A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 4, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

BOARD OF ARCHITECTURAL REVIEW

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

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. 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.

4. APPROVAL OF MINUTES

5. BUSINESS ITEMS

A. MASTER SIGN PERMIT APPLICATION NO. MSP-14-08. BUTTS, DONALD C TR ET AL, PROPERTY OWNER, AND JAMES WHELAN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM IN CONJUNCTION WITH A BUILDING RENOVATION FOR A NEW HYUNDAI AUTO DEALERSHIP AT 4 HEITZINGER PLAZA, LOCATED IN THE CA (AUTOMOTIVE COMMERCIAL) ZONING DISTRICT.

PURPOSE:
In accordance with section 17.40.030.b of the Seaside Municipal Code (smc), the applicant is requesting design review approval for a Master Sign Program (msp) in conjunction with a

building renovation for a new Hyundai auto dealership at 4 Heitzinger Plaza.

RECOMMENDATION: Staff recommends approval of a MSP subject to the findings, evidence and conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34. ST. SERAPHIM CHURCH, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL FOR AN AMENDMENT TO THE EXISTING LANDSCAPE PLAN FOR ST. SERAPHIM CHURCH LOCATED AT 415 FRANCIS STREET IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(H) AND SECTION 15300.2 OF THE CEQA GUIDELINES.

PURPOSE:
In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving major changes to a previously approved landscape plan for the removal of 8 eucalyptus trees that surround the St. Seraphim church site located at 415 Francis Street.

RECOMMENDATION: Staff recommends that the Board of Architectural Review approve Application 14-34 amending the landscape plan to allow for the removal of 8 eucalyptus trees identified as Tree No's 47, 48, 49, 50, 51,52, 53 and 54 on the project site plan subject to the conditions of approval provided as Attachment 1.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

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

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

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25

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

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

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.A.

TO: Honorable Mayor and City Council

FROM: John Dunn, City Manager

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

DATE: February 4, 2015

SUBJECT: **MASTER SIGN PERMIT APPLICATION NO. MSP-14-08. BUTTS, DONALD C TR ET AL, PROPERTY OWNER, AND JAMES WHELAN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM IN CONJUNCTION WITH A BUILDING RENOVATION FOR A NEW HYUNDAI AUTO DEALERSHIP AT 4 HEITZINGER PLAZA, LOCATED IN THE CA (AUTOMOTIVE COMMERCIAL) ZONING DISTRICT.**

PURPOSE

In accordance with section 17.40.030.b of the Seaside Municipal Code (smc), the applicant is requesting design review approval for a Master Sign Program (msp) in conjunction with a building renovation for a new Hyundai auto dealership at 4 Heitzinger Plaza.

RECOMMENDATION

Staff recommends approval of a MSP subject to the findings, evidence and conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

BACKGROUND

In July of 2014, the applicant received Board of Architectural Review (BAR) approval for a showroom expansion and façade improvements to an existing auto dealership to rebrand the site from Butts Acura to Peninsula Hyundai. At that time the applicant presented conceptual plans showing the location, scale, and font for their proposed Hyundai signs. The applicant chose not to file for the MSP approval until they were further along in the construction process. The applicant has now applied for their MSP approvals.

SITE LOCATION AND DESCRIPTION

The Peninsula Hyundai dealership is located on the northwesterly 0.9 acre portion of a larger 5.44 acre parcel. The larger parcel is also the location of the Peninsula Chevrolet dealership to the east, a smaller sales/storage building to the southeast, and a 60,000 square foot service building near the center of the site. The vehicle display parking will be adjacent to the street frontage. The adjacent land uses are auto dealerships to the north and east, auto repair businesses to the west on Del Monte, and retail businesses to the south on Broadway Avenue.

PROJECT DESCRIPTION

The applicant is proposing a MSP that is consistent with that presented to the BAR during the showroom expansion and façade improvement approval process. At that time the freestanding sign was not a part of the presentation. The freestanding sign is now a part of the MSP request. The following signs are proposed (as numbered on the application):

1. Two wall signs on the blue 12 foot by 12 foot ACM panels located at the northwest corner of the new showroom exterior building façade. One panel faces north towards the street and the adjoining panel faces west towards Del Monte Boulevard. The signs are composed of a 23.4 sq. ft. oval Hyundai symbol and a 11.4 sq. ft. Hyundai logo lettering. Both elements are made from clear acrylic with a surface chrome finish and backed with translucent white acrylic and surface applied digital graphics. These signs total approximately 69.6 sq. ft. in area.
2. One freestanding pylon sign is to be located hear the northwest corner of the property. The pylon for this sign is to be 25.5 feet high and 10.1 feet wide. Near the top of the pylon will be a blue 9.5 foot by 7.2 foot blue ACM panel slightly offset from center towards the street. Within this blue panel is a duplication of the oval Hyundai symbol and Hyundai logo lettering presented on Sign 1. These signs are 12.2 sq. ft. for the oval Hyundai symbol and 7.1 sq. ft. for the Hyundai logo lettering. The same acrylic material used in Sign No. 1 will be used for the pylon signs. Approximately 3.7 feet below the blue ACM panel will be the dealership name (Peninsula). This 3.6 sq. ft. sign will be blue channel letters. The freestanding pylon is more than 1 foot thick (average 3 feet thick) therefore sign area on both sides of the pylon is included in the total sign area of approximately 91.6 square feet for this freestanding sign.
3. Located at the front entrance to the dealership is a 12 foot 8 inch wide by 10 foot 6 inch high Gateway element. Centered near the top of this gateway is another repeat of the oval Hyundai symbol and Hyundai logo lettering used in Signs 1 and 2. The total square footage of these two signs combined is approximately 3 sq. ft. and highlights the pedestrian entrance to the showroom.
4. Sign 4 will be located on the façade of the service entrance. Sign 4 is a 9.2 sq. ft. chrome oval Hyundai symbol.
5. Sign 5 is a Service sign composed of chrome channel letterset will be located directly to the right of the Hyundai symbol at the vehicle service entrance. This lettering will total approximately 9.7 sq. ft. and will identify the entrance to the service department.
6. On the front facade and to the left of the Gateway element will be a Peninsula sign composed of blue channel letters and totaling approximately 16.9 sq. ft. in area. This sign identifies the dealership name. The total sign area proposed for the Hyundai dealership is approximately 200 square feet. All signs are internally illuminated.

STAFF ANALYSIS
The proposed project is subject to the Automotive Commercial (CA) Zoning District standards contained in Chapter 17.16 of the Seaside Municipal Code. Due to the various lot sizes, number of frontages and multiple buildings on each property within the CA zone, all signs for an automotive dealership will be subject to the approval of a MSP.

The MSP addresses the signage needs for the identification the vehicle make and the maintenance/service operations of the dealership. As part of a MSP, the BAR may grant exceptions to the standards of the Sign Code for the maximum size and number of signs based on design features including architectural style, proportion to the site, and building mass. The Sign Standards for Commercial and Industrial Zones allow a total of 150 square feet for this site.

Through the MSP, the applicant is requesting six signs with a total square footage of approximately 200 square feet. Staff finds that the proposed signs will be to scale with the mass of the showroom expansion, façade improvements, and overall building site. The proposed signage identifies the Hyundai brand and the service department within the new car dealership. The proposed signs provide all of the design elements required by the Design Guidelines for the Auto Center. The proposed Master Sign Program is consistent with the Automotive Commercial (CA) standards and the policies of the Seaside General Plan as well as the automotive dealerships in the surrounding area.

DESIGN CRITERIA
Seaside Zoning Code section 17.38.060.F: Design Criteria specifies that the following design criteria be used in the review of signs: color, design, construction, and lighting. Sign Color Seaside Zoning Code Section 17.38.060.F.1: Sign color, requires the proposed colors relate to the dominant colors of the other structures on the site. The building will be blue, silver, and white (stucco). The signs will also be blue and silver in a contrasting theme to the structures where they are located. The proposed sign colors comply with the regulations outlined in Zoning Code Section 17.38.060.F.1. Design and Construction Seaside Zoning Code Section 17.38.060.F.2, Design and Construction, requires proposed signs be designed by a design professional, capable of producing professional results. The signs were designed by AGI Architectural Graphics, Inc. and will be installed by AA Sign Image, Inc. of Lathrop, CA.

COPY DESIGN GUIDELINES
Seaside Zoning Code Section 17.38.060.G: Copy Design Guidelines, encourages copy design that will enhance readability, relate to the name of the business, and the use of logos. The proposed sign contains a logo and/or single line copy that identifies the business as Hyundai or Peninsula. The design of the proposed sign is based on the Hyundai Corporate Graphics, which emphasizes the importance of company identity through the use of a specific logo and letterform. Sign Lighting All proposed signs will be internally lit with constant illumination and will use lamp types that contribute to energy-efficiency. ENVIRONMENTAL determination The project is exempt from the California Environmental Quality Act pursuant to Class 11, Section 15311. Class 11 consists of construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including signs.

Evidence: The proposed project will consist of installing 6 signs for an existing automotive dealership. The proposed installation of these signs constitutes the placement of minor structures accessory to an existing commercial facility.

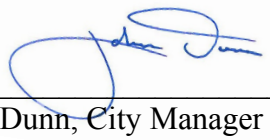
FINDINGS: SIGNS

1. The proposed signs comply with the spirit and intent of Section 17.40.030.B of the SMC. Proposed signs are of the size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site. Evidence: The proposed sign areas and heights comply with that allowed in Section 17.40.030.B of the SMC. The size and placement of the signs would allow pedestrians and motorists to identify the business and provide direction for on-site traffic circulation. The BAR may grant exceptions to the Sign Standards based upon the mass and scale of the dealership, proposed signage, and surrounding properties. This application falls within such exceptions.
2. The placement of the signs on the site is appropriate for the size and area of an automobile dealership. Evidence: The placement of all signs on the site is of a proportional height and area to the surrounding development and does not exceed any limitations set forth in the Seaside Zoning Code.
3. The proposed signs relate to the architectural design of the structure. Evidence: The proposed wall signs would relate to the architectural design through color, size, and proportionality and would not cover architectural features. The size of the wall signs would be proportional to the elevations and will not overwhelm the facade areas.
4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties. Evidence: Separation between the subject property and the surrounding development to the north, west, and south, guarantees that the sight lines of signs on adjacent properties would not be blocked.
5. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street. Evidence: The design of the proposed signs would complement the scale and style of on-site features as well as adjacent properties through color, placement, and consistent design. The specifically formulated Hyundai corporate sign colors would be used, which would contribute to overall consistency of design elements.
6. The proposed signs are in substantial conformance with the design criteria in Section 17.40.030.B of the SMC as it relates to a MSP. Evidence: The proposed signs comply with the Color, Design and Construction, Materials and Structure, and Street Address regulations outlined in Section 14.40.030.B of the SMC. Hyundai corporate blue and silver sign colors would be used in the fabrication of the proposed signs. A company specializing in sign design and fabrication has prepared the sign plans. The materials and supporting structural members will be durable and proportional to the proposed signs. The street address will be/is provided on the north elevation of the proposed building.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
2. Attachment 1 - Exhibit A - Reduced Project Plans
3. Attachment 3 - Location Map
4. Attachment 4 - Site Photograph 1
5. Attachment 5 - Site Photograph 2
6. Attachment 6 - Site Photograph 3

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

Conditions of Approval
File No. MSP-14-08
February 4, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, the plans submitted for a building permit shall substantially conform to the plans stamped "December 18, 2014" and Approved February 4, 2015.

2. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.

3. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.

4. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness. Lighting components must be replaced within two weeks of initial malfunction.

5. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code and Chapter 17.36.

6. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

7. Unpainted areas shall be painted to match the adjacent portion of the structure or the sign support structure.

Standard:

8. The Applicant agrees as a condition and in consideration of the approval of this 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.

9. The BAR approval is not valid until the applicant has signed and accepted the conditions of approval. Failure to sign the conditions and return them to Resource Management Services, 440 Harcourt Avenue within 15 days from the date of approval will result in the BAR approval becoming null and void.

10. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) for the installation of any water fixtures.

11. Project approval will become null and void if a building permit is not obtained within one year from date of approval to begin construction on project.

12. 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.

SIGN PERMIT APPLICATION NO. MSP-14-08

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.

_____ _____

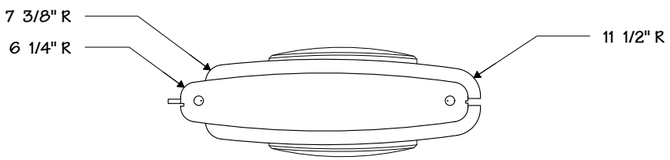
Applicant's Signature Date

_____ _____

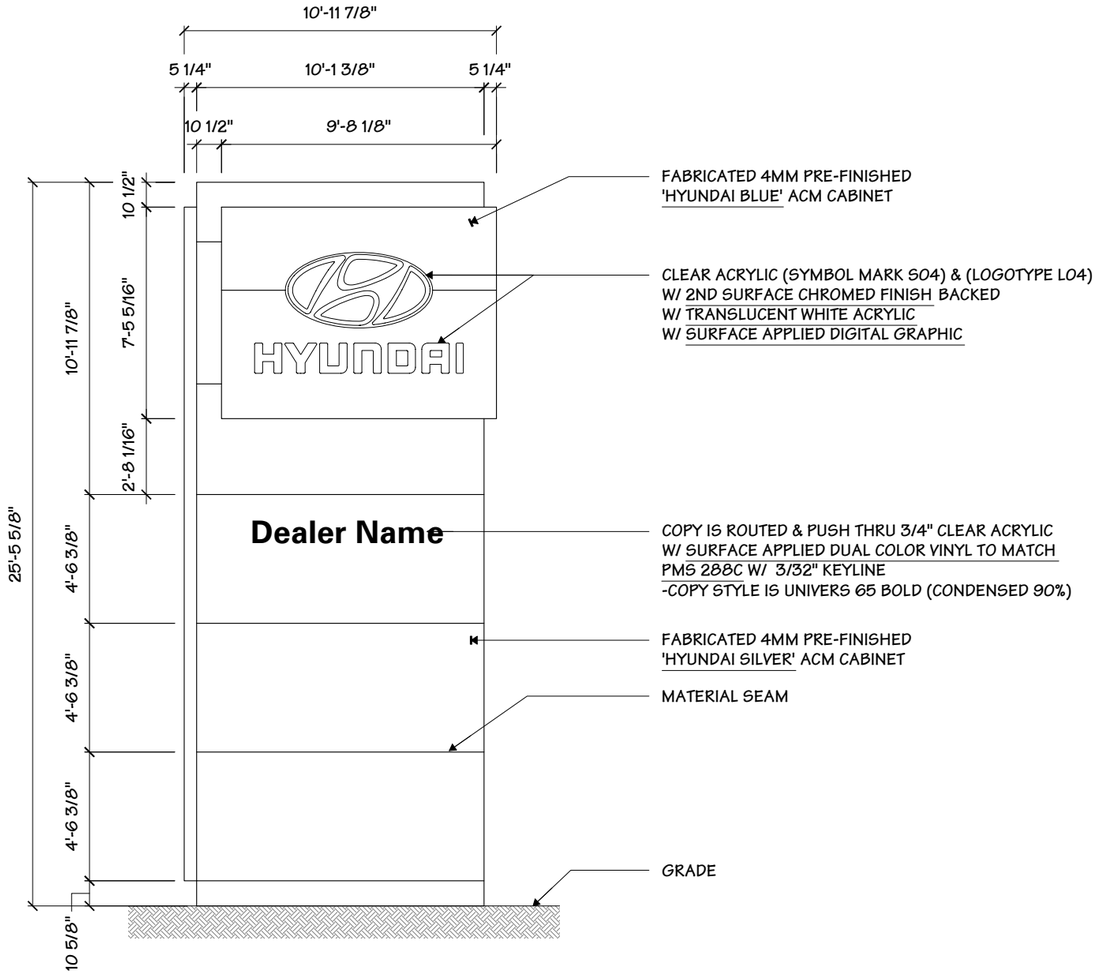
Property Owner's Signature Date

NOTES:
1.) SEE GRAPHIC LAYOUTS FOR COPY PER LOCATION.

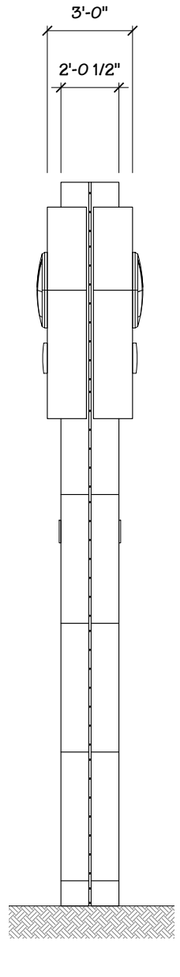
90 MPH



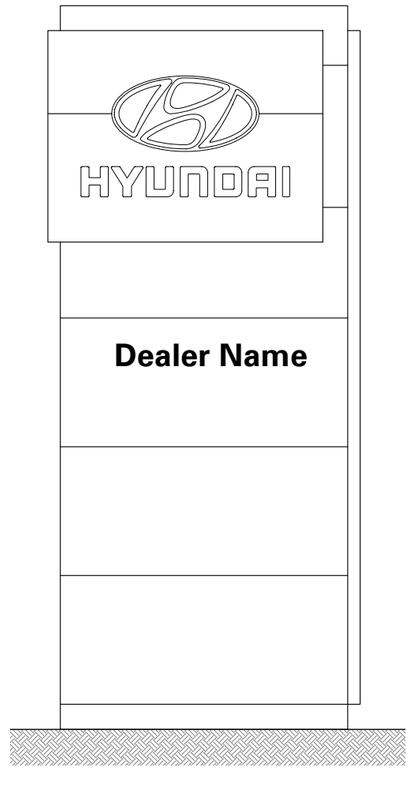
1 HP-72-25.1 TOP ELEVATION
3/16" = 1' - 0"



2 HP-72-25.1 FRONT ELEVATION
3/16" = 1' - 0"



3 HP-72-25.1 SIDE ELEVATION
3/16" = 1' - 0"



4 HP-72-25.1 REAR ELEVATION
3/16" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
ELEVATION

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. Weight 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

Code 11058 | Type A

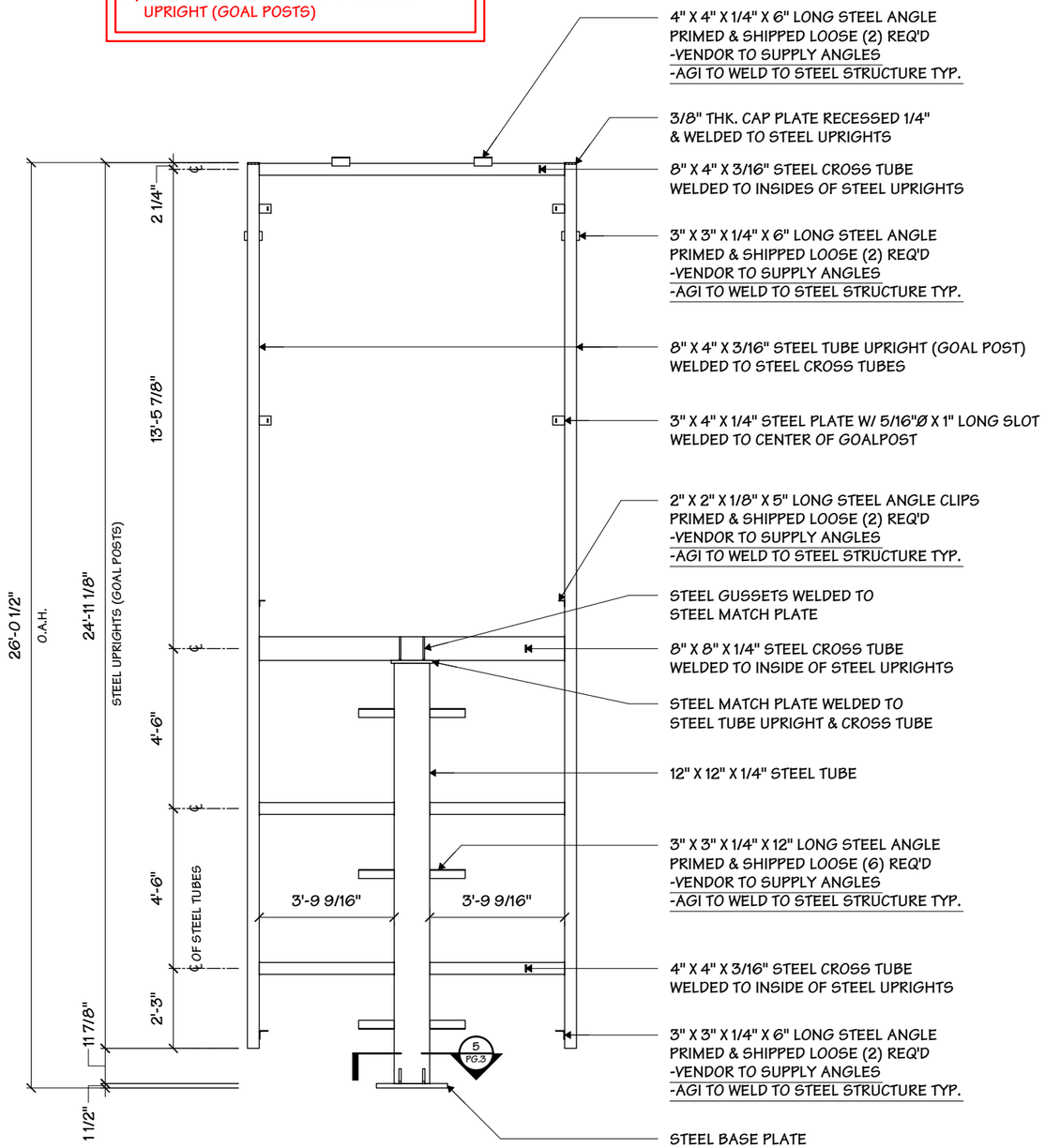
Job Number T.B.D.

Sheet Number HP-72-25G-90.1 | Rev.

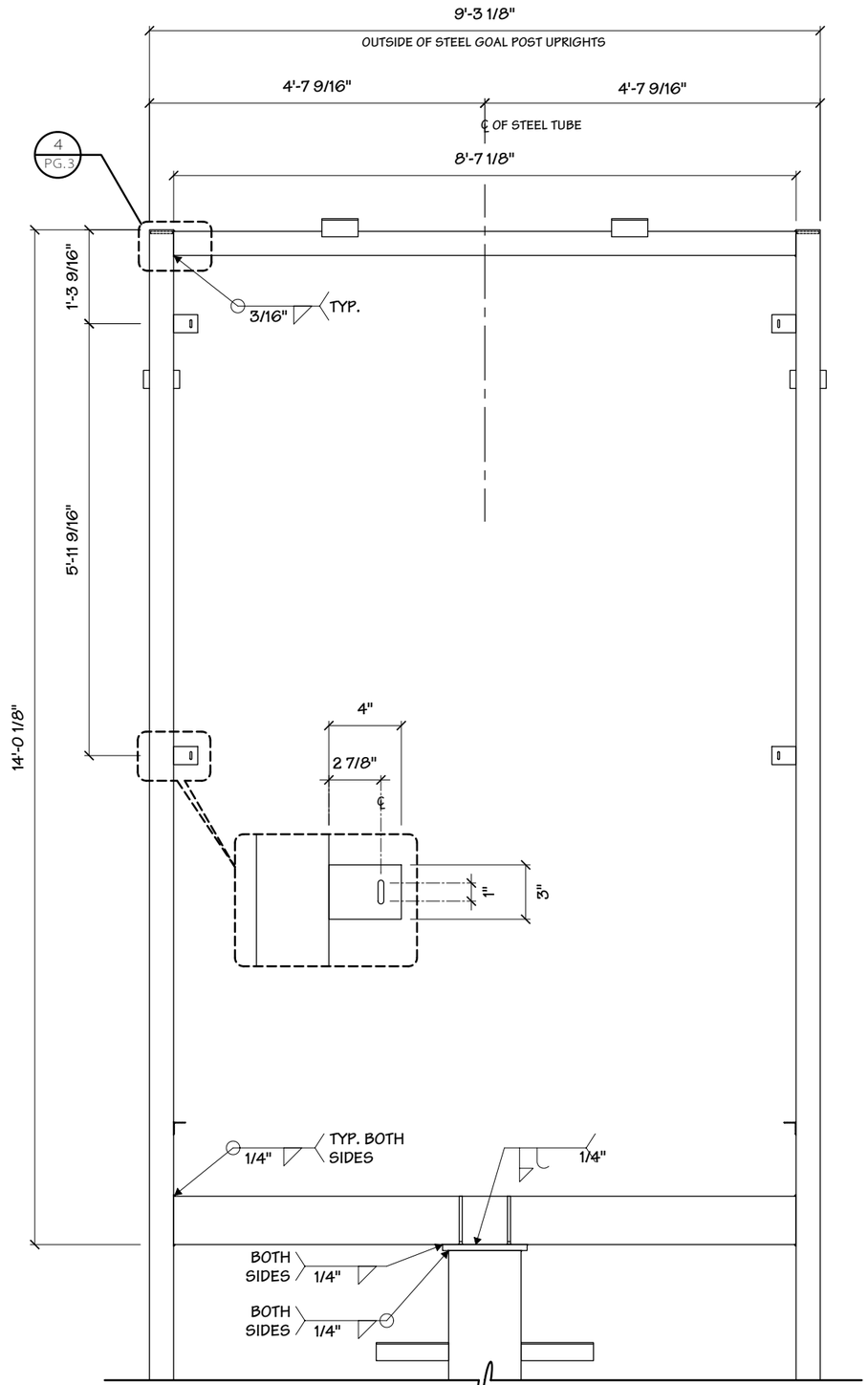
MATERIAL SPECIFICATIONS:
(UNLESS OTHERWISE NOTED)
STEEL PIPE - ASTM A53 TYPE E GRADE B
STRUCTURAL STEEL - ASTM A500 GRADE B

NOTE:
1.) COAT FRAME W/ OXIDE PRIME,
SHIPPING STANDS DO NOT GET PRIMED.

2.) DO NOT CAP BOTTOM ENDS OF STEEL
UPRIGHT (GOAL POSTS)



1 HP-72-25.2 FRONT ELEVATION
1/4" = 1' - 0"



2 HP-72-25.2 BLOW-UP DETAIL
1/2" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
STRUCTURAL

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. Weight 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

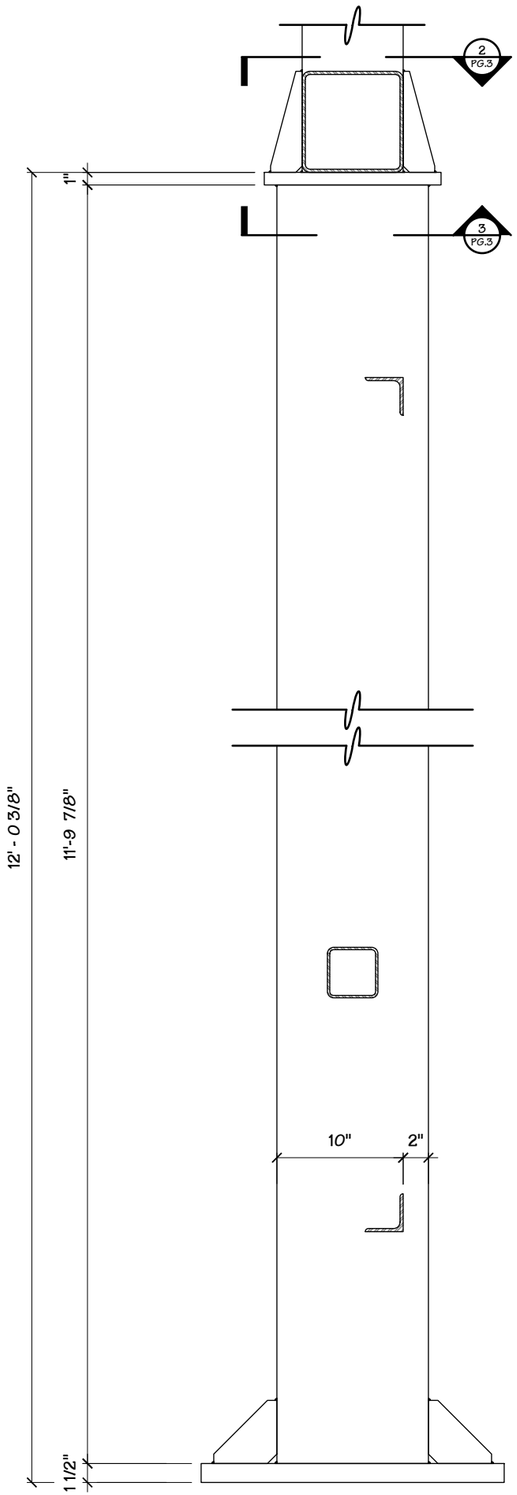
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

Code	Type
11058	A

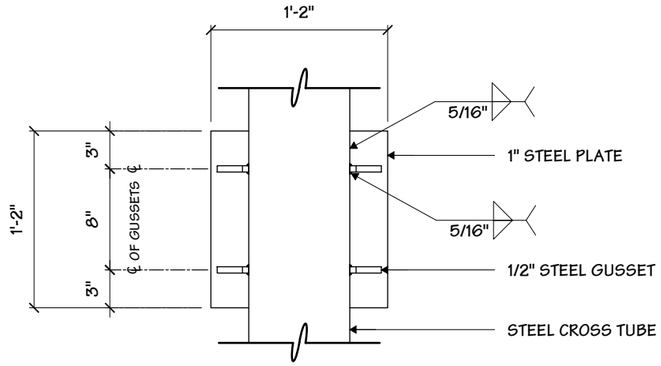
Job Number
T.B.D.

Sheet Number	Rev.
HP-72-25G-90.2	



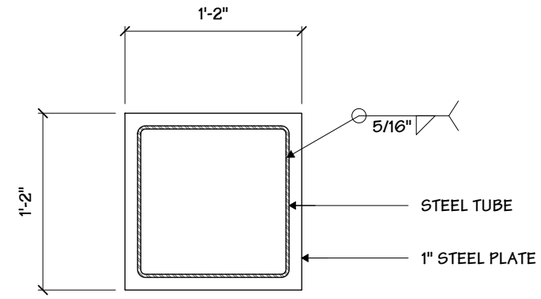
1 HP-72-25.3 STEEL SUPPORT DETAIL@ SIDE

1/2" = 1' - 0"



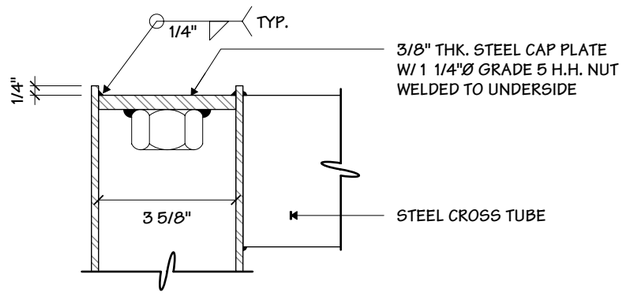
2 HP-72-25.3 MATCH PLATE DETAIL

1" = 1' - 0"



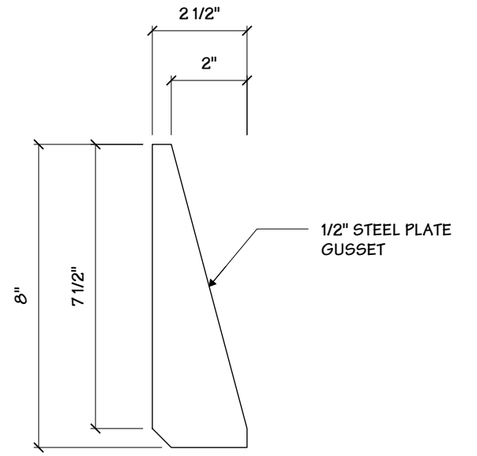
3 HP-72-25.3 MATCH PLATE DETAIL

1" = 1' - 0"



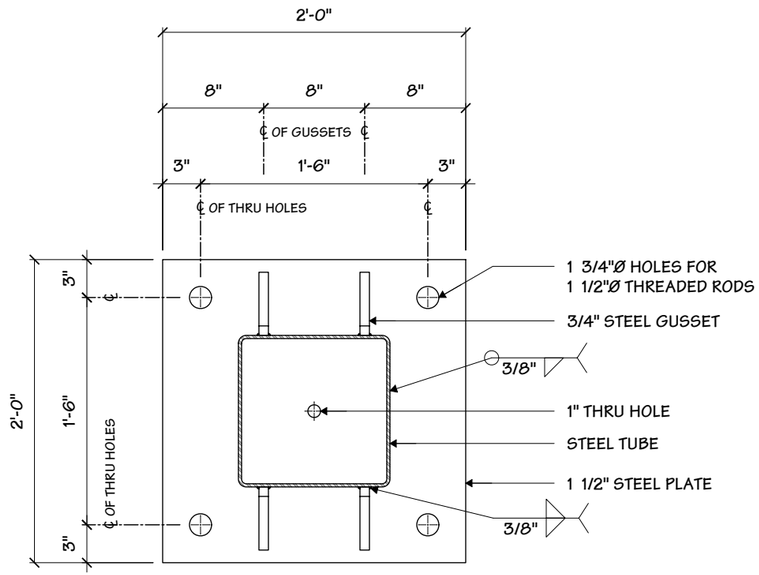
4 HP-72-25.3 LIFTING ANGLE DETAIL

1/4" = 1"



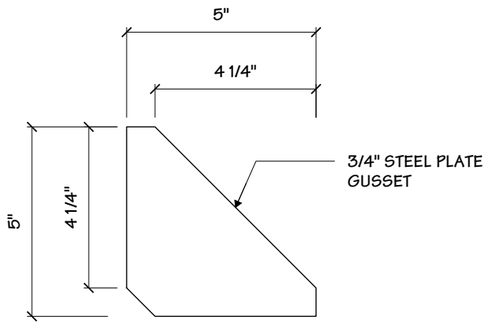
GUSSET @ MATCH PLATE

1/4" = 1"



5 HP-72-25.3 BASE PLATE DETAIL

1" = 1' - 0"



GUSSET @ BASE PLATE

1/4" = 1"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
STEEL DETAILS

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications

- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

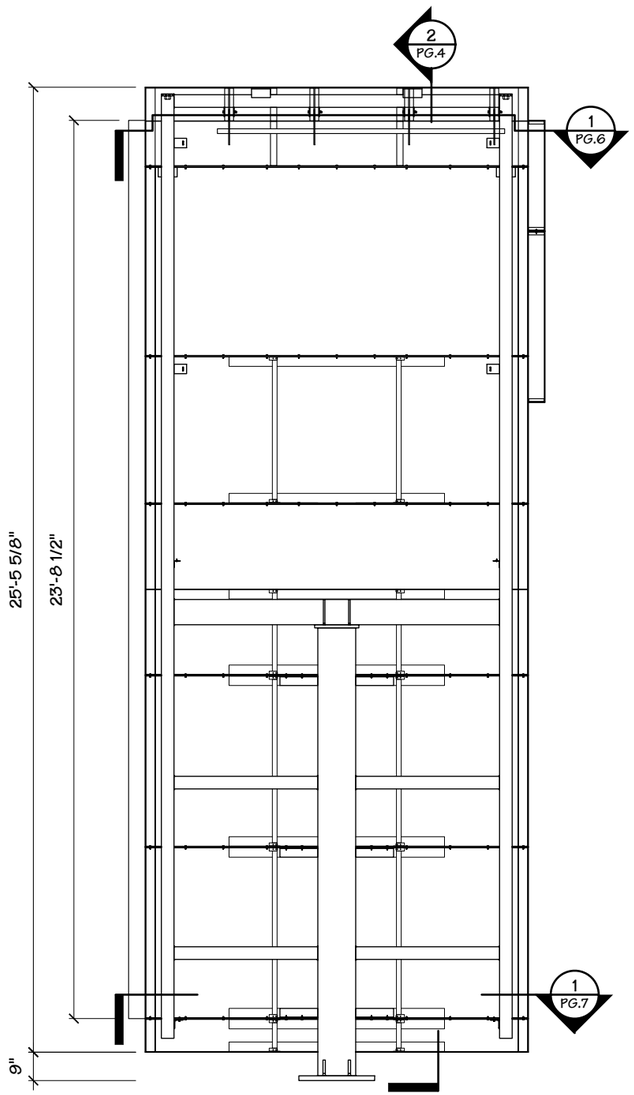
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

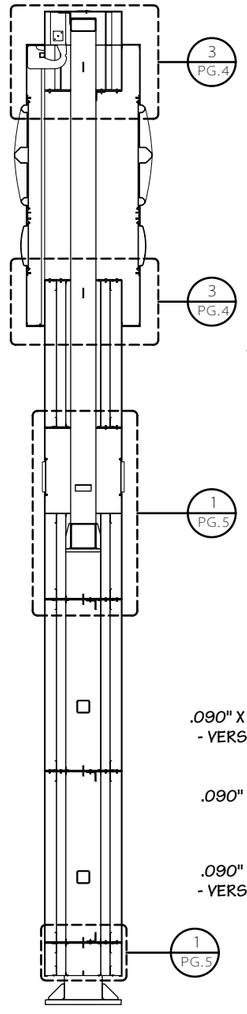
Code 11058 **Type** A

Job Number T.B.D.

Sheet Number HP-72-25G-90.3 **Rev.**



1 FRONT SECTION
HP-72-25.4
1/4" = 1'-0"



2 SIDE SECTION
HP-72-25.4
1/4" = 1' - 0"

SILICONE PRE-FINISHED ACM COVER PLATE IN PLACE AFTER INSTALLATION

4" X 4" X 1/4" X 6" LONG STEEL ANGLES WELDED TO STEEL CROSS TUBE

4 13/16" AGI CHANNEL

5/16" ALUM. HINGE BOLTED TO AGI CHANNEL & 1/4" THK. ALUM. PLATE W/ 3/8" STEEL BOLT - NOTCH BAFFLE & ACM TO ALLOW FOR HINGE

1 1/2" X 1 1/2" X 1/8" ALUM. TUBE

2" X 2" X 1/8" ALUM. ANGLES WELDED @ EACH END OF ALUM. BAFFLES

1/8" ALUM. BAFFLE BOLTED TOGETHER W/ ZINC COATED 1/4 - 20 HARDWARE TYP. - SLOT BAFFLE TO ACCEPT ALUM. ANGLES

BRAKE FORMED 18 GA. GALV. BAFFLE BOLTED TOGETHER W/ ZINC COATED 1/4 - 20 HARDWARE TYP.

3" X 3" X 1/4" X 6" LONG STEEL ANGLE WELDED TO BACK OF STEEL UPRIGHTS - BOLT TO BAFFLES & SPACER ON FIXED SIDE

3" X 1 1/2" X 1/8" ALUM. TUBE

BRAKE FORMED 18 GA. GALV. BAFFLES BOLTED TOGETHER W/ ZINC COATED 1/4 - 20 HARDWARE TYP.

1 1/2" WIDE X 3/8" THK. PVC SPACER BETWEEN BAFFLES TYP.

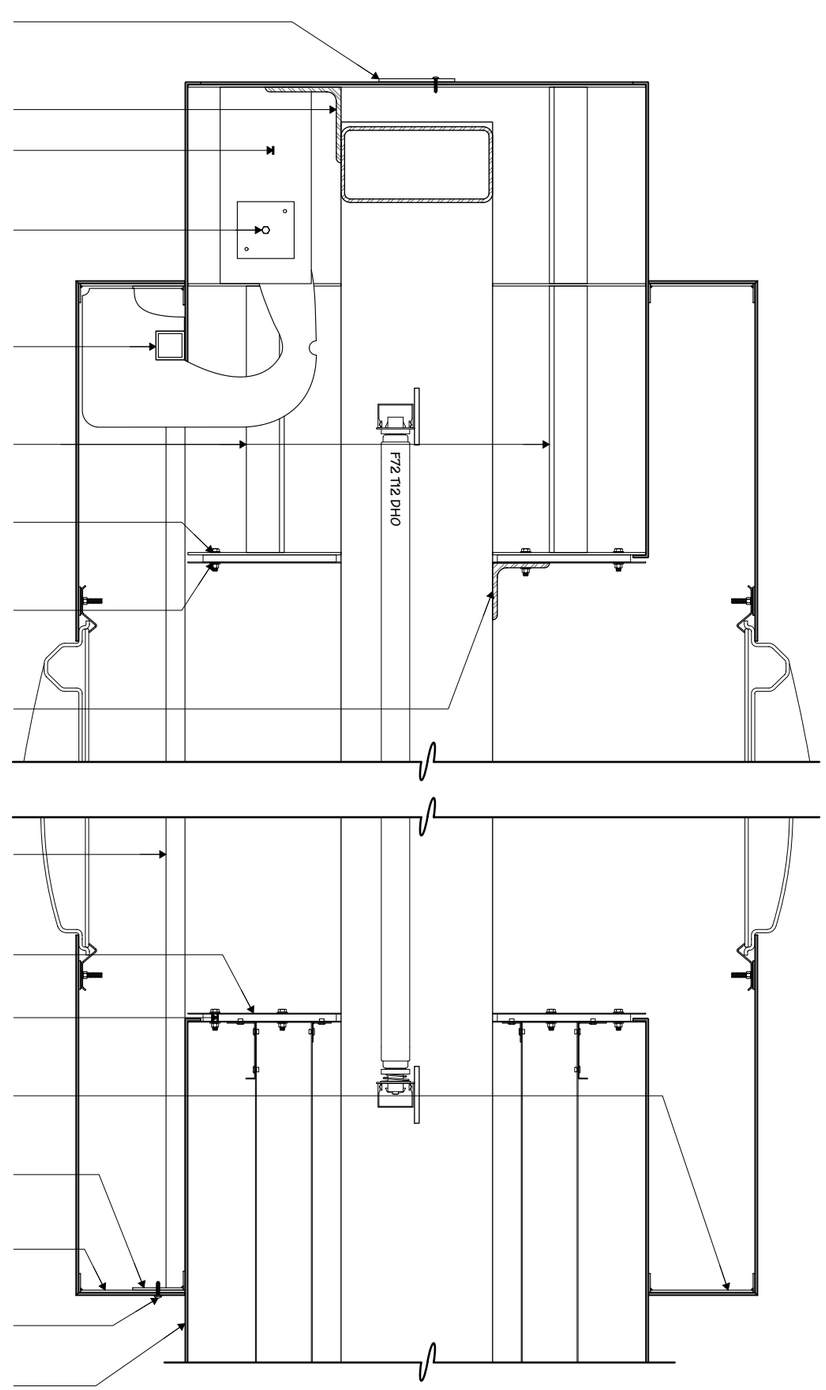
FABRICATED ALUM. BAFFLE .090" X 1" FLANGES WELDED TO .125" ALUM. RETURN - VERSILOK TO INTERIOR FACE OF BLUE ACM PANEL

FABRICATED ALUM. BAFFLE .090" X 1" FLANGE WELDED TO .125" ALUM. RETURN - VERSILOK TO FIXED SILVER FACE PANEL

FABRICATED ALUM. BAFFLE .090" X 1" FLANGE WELDED TO .125" ALUM. RETURN - VERSILOK TO INTERIOR FACE OF BLUE ACM PANEL

#10 P.H.S.S. SHEET METAL SCREWS @ 10" O.C. TO FASTEN HINGED FACE TO SILVER ACM PANEL

PRE-FINISHED 4MM ACM - 'SILVER PANEL'



3 BLOW-UP DETAIL
HP-72-25.4
1/8" = 1"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
ALUM. STRUCTURE

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. Weight 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

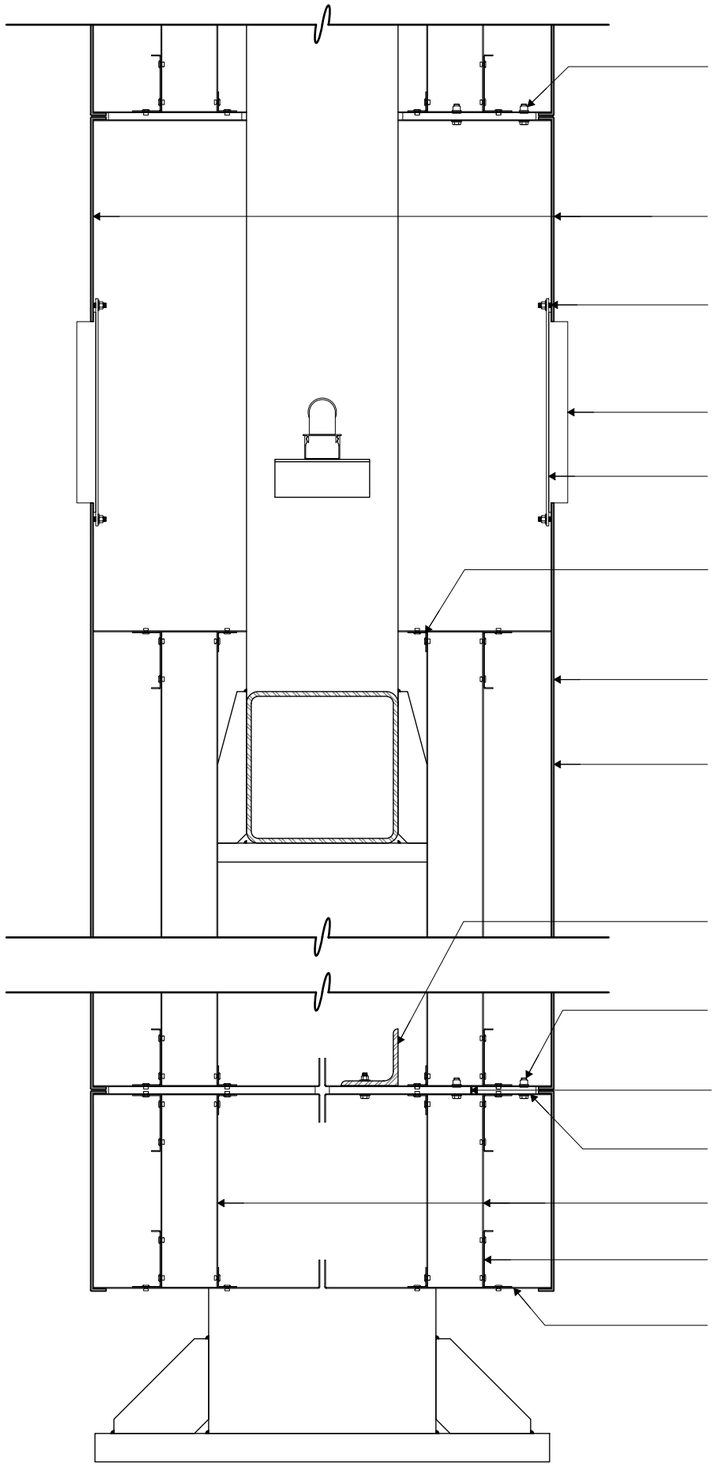
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

Code 11058 | Type A

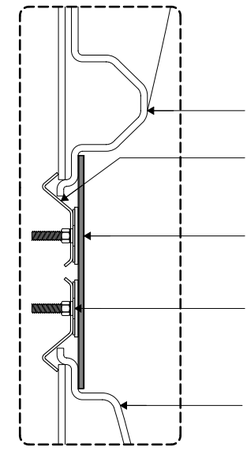
Job Number T.B.D.

Sheet Number HP-72-25G-90.4 | Rev.



1 / HP-72-25.5 BLOW-UP DETAIL

1/8" = 1"



2 / HP-72-25.5 LOGO MOUNTING DETAIL

1/8" = 1"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
ALUM. STRUCTURE

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

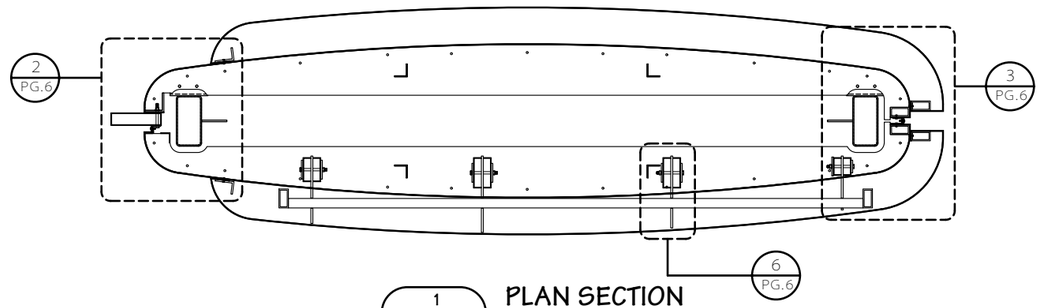
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

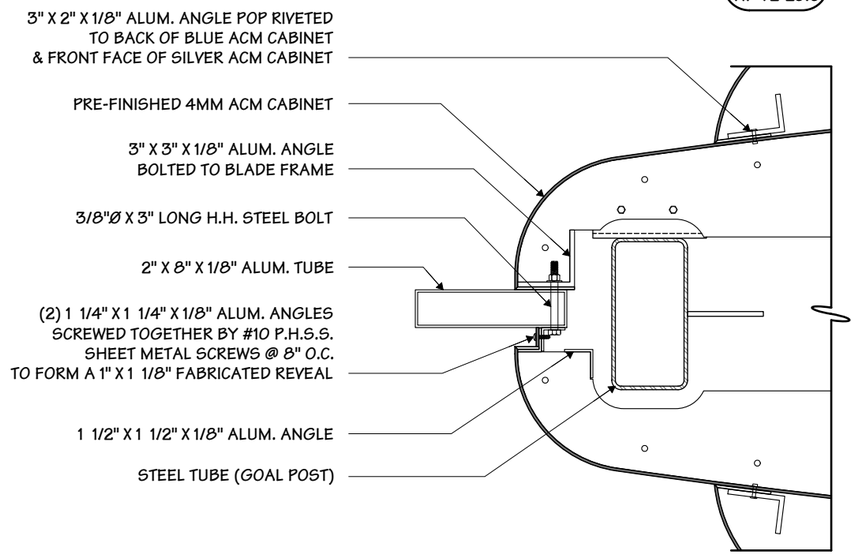
Code 11058
Type A

Job Number T.B.D.

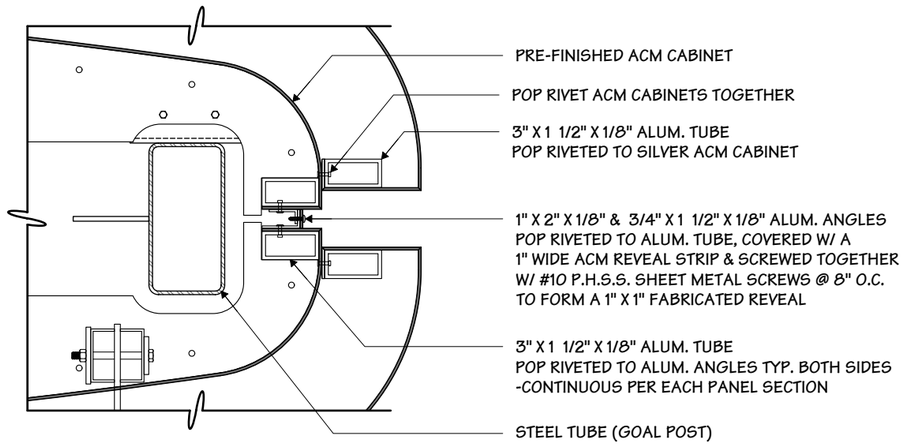
Sheet Number HP-72-25G-90.5
Rev.



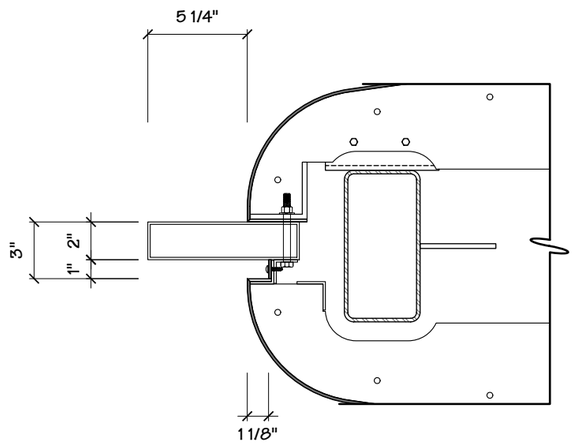
1 HP-72-25.6 PLAN SECTION
1/2" = 1' - 0"



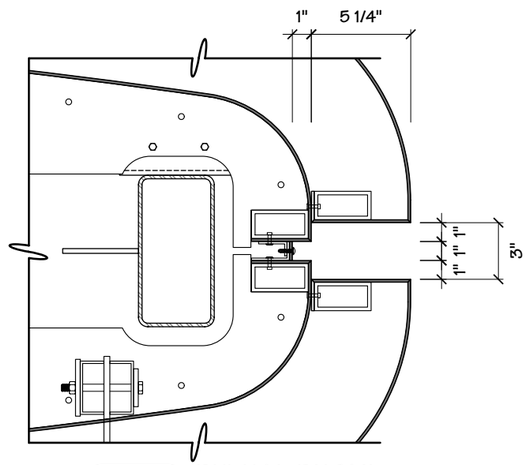
2 HP-72-25.6 LEFT ENCLOSURE DETAIL
1/8" = 1"



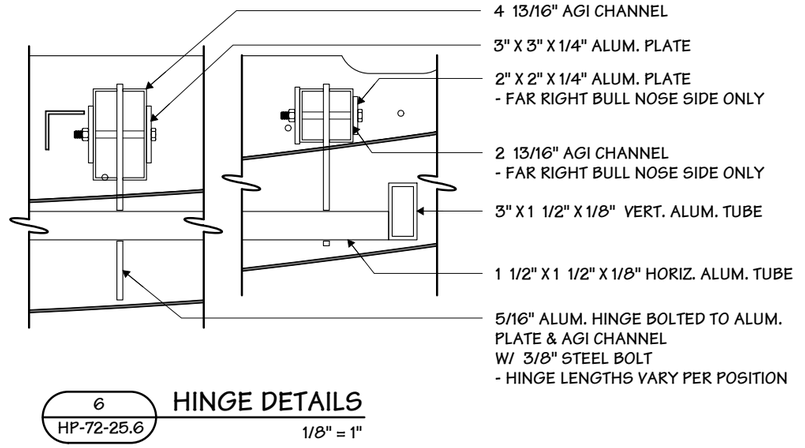
3 HP-72-25.6 RIGHT ENCLOSURE DETAIL
1/8" = 1"



4 HP-72-25.6 BLADE DETAIL
1/8" = 1"



5 HP-72-25.6 REVEAL DETAIL
1/8" = 1"



6 HP-72-25.6 HINGE DETAILS
1/8" = 1"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
SECTION DETAILS

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. Weight 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

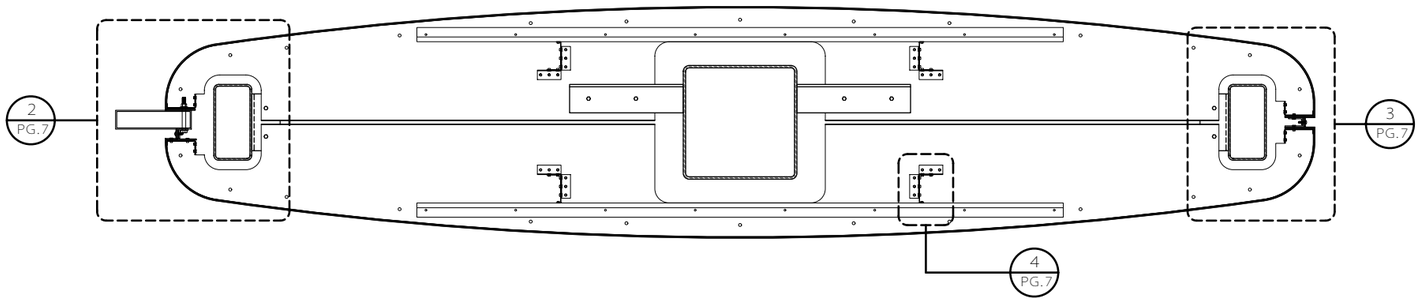
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

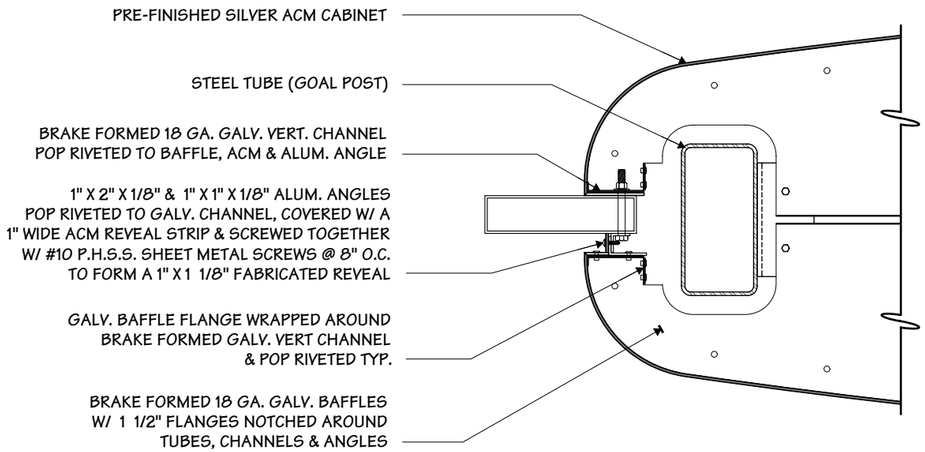
Code 11058
Type A

Job Number T.B.D.

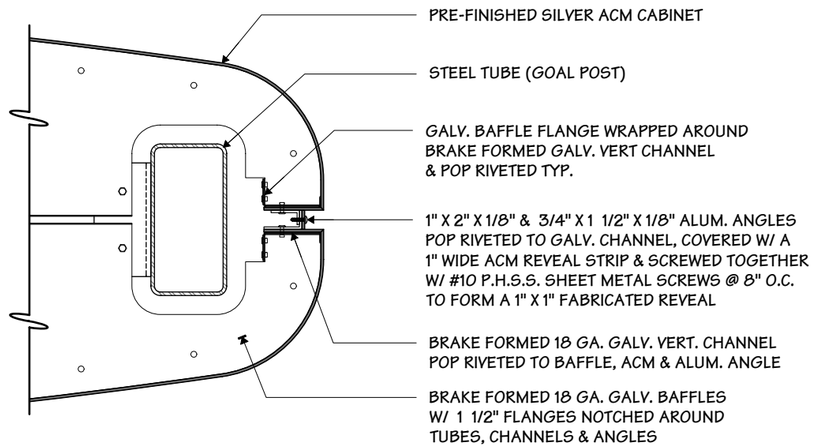
Sheet Number HP-72-25G-90.6
Rev.



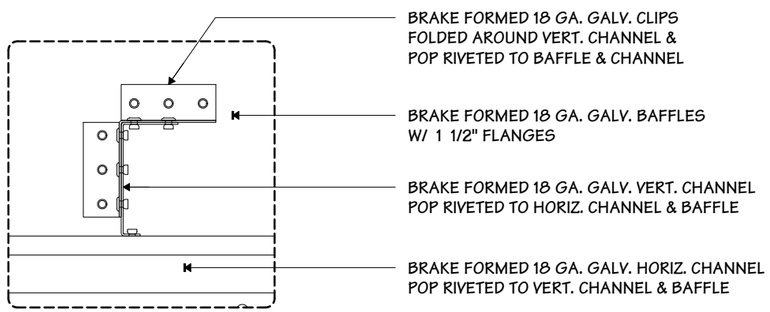
1 / HP-72-25.7 **PLAN SECTION**
3/4" = 1' - 0"



2 / HP-72-25.7 **BLOW-UP DETAIL**
1/8" = 1"



3 / HP-72-25.7 **BLOW-UP DETAIL**
1/8" = 1"



4 / HP-72-25.7 **CLIP DETAIL**
1/4" = 1"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
SECTION DETAILS

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

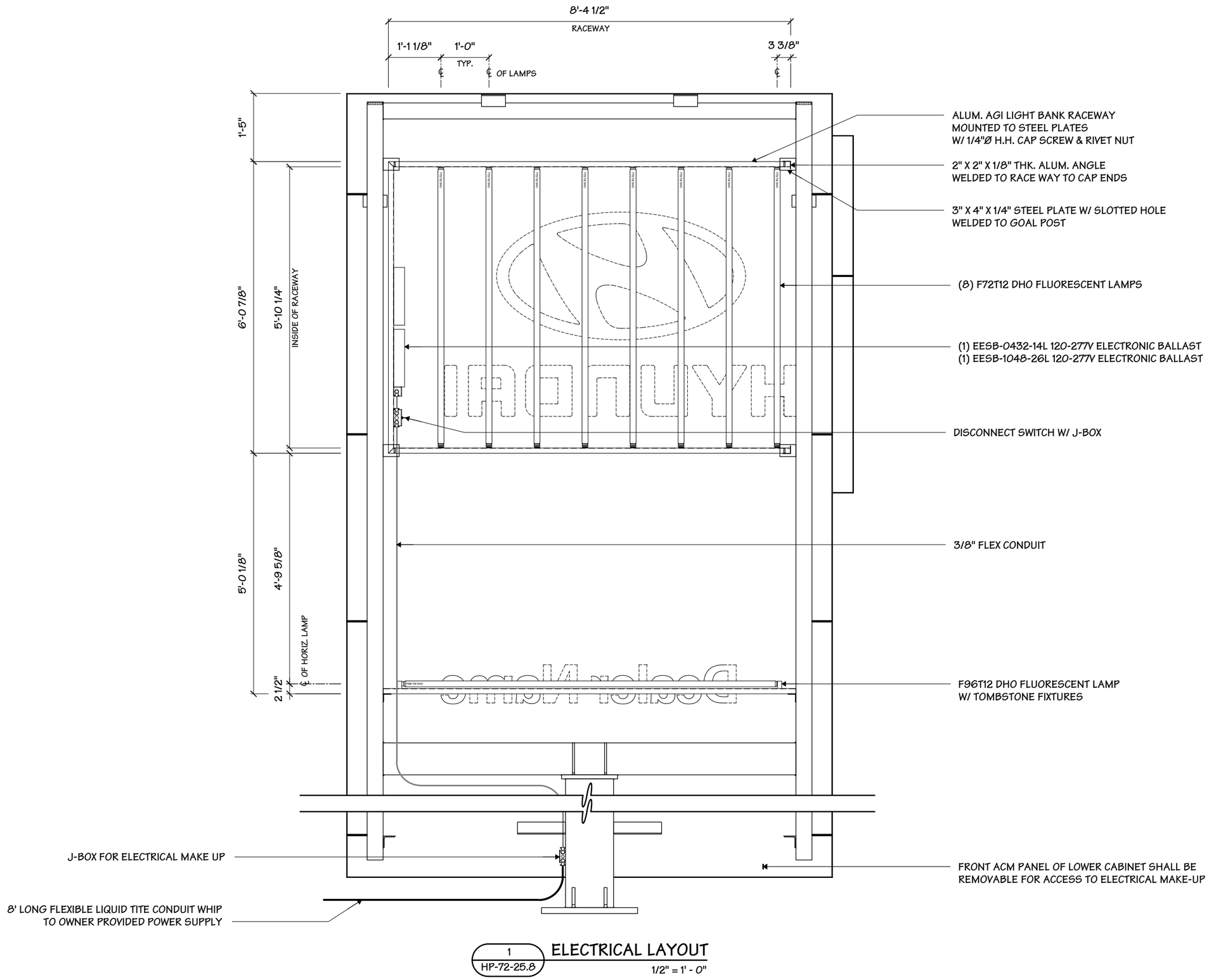
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

Code 11058 **Type** A

Job Number T.B.D.

Sheet Number HP-72-25G-90.7 **Rev.**



1 HP-72-25.8 **ELECTRICAL LAYOUT**

1/2" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
ELECTRICAL

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications

- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. Weight 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

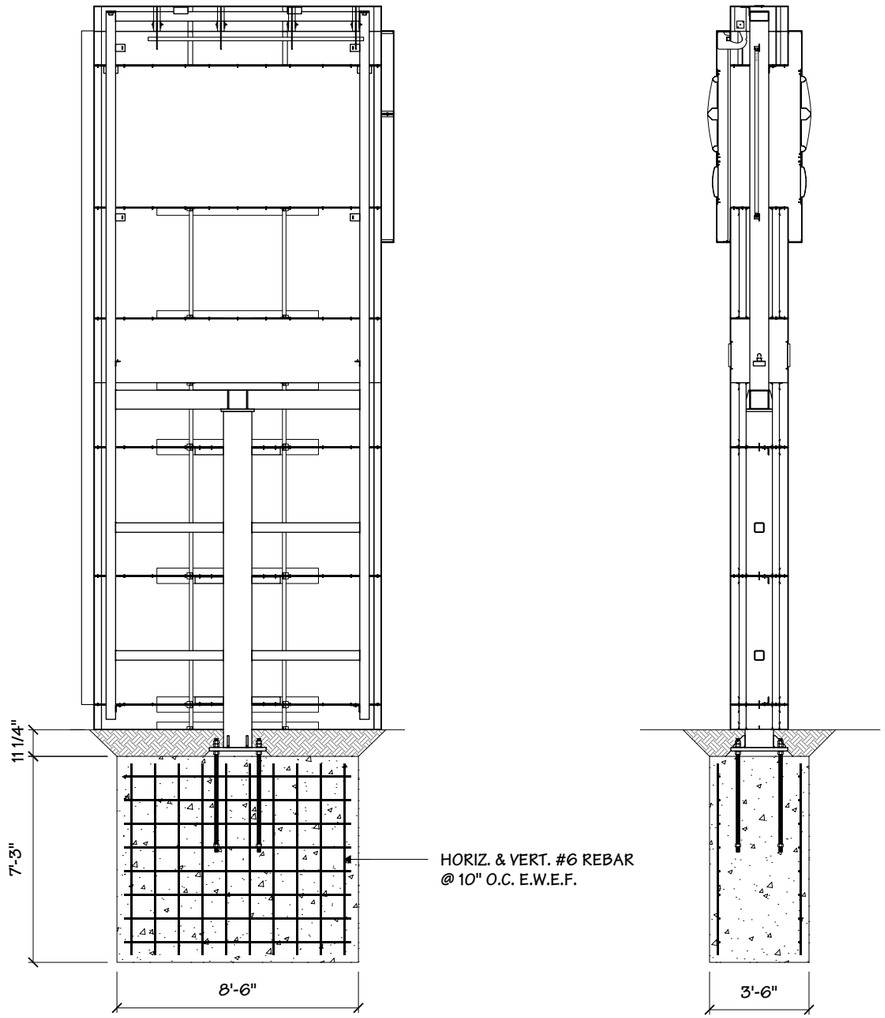
Approved By M. SMITH
Date Approved _____

Code	Type
11058	A

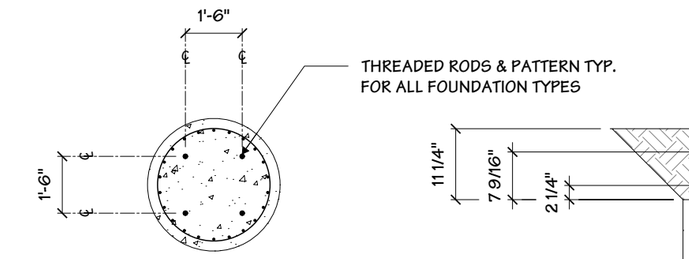
Job Number
T.B.D.

Sheet Number	Rev.
HP-72-25G-90.8	

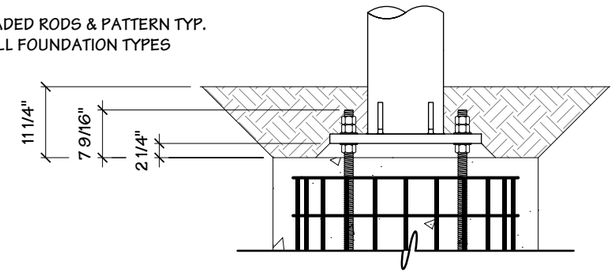
90 MPH FOUNDATION



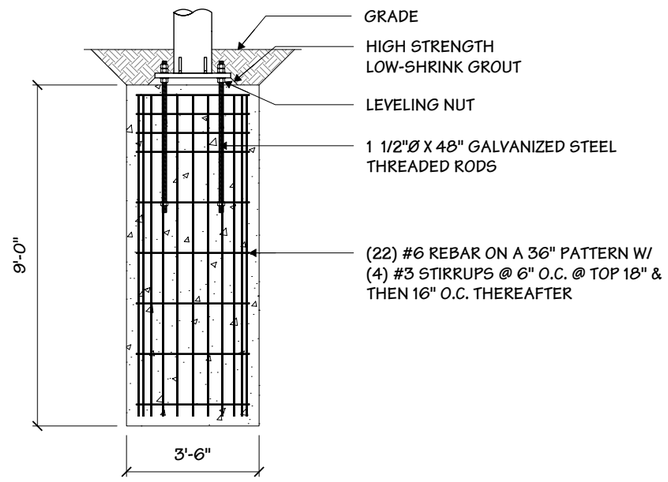
1 HP-72-25.9 **FOUNDATION LAYOUT**
3/16" = 1' - 0"



3 HP-72-25.9 **SECTION @ CAISSON**
1/4" = 1' - 0"



4 HP-72-25.9 **FOOTING DETAIL**
1/2" = 1' - 0"



2 HP-72-25.9 **CAISSON LAYOUT**
1/4" = 1' - 0"

NOTES:
ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.

MATERIAL SPECIFICATIONS:
(UNLESS OTHERWISE NOTED)
CONCRETE - 2500 PSI
VERTICAL SLAB - (8 CUBIC YARDS)
CAISSON - (3.3 CUBIC YARDS)
REINFORCING - GRADE 60 W/ 3" MIN. COVER
DO NOT WELD REBAR

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
FOUNDATION LAYOUT

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications
- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

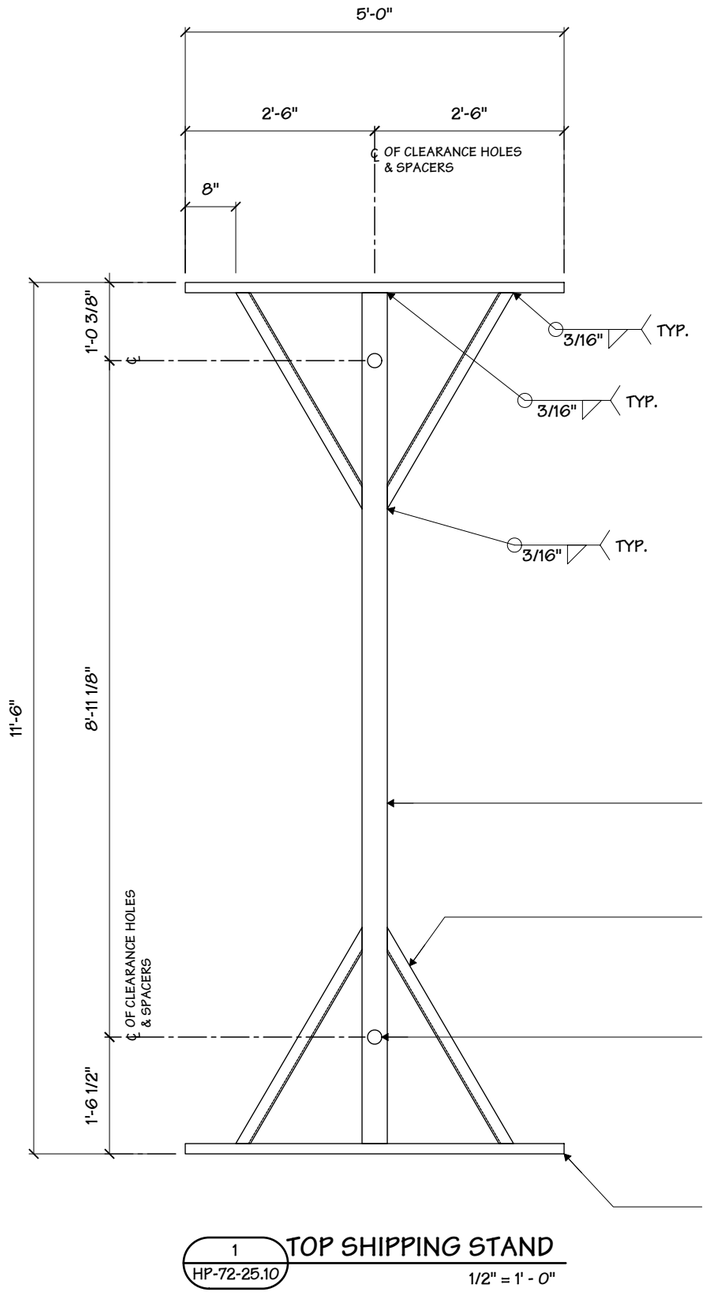
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Approved By M. SMITH
Date Approved _____

Code 11058 **Type** A

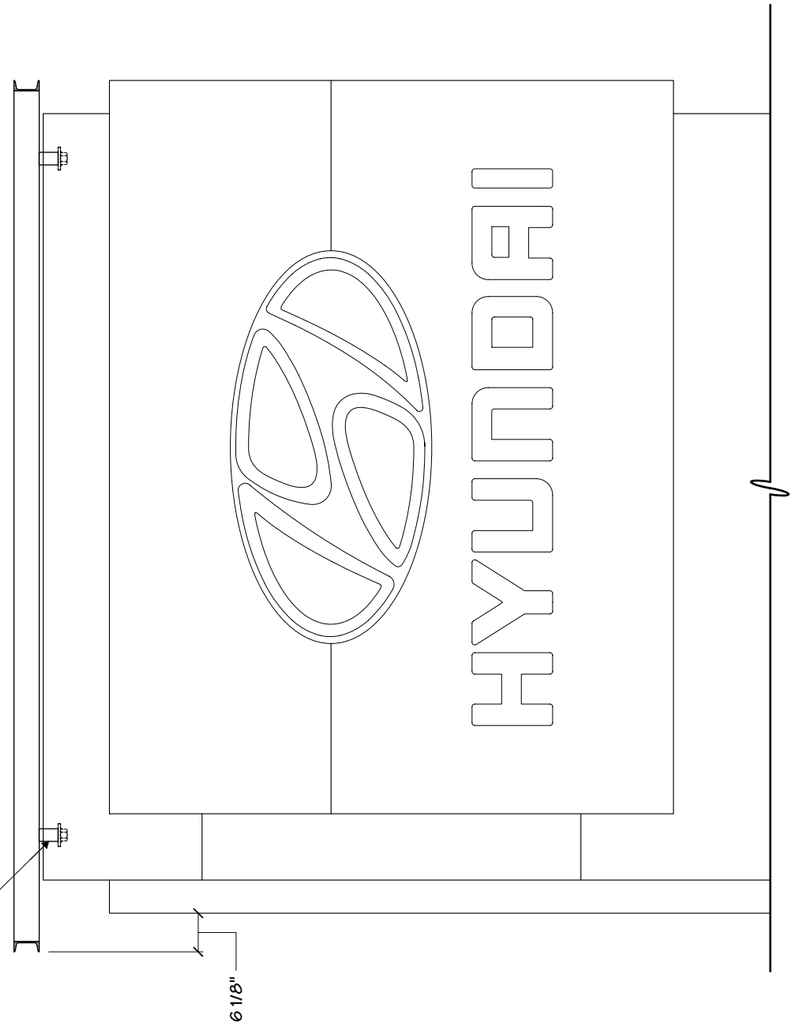
Job Number T.B.D.

Sheet Number HP-72-25G-90.9 **Rev.**



1 HP-72-25.10 TOP SHIPPING STAND

1/2" = 1' - 0"



Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
SHIPPING

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications

- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

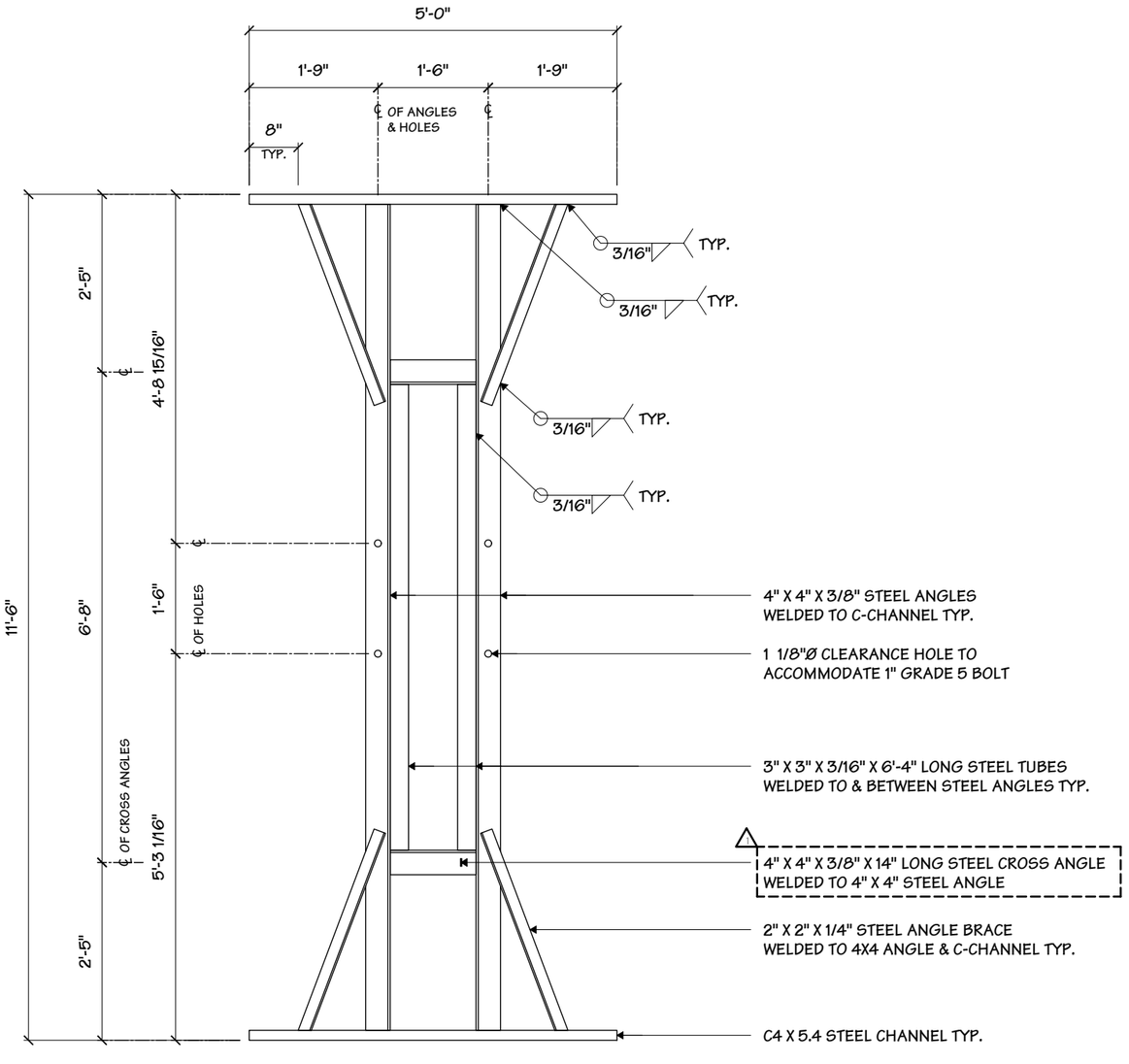
This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

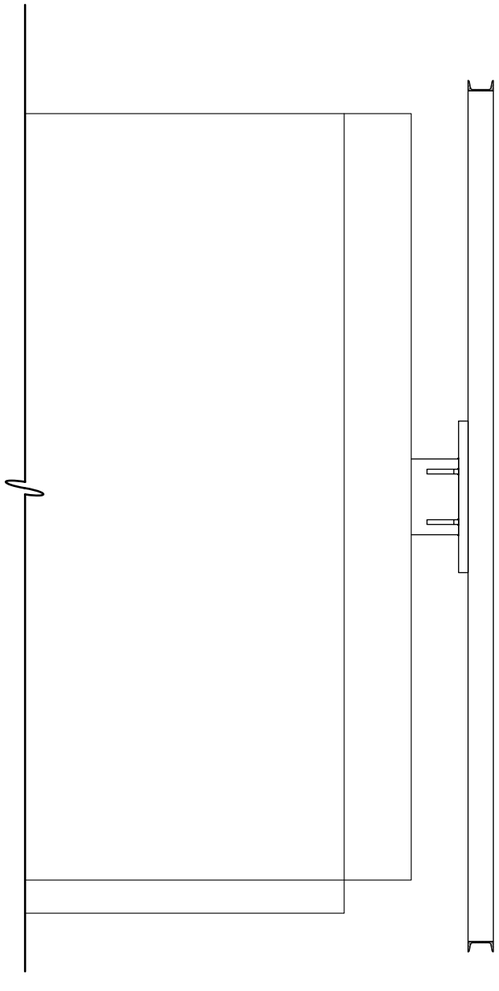
Approved By M. SMITH
Date Approved _____

Code 11058 **Type** A

Job Number T.B.D.

Sheet Number HP-72-25G-90.10 **Rev.**





1 / HP-72-25.11 BOTTOM SHIPPING STAND

1/2" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O Box 9175
Virginia Beach, VA 23450
(757) 427-1900

Project Title
HYUNDAI MOTORS

Sign Type
HP 72-25G-90

Drawing Type
SHIPPING

Date 04.03.12

Lead Drafter ELB
Drawn By ELB
Project Mgr. J. MUNSEY

General Sign Specifications

- ☐ Interior ■ Exterior
- ☐ Single Faced ■ Double Faced
- ☐ _____
- ☐ Non-Illuminated
- ■ Illuminated
  - ■ 120 Volts 5.45 Amps(+/-)
  - ☐ 277 Volts _____ Amps(+/-)
  - _____ _____ Amps(+/-)
- ■ U/L Listed ☐ Non U/L Listed

Location _____
Windload 90 MPH / IBC 2006
Area 72 SF. **Weight** 5,600 LBS.

Drawing Revisions

	Drawn By	Date	Change
1	ELB	10.24.14	WEIGHT
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

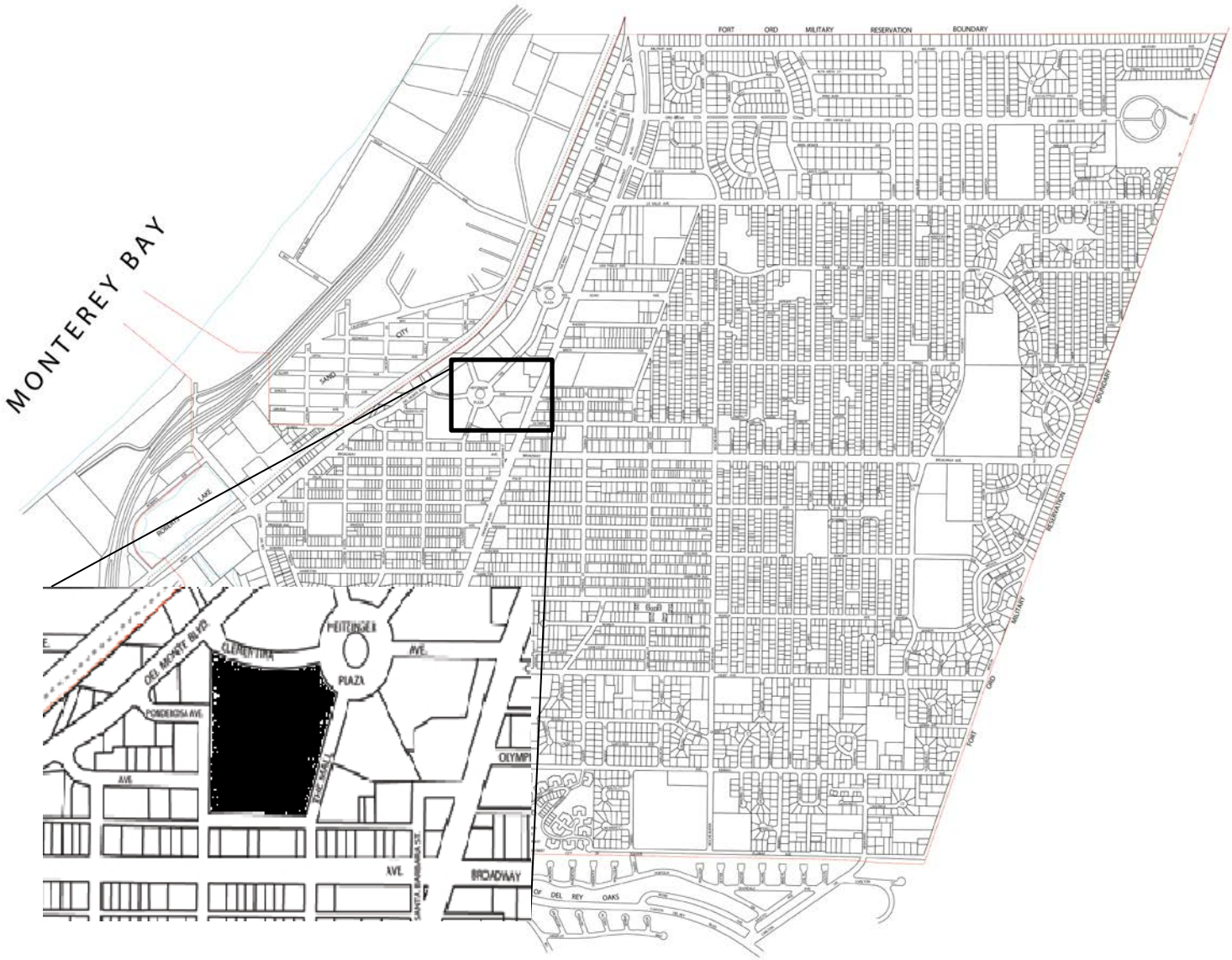
Approved By M. SMITH
Date Approved _____

Code 11058 **Type** A

Job Number T.B.D.

Sheet Number HP-72-25G-90.11 **Rev.**

Location Map: 4 Heitzinger Plaza



CITY OF SEASIDE
STAFF REPORT

Item No.: 5.B.

TO: Honorable Mayor and City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: February 4, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34. ST. SERAPHIM CHURCH, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL FOR AN AMENDMENT TO THE EXISTING LANDSCAPE PLAN FOR ST. SERAPHIM CHURCH LOCATED AT 415 FRANCIS STREET IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(H) AND SECTION 15300.2 OF THE CEQA GUIDELINES.**

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving major changes to a previously approved landscape plan for the removal of 8 eucalyptus trees that surround the St. Seraphim church site located at 415 Francis Street.

RECOMMENDATION

Staff recommends that the Board of Architectural Review approve Application 14-34 amending the landscape plan to allow for the removal of 8 eucalyptus trees identified as Tree No's 47, 48, 49, 50, 51,52, 53 and 54 on the project site plan subject to the conditions of approval provided as Attachment 1.

BACKGROUND

At issue are the maintenance and safety concerns that have been raised by St. Seraphim Russian Orthodox Church (the " Church") regarding the existence of eight eucalyptus trees at the northeast corner of the church property located at 415 Francis Street. The church property is located on a 4,200 square foot parcel that is located within the boundaries of the Laguna Grande

Regional Park at the southeast area of the park. Location Map is provided as Attachment 2.

On September 22, 2014, the City of Seaside received a letter from the Church requesting that the City consider allowing the church to proceed with the removal of 8 eucalyptus trees near the northeast corner of the site. This letter served to follow-up on previous conversations the church has had with the City regarding the on-going maintenance issues and safety concerns related to falling limbs from these trees the church is faced with on a daily basis.

The existing church building was relocated to the project site in November of 1972 from the site which is now developed with the Home Depot at 1590 Canyon Del Rey Boulevard. The relocation occurred as part of the redevelopment of the site at 1590 Canyon Del Rey Boulevard for a KMART retail store. Subsequent to the relocation of the church building, the applicant received approval for the construction of a one-story 1,430 square-foot vestry. The trees surrounding the subject property were in placed when the use permit was granted for the relocation of the church. Per the conditions of approval of the use permit granting the relocation of the church, it was specified that the existing trees were to be maintained. Therefore, City staff finds that that any major modification or removal of the existing trees would be subject to the review approval by the Board of Architectural Review.

SITE LOCATION AND DESCRIPTION

The project site is developed with a church building and a detached 1,430 square-foot vestry building on a 4,200 square-foot parcel. The parcel is situated within the boundaries of Laguna Grande Regional Park at the southeast portion of the park near the intersection of Canyon Del Rey Boulevard and Francis Street. The adjoining land uses consist of single family and multi-family dwellings to the east and the Laguna Grande Regional Park to the north, south, and west. The project site is located within the City's Coastal Zone and is designated as Coastal Parks and Open Space on the Coastal Implementation Plan. An aerial photo of the site is provided as Attachment 3. Site photographs are provided as Attachment 4.

PROJECT DESCRIPTION

The applicant is proposing to allow for the removal of eight eucalyptus trees identified as Tree No.'s 47, 48, 49, 50, 51, 52, 53 and 54 as shown on the site survey provided as Attachment 5. Of these trees, Tree No's 48, 51, 53, and 54 are located on the church site, Tree No. 52 is shared between the Monterey Regional Park District and the church by virtue of being on the property line, and Tree No.'s 49 and 50 are located on Monterey Regional Park District Property.

STAFF ANALYSIS

The primary purpose for the requested landscape plan modification is safety concerns related to falling branches onto the existing church property, the surrounding park area, and potentially Canyon Del Rey Boulevard in the near future. St. Seraphim Church has reported to the City that they have witnessed several incidents in the last 12 months where large tree limbs have fallen near the church entrance, the church annex and surrounding parking lot. Concern has been

expressed that someone could be seriously injured or major property damage could occur. An examination of the existing trees has been performed by Tope Tree Services (See Attachment 6). The report identifies the growth of conk at the base of the trees and the existence of multi branch growth as serious safety issues. The Arborist, Andrew Tope, recommends removing the existing eucalyptus trees.

Although the project site is located within the Coastal Zone, Coastal Commission staff have confirmed that the removal of the trees would consist of a standard maintenance program, particularly based on the hazardous conditions, that would be exempt from obtaining a costal permit. In accordance with Section 3.3.E of the Coastal Implementation Plan, maintenance activities that do not result in an enlargement or expansion of the existing land use and the object of those maintenance activities is to remove a hazard would be exempt from the requirements of obtaining a Coastal Permit.

In discussion with the Tim Jensen of the Monterey Regional Park District, he informed City staff that the park district has no objections to the removal of the existing eucalyptus trees since the area where the trees are located does not interfere with the park's recreational opportunities.

City staff would recommend that the BAR allow for the removal of the eight non-native invasive Eucalyptus trees subject to the planting of four Monterey cypress trees as replacement mitigation. The four trees would be planted within the open space area in front of the church. The open space area is large enough to provide adequate separation between the church property and the future tree canopy of the Monterey cypress trees. The planting of the new trees in the prescribed area would also be consistent with the establishment of the existing Monterey cypress trees that border the Canyon Del Rey frontage of the Laguna Grande Park. Only four Monterey cypress trees are recommended for replacement versus a one or one replacement. City staff finds that based on the size of the Monterey cypress can become at maturity that the opens space area in front of the church can only support the planting of four trees. Additionally, the planting of four Monterey cypress trees will match spacing of the existing Monterey cypress trees that border Canyon Del Rey Boulevard.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(h): Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public and private property involving minor or no expansion of use. City staff has determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Article 19, Section 15301, Class 1) because the project proposes maintenance to an existing church facility and public park.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2.

Exception a - Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment

may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project involves maintenance to an existing landscape area for a church facility and public park. Though the surrounding biological environment is potentially sensitive, the maintenance is limited to previously disturbed areas and trimming/or removal of non-native trees to improve health and safety of the habitat so there is not potential for negative effects.

Exception b - Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The project involves maintenance and removal of non-native trees to an existing church facility and public park. The project will result in a positive cumulative impact.

Exception c - Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project involves maintenance and tree removal to an existing landscape area for the protection of the health, safety, and general welfare. The project will have no significant effect.

Exception d - Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The project involves maintenance and tree removal to an existing landscape area and will have a positive effect on these resources.

Exception e - Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The project site is not located on a hazardous waste site.

Exception f - Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The site is currently developed with a church facility. The proposed improvements do not affect a historic resource or potential archaeological resource as the site was previously disturbed.

Evidence: The proposed project will result in the removal of eight eucalyptus trees to provide proper maintenance within the boundaries of St. Seraphim Church and the Laguna Grande Regional Park to ensure the safety of private property and the general health, safety, and welfare of the community.

FINDINGS

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 landscape maintenance and new landscaping at a City park is a permitted use within the CPOS zoning district. The proposed maintenance activities will comply with all applicable standards of development and provisions of the Coastal Implementation Plan and the Municipal Code.

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

Evidence: The project site is designated as Park and Open Space in the General Plan Land Use Element and the Coastal Implementation Plan. This designation allows for passive and active recreational sites of all sizes and with a range of amenities. The removal of the proposed trees will alter or adversely affect any access or use of the existing park by the public.

3. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Conservation/Open Space Element Goal and Policy:

Goal COS-1 – Provide and maintain a high quality parks and recreation system that meets the varying recreational needs of the community.

Policy COS-1.1 – Provide a variety of well-maintained public parks and recreational facilities for Seaside residents .

Evidence: The project maintenance activity to remove trees is compatible with the surrounding functions of Laguna Grande Park. The park/open space will be enhanced through the protection of the health, safety, and general welfare by removing a hazardous condition created by falling tree branches and limbs, and the installation of the new landscaping and improvements along the Canyon Del Rey frontage to enhance the visual resources of Laguna Grande Park. 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: Visual evidence of falling tree branches and limbs from the existing eucalyptus trees has been documented by the City of Seaside Public Works Department.

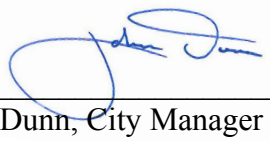
FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
2. Attachment 2 - Location Map
3. Attachment 3 - Aerial Photo
4. Attachment 4 - Site Photographs

5. Attachment 5 - Tree Survey
6. Attachment 6 - Arborist Report Tope Tree Services

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

Conditions of Approval
File No. BAR-14-34
February 4, 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 "St. Seraphim Church Tree removal" stamped as received on December 29, 2014, as and approved on February 4, 2015.

2. Prior to the issuance of a tree cutting permit, applicant shall provide City of Seaside with report from a Certified Arborist that there are no raptors or known birds nesting within the existing eucalyptus trees. If birds are found to be nesting, no work may commence until it has been determined that there are no active nests present.

3. Applicant shall receive written permission from the Monterey Peninsula Regional Park District to plant four Monterey cypress trees within the open space area directly in front of the church on Assessor's Parcel No. 011-381-002

Public Works:

4. Prior to trimming or removing any trees, Applicant must obtain tree cutting permit from the Public Works Department.

Standard:

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

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

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

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

against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

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

6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

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

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34

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.

_____ _____

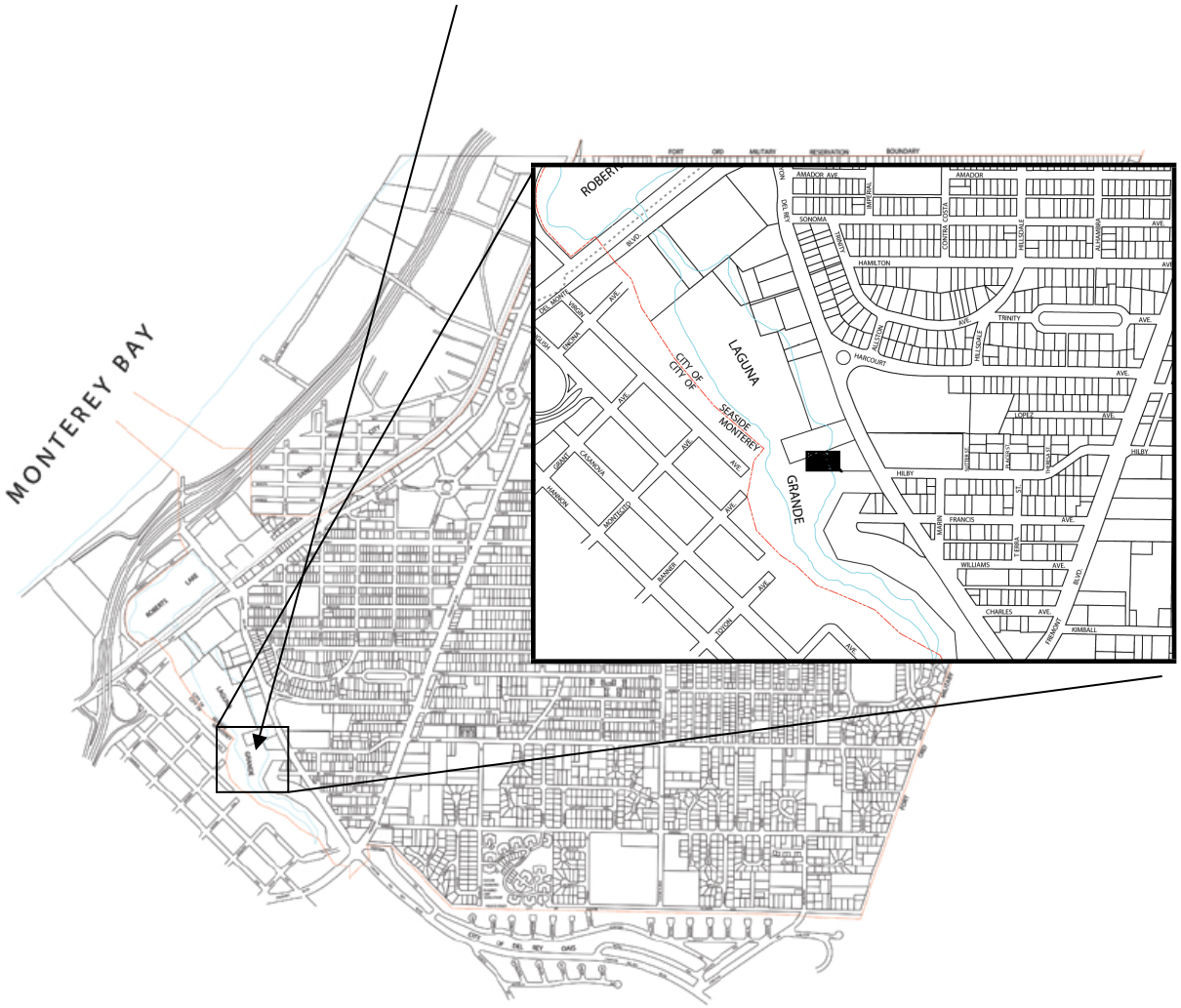
Applicant's Signature Date

_____ _____

Property Owner's Signature Date

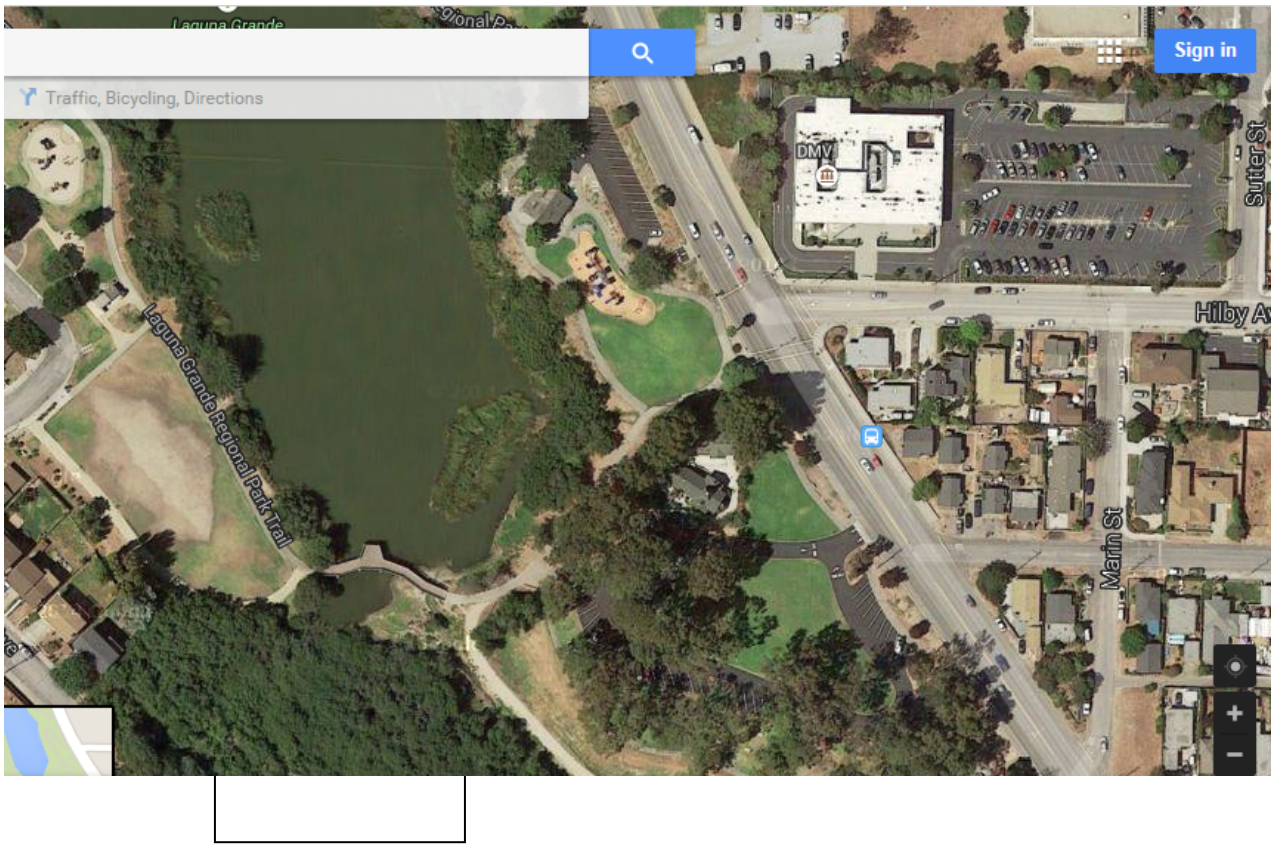
Location Map

Project Site - 415 Francis Street



Aerial Photo

Project Site: 415 Francis Street

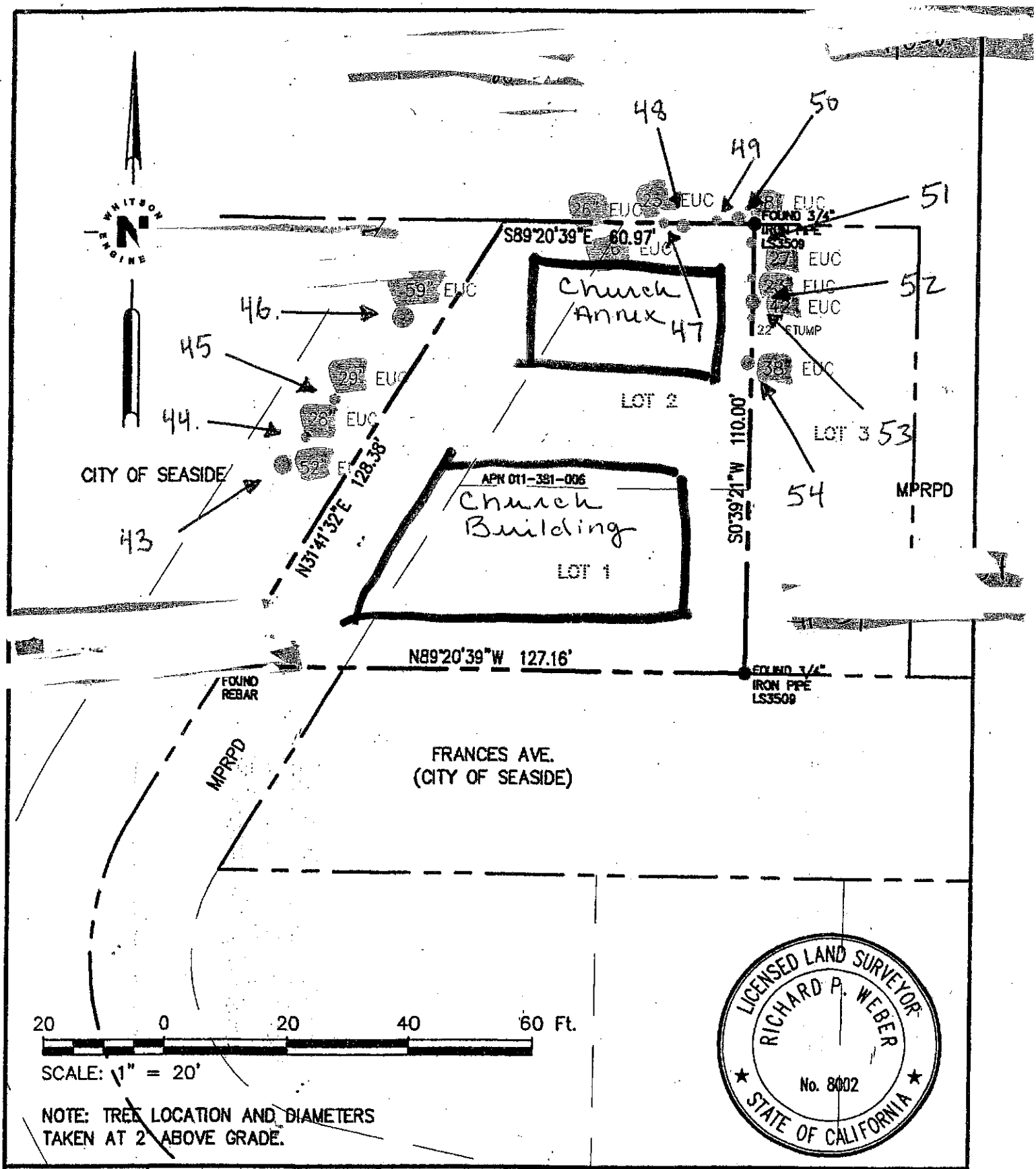


View of trees at northeast corner of church annex building as seen from Canyon Del Rey Boulevard

View of trees in front of the church and church annex as seen from Canyon Del Rey Boulevard

View of trees in front of the church and church annex building as seen from the parking lot of Laguna Grande Park

View of the trees as seen from the open space area within Laguna Grande Park on the west side of the church property.



PLAT OF SURVEY

SEASIDE CALIFORNIA

ST. SERAPHIM CHURCH

DRAWING PATH: T:\Monterey Projects\2071\207106 St Seraphim\SURVEY\2071.06 Topo.dwg

DATE: JAN. 15, 2014	SHEET
SCALE: 1" = 20'	1
DRAWN: BH	
CHECKED: RPW	
PROJECT No.2071.06	OF 1

WHITSON ENGINEERS – 9699 BLUE LARKSPUR LANE, SUITE 105 – MONTEREY, CALIFORNIA 93940 – TEL (831) 649-5225 – FAX (831)373-5065 – WWW.WHITSONENGINEERS.COM

ST. SERAPHIM RUSSIAN ORTHODOX CHURCH OF MONTEREY, INC.
PARISH OF THE RUSSIAN ORTHODOX CHURCH OUTSIDE RUSSIA

For Correspondence:
P.O. Box 1003
Seaside, CA 93955

V. Rev. George Kurtow
1127 Rockhaven Crt.
Salinas, California 93906
(831) 442-2149

Location:
Canyon del Rey Blvd.
and Frances Ave.
Seaside, CA 93955
(831) 394-1611

September 22, 2014

Tim O'Halloran, City Engineer
440 Harcourt Avenue
Seaside, CA 93955

Dear Mr. O'Halloran,

Attached to this letter you will find a report from a certified arborist, photos and explanations that go along with that report as well as an estimate.

Please contact me regarding any questions or comments in reference to those attachments.

Sincerely,

Alexei Berkoff, Assistant to the Parish Warden

cc: Very Reverend George Kurtow, Parish Rector
Demetri Stagakis, Parish Warden

RECEIVED
CITY OF SEASIDE
SEP 22 2014
RESOURCE MANAGEMENT
SERVICES

Andrew Tope
Certified Arborist WE-7621A
P.O. Box 51964
Pacific Grove, CA 93950
Office 831-241-6910
Cell 831-238-3655

August 31, 2014
Alexei Berkoff, Assistant to the Parish Warden
St. Seraphim Russian Orthodox Church of Monterey Inc.
P.O. Box 1003
Seaside Ca, 93955

On August 22, 2014 my company, Tope's Tree Service Inc., was contacted by Mr. Alexei Berkoff of the St. Seraphim Russian Orthodox Church. Mr. Berkoff had concerns about several large trees next to his church. He asked me to examine the trees and give my opinion on them in a written report. On August 25th Mr. Berkoff and I met at the church so I could become familiar with the site, discuss his concerns with the trees, and visually inspect the trees.

Eight blue gum eucalyptus trees were observed and documented in my report. The trees are located along the north fence line between the City of Seaside Laguna Grande Park and the church property. The trees in this report will be referred to as subject tree #47#-53. At this time all subject trees will be recommended for removal.

Due to the size of these trees replanting will be recommended. Replanting with a one to one ratio would be acceptable.

Sincerely,

Andrew Tope
Certified arborist we-7621a

conk at base

Multible attachment points at old topping cuts. Higher probability for failure, starting point for decay