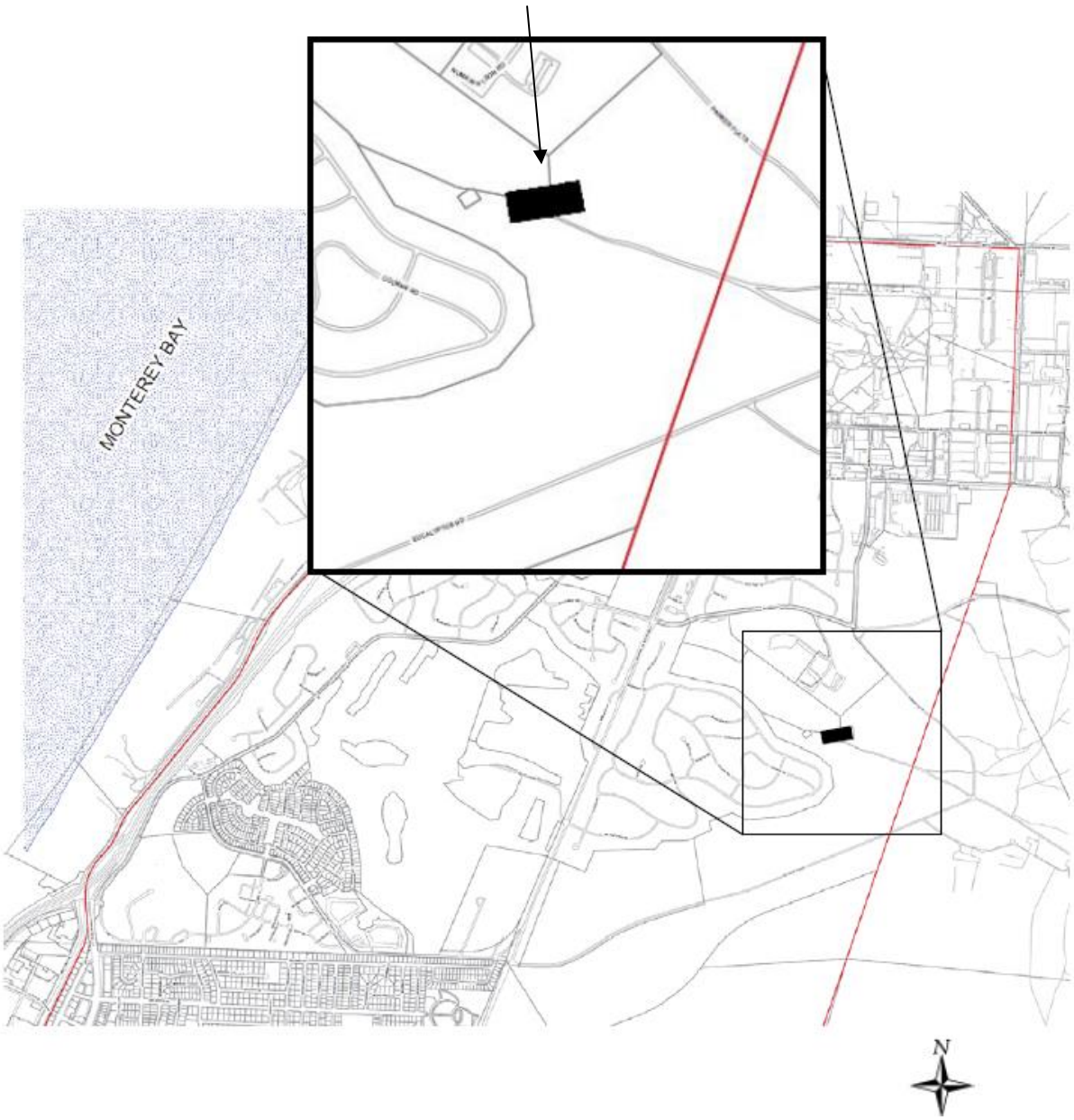
MARINA COAST WATER
4601 PARKER FLATS CUTOFF
SEASIDE, CA 93933
MONTEREY COUNTY

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-6

Location Map

4602 Parker Flats Road



AERIAL MAP

Chartwell School

Future Veterans Cemetery

Existing Military Single-Family Residential Development

Project Site

Planned Single-Family Residential Development

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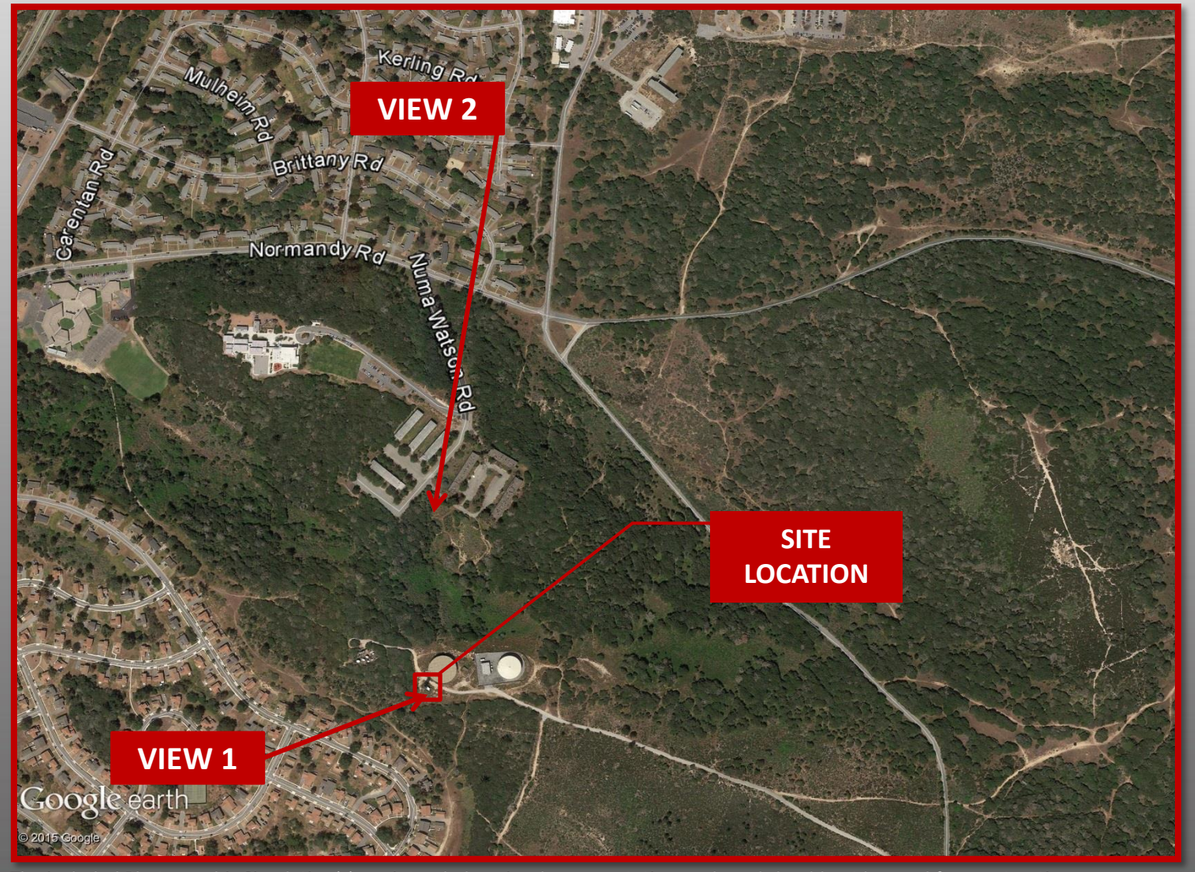
PHOTOGRAPHIC SIMULATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	29194
SITE NAME:	MARINA COAST WATER
SITE ADDRESS:	4601 PARKER FLATS CUTOFF SEASIDE, CA 93533
DATE:	08/03/15
APPLICANT:	HARRIS INC.
CONTACT:	BRIAN NIGG BLACK & VEATCH (503) 443-4455

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HARRIS®

VIEW 1

EXISTING CONDITIONS

(1) PROPOSED OMNI ANTENNA @ 89.52’ ACL (PAINT SKY BLUE)

(2) PROPOSED MICROWAVE ANTENNAS @ 65.94’ ACL (PAINT TO MATCH MONOPINE)

(2) PROPOSED OMNI ANTENNAS 47.65’ @ ACL (PAINT TO MATCH MONOPINE)

PHOTOGRAPHIC SIMULATION

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VIEW 2

EXISTING CONDITIONS

(1) PROPOSED OMNI ANTENNA @ 89.52’ ACL (PAINT SKY BLUE)

(2) PROPOSED MICROWAVE ANTENNAS @ 65.94’ ACL (PAINT TO MATCH MONOPINE)

(2) PROPOSED OMNI ANTENNAS 47.65’ @ ACL (PAINT TO MATCH MONOPINE)

PHOTOGRAPHIC SIMULATION

HARRIS CORPORATION

221 Jefferson Ridge Parkway
Lynchburg, VA 24501
Phone: 800-528-7711
www.harris.com

RE: Planning Commission of the City of Seaside – Resolution No. 15-15, Adopted November 18, 2015

To whom it may concern:

This letter is in regards to the above referenced Resolution No. 15-15, page 4 of 7, Project Specific conditions, Planning, Item number 12(b):

Structural considerations:

- The 82' monopine tower was manufactured by Cell Tree's Inc. of Tucson, AZ. It is the opinion of their engineers that the existing monopole would need to be replaced to accommodate the:
  - Weight of an additional 20' section of steel.
  - Increased wind loading resulting from additional 20' of steel and the faux tree branches.
- It is also the option of the engineers that the original tower foundation would need to be reinforced or replaced to accommodate a 100' monopine.

Harris Corporation - RF considerations:

- There would be an unacceptable degradation of receive coverage if the antenna were mounted on the side of the monopine instead of the top.
- To partially offset this degradation it would be necessary to mount the receive antenna on a 6' standoff.

Site Owner (Sprint) considerations:

- The site owner is not receptive to replacing their existing monopine considering the additional labor and materials costs involved in relocating their existing antennas to a temporary antenna supporting structure during the transition period.

Visual considerations:

- If the proposed faux tree branches were tapered toward the top of a 100' monopine the receive antenna would still be visible.

In conclusion, it is the general consensus of those involved in the project that the negative visual impact of increasing the height of the monopine to 100' would far exceed that of adding a "sky blue" or "sky gray" 20' high omni antenna to the top of the existing monopine.

Best Regards,

Amy Coppola

Amy Coppola
Program Manager, Harris Corporation

Scanned by CamScanner