



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 6, 2016
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**
 - A. **SEPTEMBER 16, 2015 REGULAR MEETING MINUTES**
 - B. **OCTOBER 7, 2015 REGULAR MEETING MINUTES**
 - C. **OCTOBER 21, 2015 REGULAR MEETING MINUTES**
 - D. **NOVEMBER 18, 2015 REGULAR MEETING 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-15-16. HGHB Architects, applicant, and Tom Maher, property owner, are requesting design review approval for the installation of a new exterior storefront, building colors, and landscaping associated with the expansion and remodel of the showroom and related offices at the BMW of Monterey new car dealership located at 1 Geary Plaza in the Automotive Regional Commercial (CA) Zoning District. In accordance with the California Environmental Quality Act, the project is Categorically Exempt Class 1.**

PURPOSE: Per Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design review approval for the installation of a new exterior storefront, building colors, and landscaping associated with the expansion and remodel of the showroom and related offices for a new car dealership located at 1 Geary Plaza in the Automotive Regional Commercial (CA) Zoning District is subject to review and approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends approval of the proposed exterior storefront, building colors, and landscaping subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit "A".

6. **REPORTS FROM BOARD MEMBERS**
7. **REPORTS FROM STAFF**
8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
JANUARY 20, 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&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Board of Architectural Review

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: January 6, 2016

SUBJECT: **Board of Architectural Review Application No. BAR-15-16.** HGHB Architects, applicant, and Tom Maher, property owner, are requesting design review approval for the installation of a new exterior storefront, building colors, and landscaping associated with the expansion and remodel of the showroom and related offices at the BMW of Monterey new car dealership located at 1 Geary Plaza in the Automotive Regional Commercial (CA) Zoning District. In accordance with the California Environmental Quality Act, the project is Categorically Exempt Class 1.

PURPOSE

Per Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design review approval for the installation of a new exterior storefront, building colors, and landscaping associated with the expansion and remodel of the showroom and related offices for a new car dealership located at 1 Geary Plaza in the Automotive Regional Commercial (CA) Zoning District is subject to review and approval by the Board of Architectural Review (BAR).

RECOMMENDATION

Staff recommends approval of the proposed exterior storefront, building colors, and landscaping subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit "A".

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is located on a 2.47 acre parcel within the Seaside Auto Center at 1 Geary Plaza located at the northwest corner of Fremont Boulevard and Geary Plaza. The site is developed with a two-story 24,712 square-foot showroom/service building/offices facility and related automotive display areas. Driveways are located on Fremont Boulevard and along The Mall within the interior of the auto center. A total of 162 customer, service, and display parking

spaces are provided on site. A Location Map is provided as Attachment 2. An Aerial Photo of the project site is provided as Attachment 3.

The adjacent land uses (See Figure 1) consist of the Mazda/Subaru Dealership to the south, the Cypress Coast Ford/Lincoln dealership to the west, auto related businesses to the north, and retail/commercial businesses to the east on Fremont Boulevard. Street Views are provided as Attachments 4 and 5.

Figure 1: Project Site Adjacent Land Uses				
NW		N		NE
	Auto Related	Auto Related	Commercial	
W	Ford/Lincoln	Project Site	Commercial	E
	Chrysler	Mazda/Subaru	Commercial	
SW		S		SE

PROJECT DESCRIPTION

BMW of Monterey is proposing to upgrade the dealership with the following improvements:

1. Expand the showroom by 1,529 square feet under the existing roof canopy on the front facade. The addition will expand the existing perimeter glass walls approximately six feet along the west, south, and east walls of the showroom with a new metal and glass storefront system (Kawneer 1620SSG Curtain Wall w/1 inch insulated glass typical). The showroom and sales office will increase from 6,696 square feet to approximately 8,200 square feet.
2. Remodel the interior office layout and introduce new glass entrance doors.

3. The service drive will be enclosed with roll-up glass panel doors that will roll out of sight during daytime use. The parts and service department will increase from 7,420 square feet to approximately 9,200 square feet.
4. The total area of the building will increase from 24,712 square feet to 27,996 square feet.
5. Two service bay doors at the north end of the building will be replaced with new solid panel aluminum roll up doors to match the adjacent service bay doors.
6. Two existing service bays at the south end of the building will be turned into a new vehicle delivery area.
7. Portions of the exterior paving at the service entrance driveway will be replaced with new concrete.
8. The 23 customer parking spaces will be provided; two ADA spaces will be relocated and the path of travel from these spaces to the dealership entrance will be established in compliance with the applicable Building Codes. The entry steps on the south end of the showroom will be reconfigured as they lead to the existing showroom and office/service building. See Attachment 6 - Site Photographs.
9. A ramp will replace the entry steps at the south end of the building. A new stainless steel cable rail system will be introduced at this end of the building.
10. A Parex acrylic finish will be applied to the exterior of all of the buildings. The finish will be BMW White. See Attachment 8 - Parex sample.
11. The applicant has deferred the Master Sign Program submittal to a later date.
12. Exterior down lit wall lighting will remain at existing locations on the east and west facades as shown in Attachment 7 – Lighting.

STAFF ANALYSIS

Zoning Code

According to the Automotive Regional Commercial Zone standards, the architectural design standards are seeking to reflect a modern, contemporary design for the individual dealerships.

AutoCenter Design Standards

The showroom expansion incorporates a new Kawneer metal and glass storefront system and a white Parex acrylic finish applied to all other exterior surfaces of the dealership. The Parex will be BMW White in color. Staff finds adequate architectural relief has been provided on all sides

of the proposed building to enhance the character of the site and establish consistency with the surrounding auto dealerships. The metal and glass storefront will reflect a modern design that will blend with the other portions of the project site.

Signs

The applicant has deferred their Master Sign Program submittal to a later date. The elevations contain sample wall signs on sheet A3.2 to identify where future signs will be located.

Landscaping

The applicant is proposing to eliminate three existing elevated planters (2'x3') at the south end of the showroom building as part of the new stairway/southerly entrance configuration and provision of additional parking areas in front of the showroom. Applicant is proposing to install three new potted plants in front of the showroom windows to replace the existing planters. City staff recommends that the Board consider the use of New Zealand Flax shrubs within these pots to match the existing New Zealand Flax shrubs located within the planter areas at the main drive entrance to the showroom on The Mall frontage. All other landscape on site is healthy and is being properly maintained.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301(e)(2)(A and B).

Evidence: The project consists of an addition to an existing structure that will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Auto Center.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the AutoCenter, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings take into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design.

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the AutoCenter and neighboring commercial

properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.

3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed auto dealership will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Exhibit A - Project Plans
 3. Attachment 2- Location Map
 4. Attachment 3 - Aerial Photo
 5. Attachment 4 - Street View 1
 6. Attachment 5 - Street View 2
 7. Attachment 6 - Site Photographs
 8. Attachment 7 - Lighting
 9. Attachment 8 - Parex Sample
-

Conditions of Approval
File No. BAR-15-16
January 6, 2016

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 “BMW of Monterey Modifications” stamped as received on December 14, 2015 and approved on January 6, 2016. Project plans are provided as Attachment 1 to Exhibit “A”.
2. Prior to the installation of any new signs associated with the expansion and remodel of BMW of Monterey, the applicant must submit a Master Sign Program Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.
5. Parking spaces shall be clearly identified for customer, service, and employee use.

Building:

1. The construction plans for the project shall be submitted in accordance with the 2013 California Building Code. Any required ADA spaces shall meet the requirements of the California Building Code and any other applicable codes.

Fire:

2. Note: The existing building does not have fire sprinklers or any alarm devices. The applicant shall comply with Chapter 15.04.170 Adoption of the Fire code. Section 903.6 – Existing buildings – Repairs, Alterations, and Additions.
3. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible.

Public Works:

6. Compliance shall be maintained with the requirements of the Public Works Services Manager.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project..

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-16

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



BMW of Monterey Modifications

1 Geary Plaza, Seaside, CA

HGHB

Architecture, Planning, Urban Design

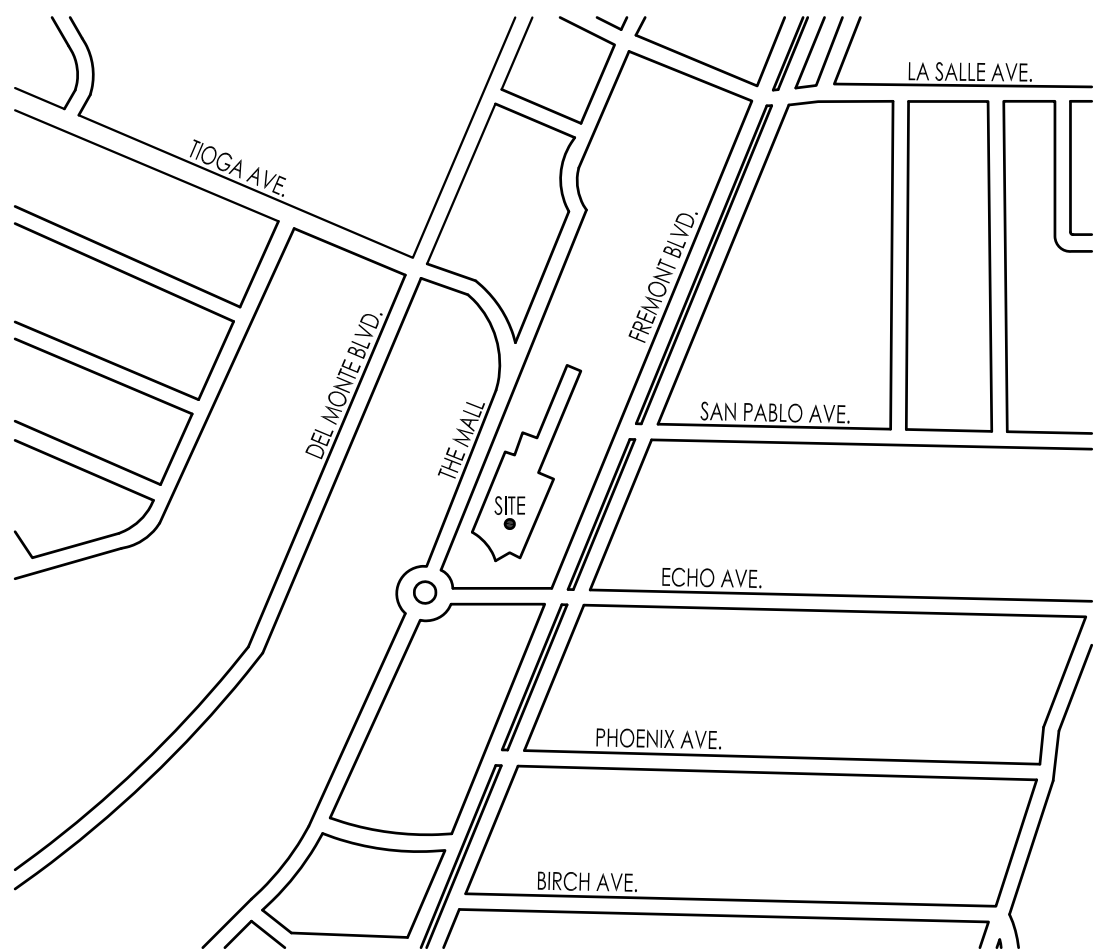
9699 Blue Larkspur Lane, Suite 201, Monterey, California 93940

DECEMBER 11, 2015

BMW of
Monterey
1 Geary Plaza
Seaside, California

VICINITY MAP

1 GEARY PLAZA, SEASIDE, CALIFORNIA 93955
MONTEREY PENINSULA AUTO CENTER



NO SCALE

PROJECT DESCRIPTION

MODIFICATIONS TO MAIN SHOWROOM BUILDING.

PROJECT SUMMARY:

Lot Area: 107,698 Square Feet

Existing Floor Area (Square Feet Gross)

Building A - Showroom and Sales Offices	6,696 SF
Building B - Parts and Services Departments	7,420 SF
Building C - Service Shop	6,371 SF
Building D - Service Shop	4,225 SF
TOTAL EXISTING BUILDING AREA	24,712 SF

Proposed Floor Area (Square Feet Gross)

Building A - Showroom and Sales Offices	8,200 SF
Building B - Parts and Services Departments	9,200 SF
Building C - Service Shop	6,371 SF
Building D - Service Shop	4,225 SF
TOTAL EXISTING BUILDING AREA	27,996 SF

Lot Coverage: 22.0%

No trees are going to be removed as a result of the proposed project.

PARKING COUNT:

The numbering of parking spaces is used for this map's reference only.

Calculation for customer parking per Municipal Code 17.34.040.

Total Floor Area of Showroom and Offices = 6,864 SF

6,864 SF / 400 SF = 17.16 Customer Parking Spaces

Customer Parking Spaces	18
Accessible Customer Parking Spaces	2
Additional Marked Spaces	79
Unmarked Spaces (Dotted)	60
Employee Parking Spaces	0
TOTAL PARKING SPACES	159

PARKING LEGEND:

- Accessible Customer Parking Spaces
- Customer Parking Spaces
- Service Parking Spaces
- Inventory

Drawing Title:

EXISTING AND PROPOSED
SITE PLANS

Scale: 1" = 30'-0"

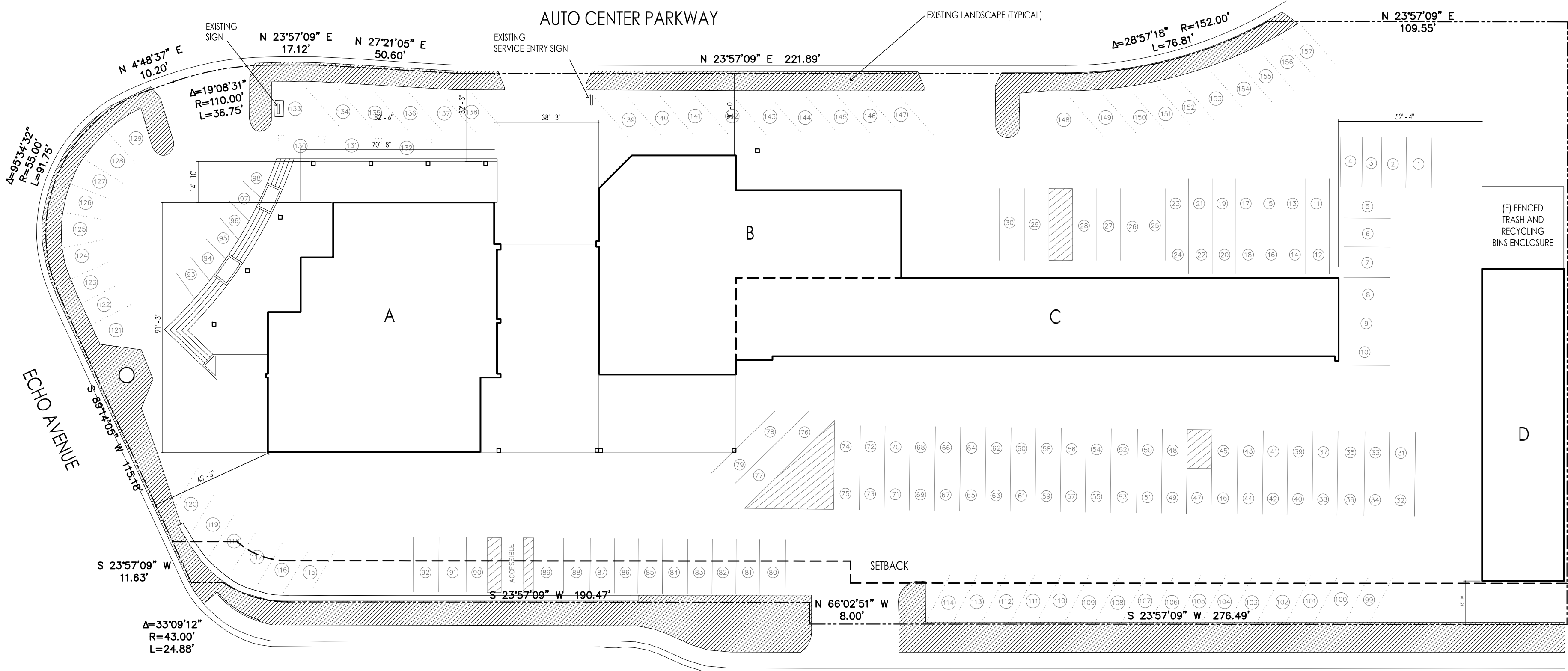
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Revision:

Date: DECEMBER 11, 2015

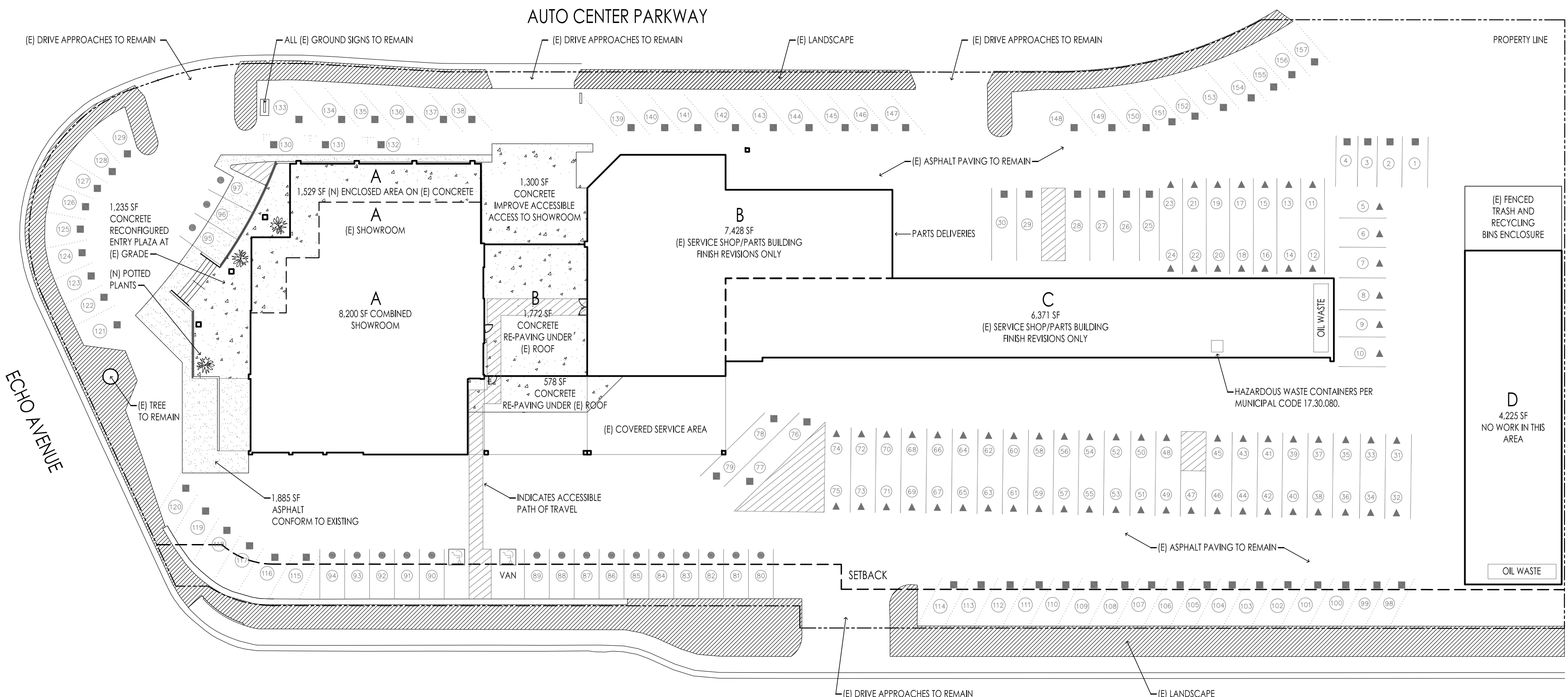
BMWg10



Existing Site Plan

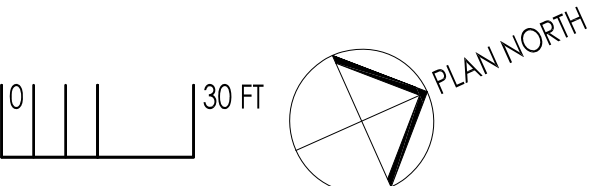
FREMONT BLVD.

SHOWING BUILDING FOOTPRINTS, DRIVEWAY APPROACHES AND PARKING SPACES FOR LOT 12, IN BLOCK "A" AS SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE SEASIDE AUTO CENTER" FILED IN VOLUME 24, "CITIES & TOWNS", PAGE 21.



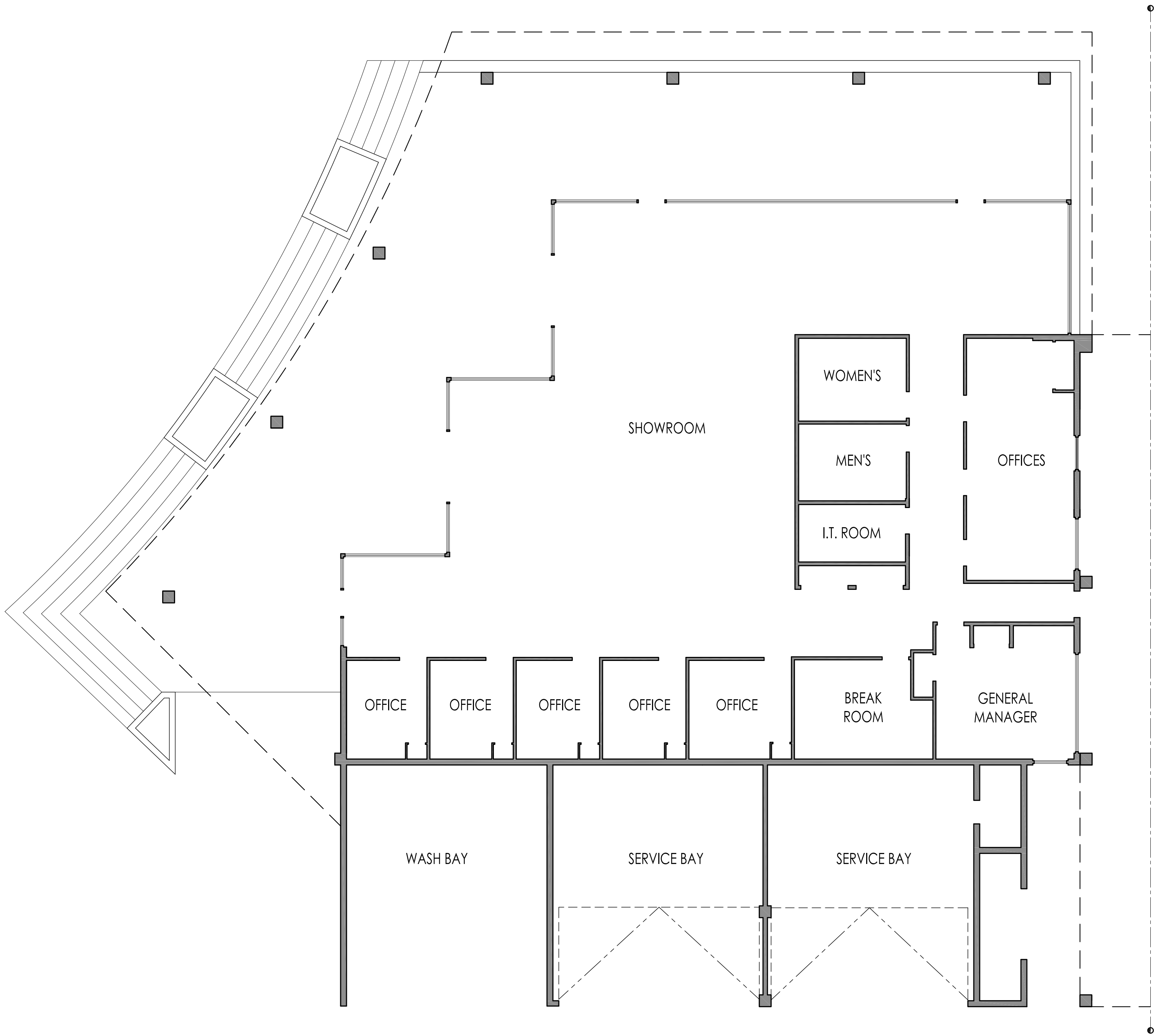
Proposed Site Plan

FREMONT BLVD.

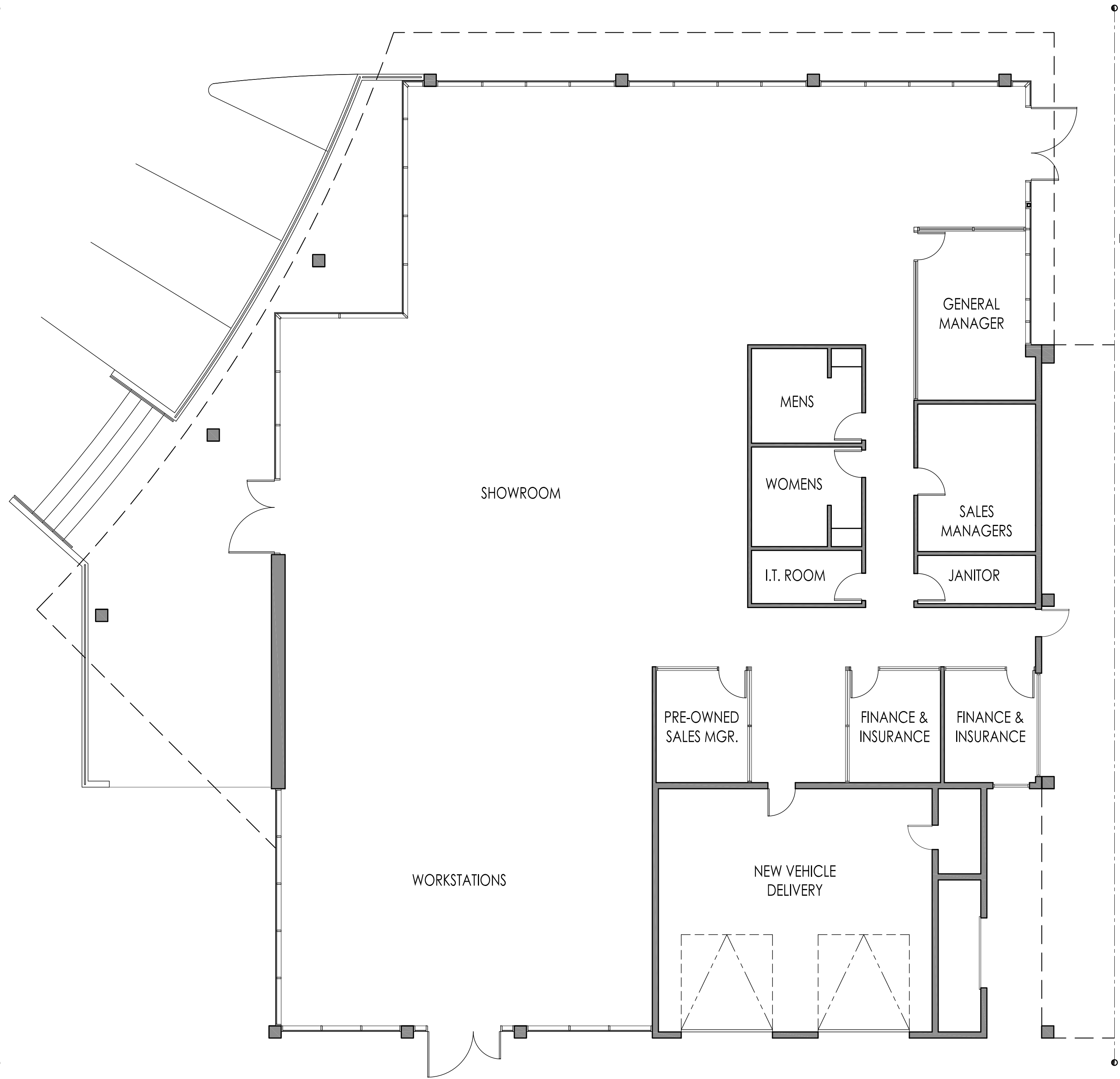


Architecture, Planning, Urban Design
9699 Blue Larkspur Lane, Suite 201
Monterey, California 93940
Tel 831 375-9594 Fax 831 646-9042

BMW of Monterey
1 Geary Plaza
Seaside, California



Existing Floor Plan



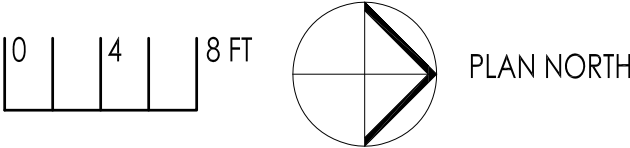
Proposed Floor Plan

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EXISTING AND PROPOSED
FLOOR PLANS

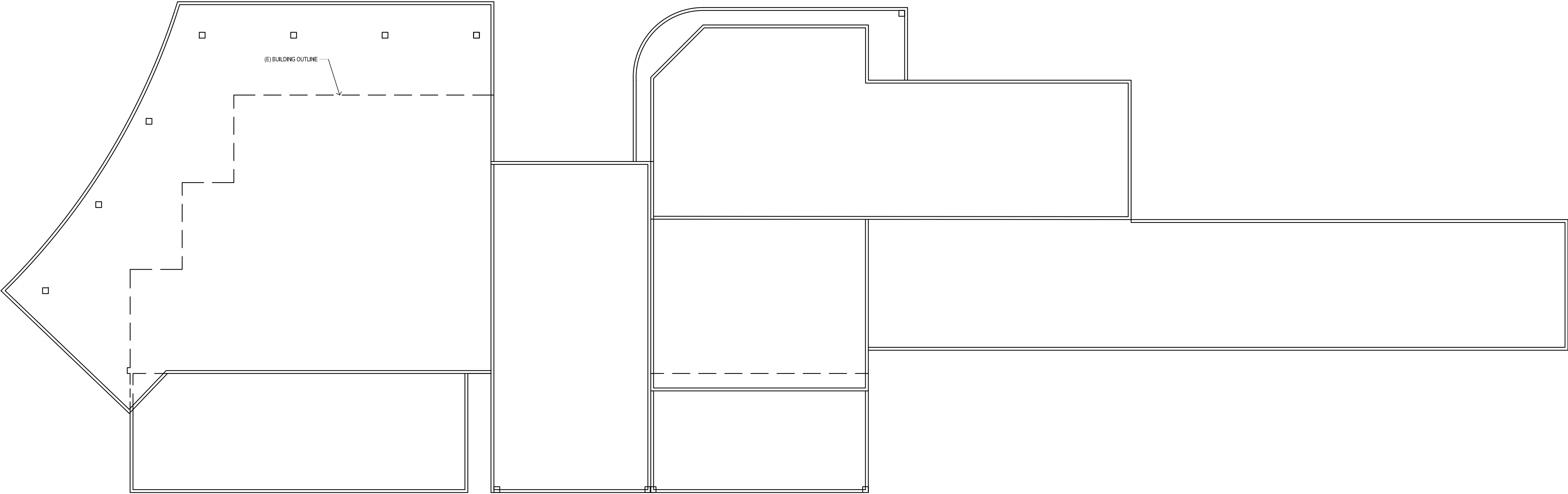
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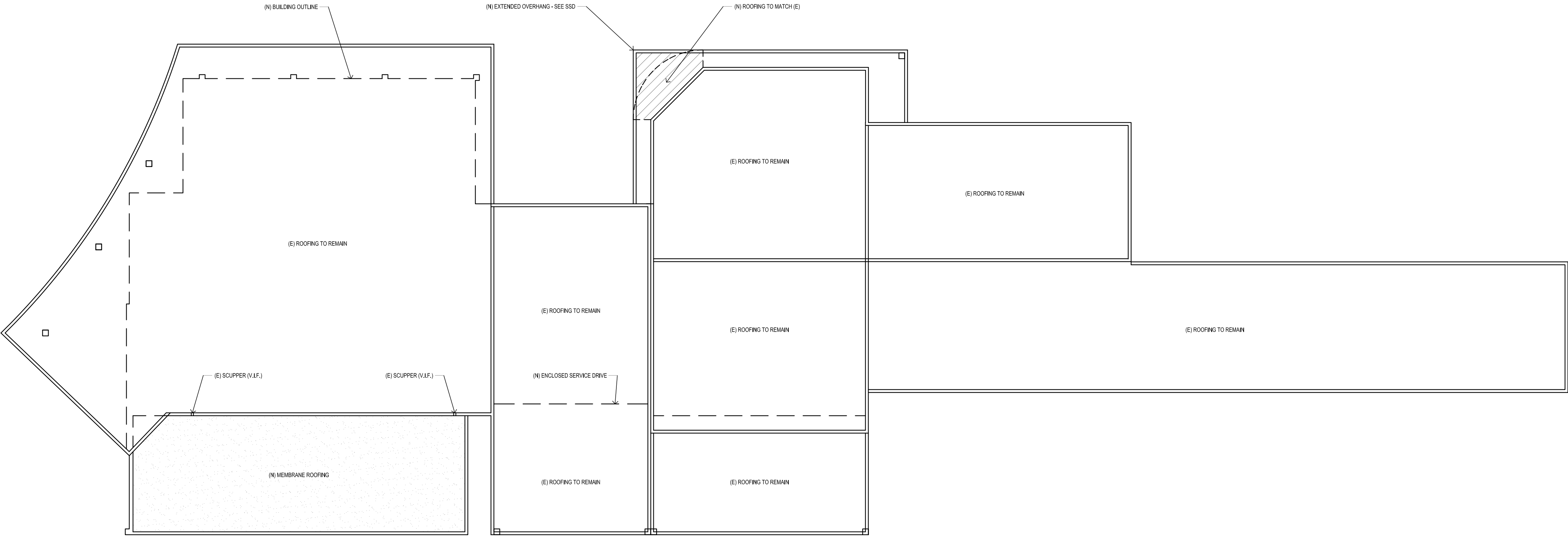
Date: DECEMBER 11, 2015 BMWo21-7



BMW of
Monterey
1 Geary Plaza
Seaside, California



Existing Roof Plan



Proposed Roof Plan

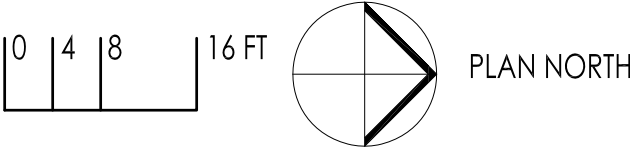
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EXISTING AND PROPOSED
ROOF PLANS

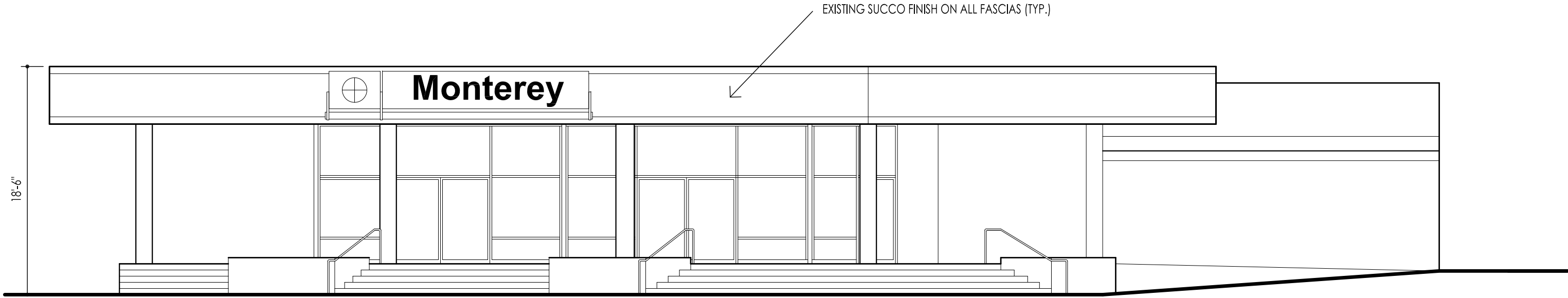
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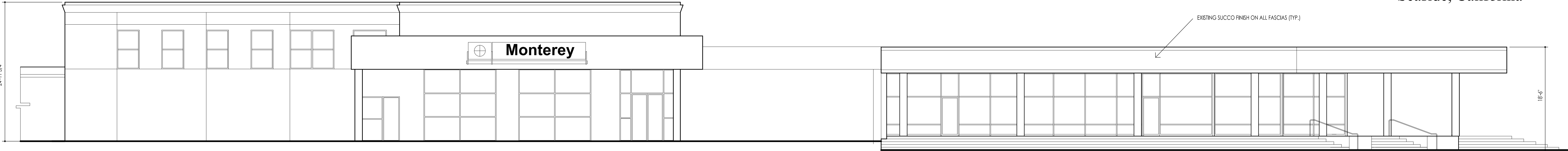




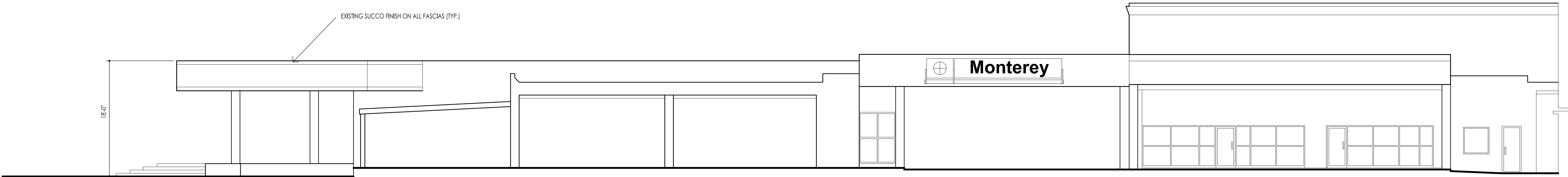
South Elevation

Architecture, Planning, Urban Design
9699 Blue Larkspur Lane, Suite 201
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Tel 831 375-9594 Fax 831 646-9042

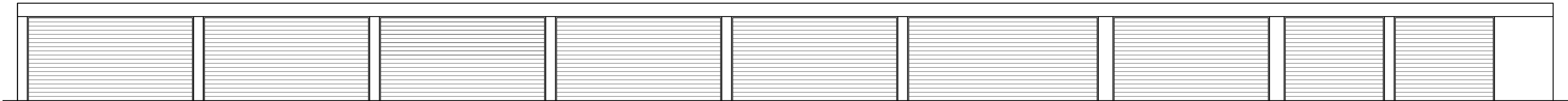
BMW of Monterey
1 Geary Plaza
Seaside, California



West Elevation



East Elevation



East Elevation - Service Area

Drawing Title:
EXISTING EXTERIOR ELEVATIONS

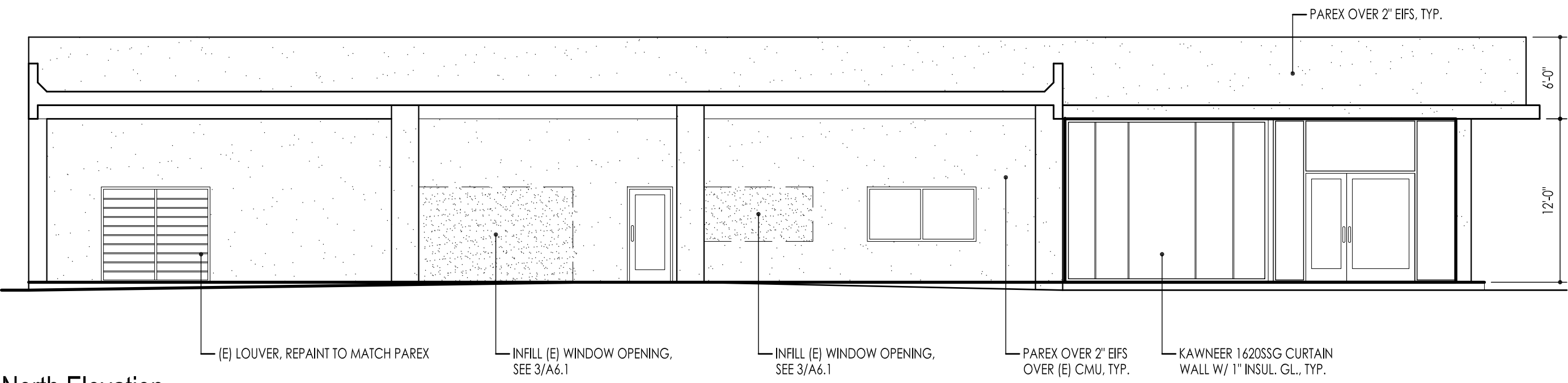
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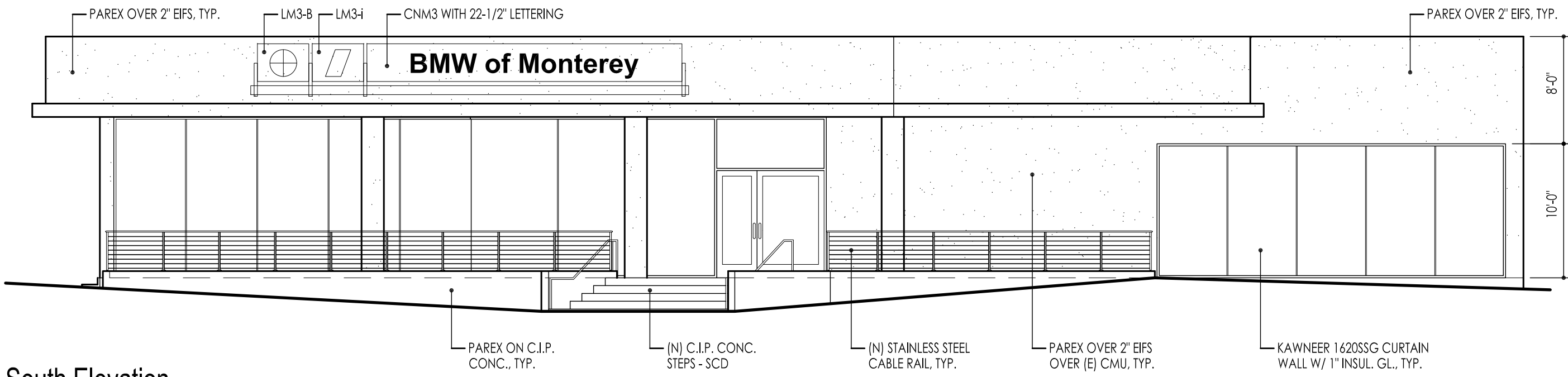
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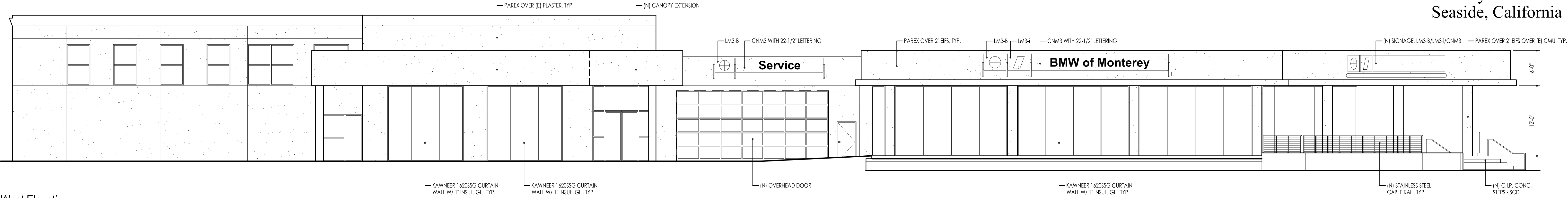
BMW of Monterey
1 Geary Plaza
Seaside, California



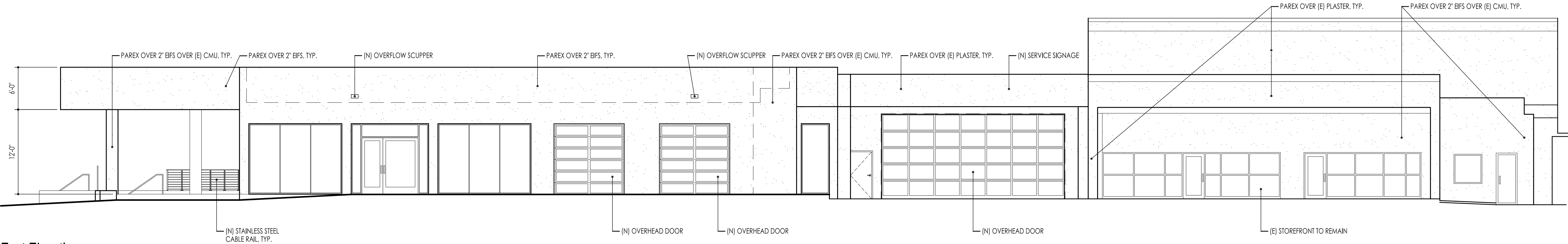
North Elevation



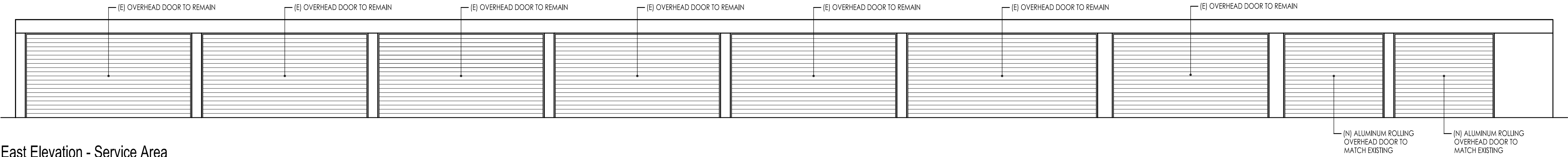
South Elevation



West Elevation



East Elevation



East Elevation - Service Area

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PROPOSED EXTERIOR ELEVATIONS

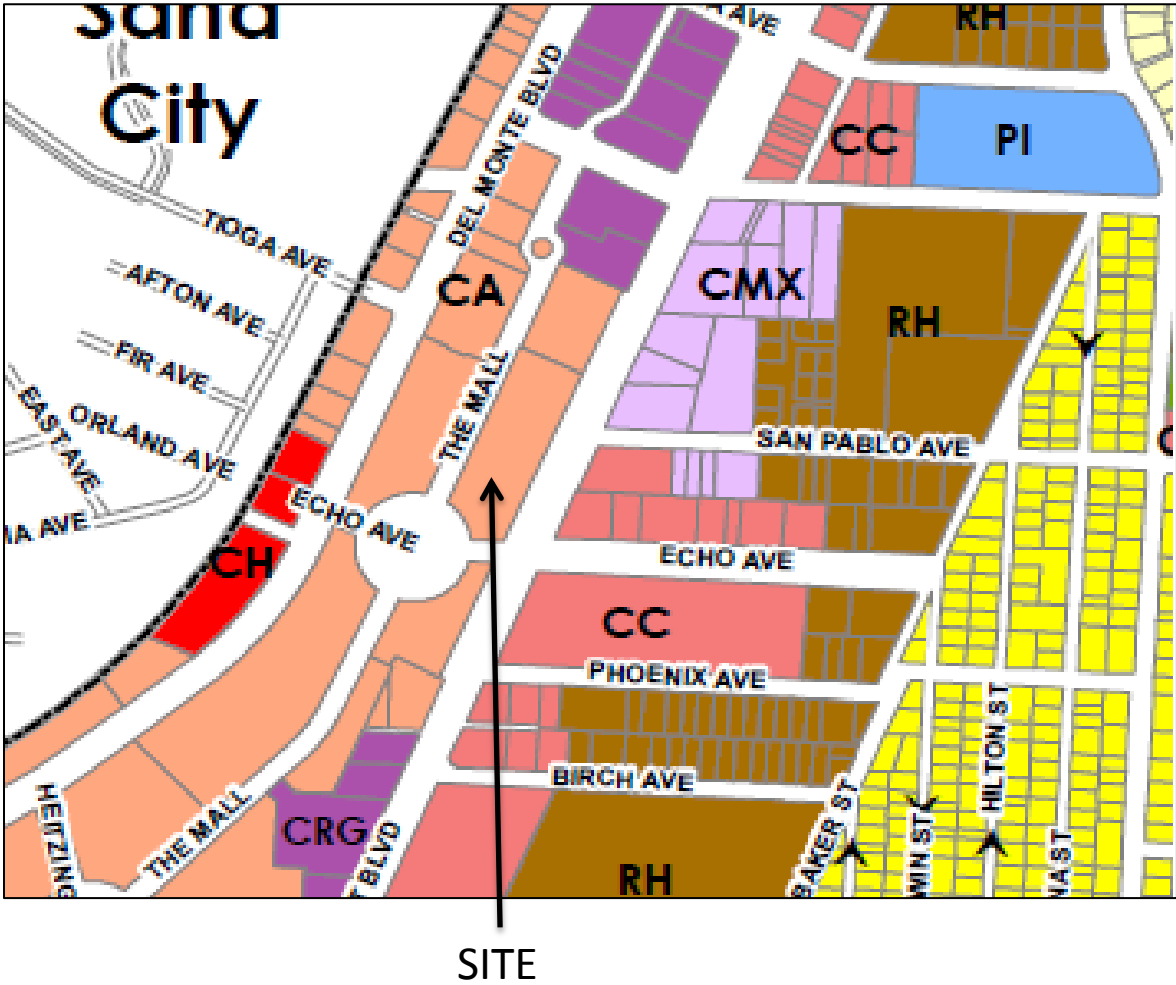
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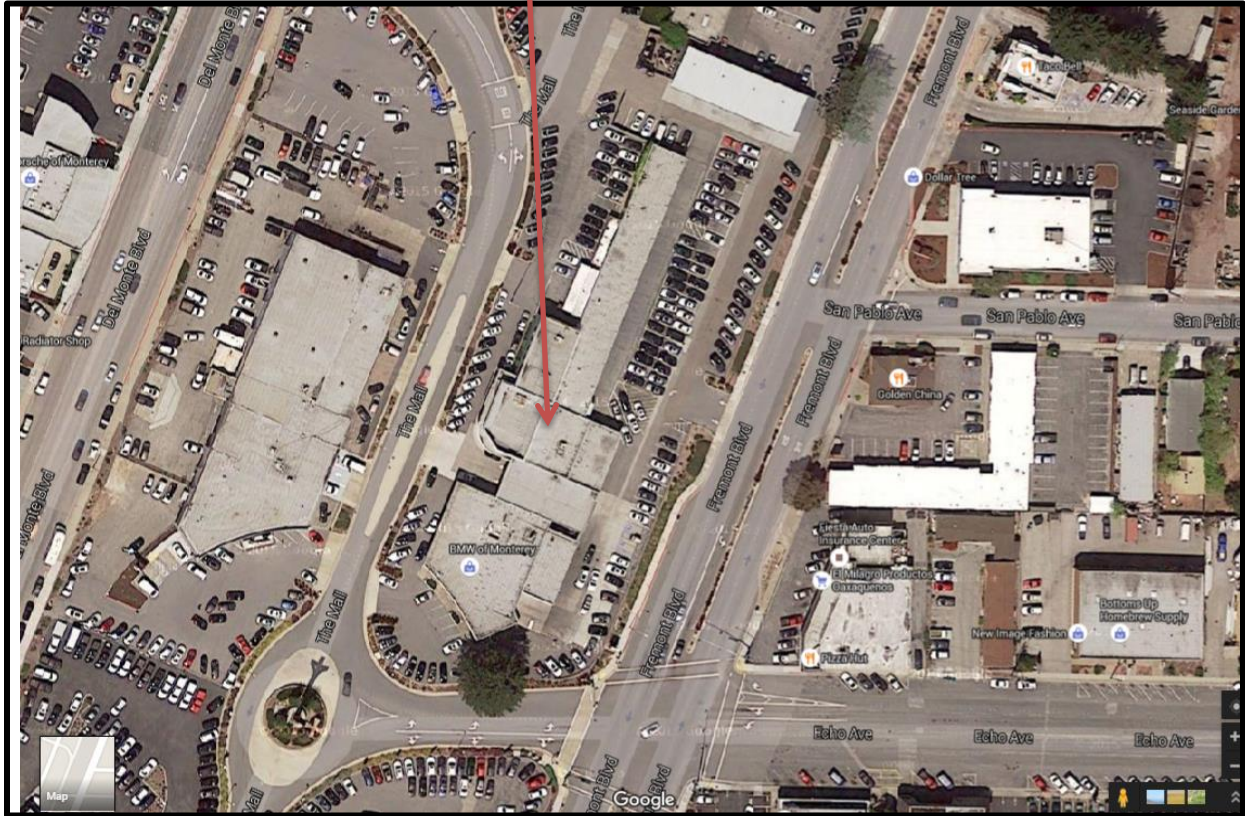
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LOCATION MAP



SITE



STREET VIEW



View from The Mall



View from Fremont Boulevard

STREET VIEW 2



View of Service Entrance from The Mall



View from the intersection of Fremont Blvd. and Echo Avenue

SITE PHOTO



South Steps



South Steps

SITE PHOTO

Existing Lighting



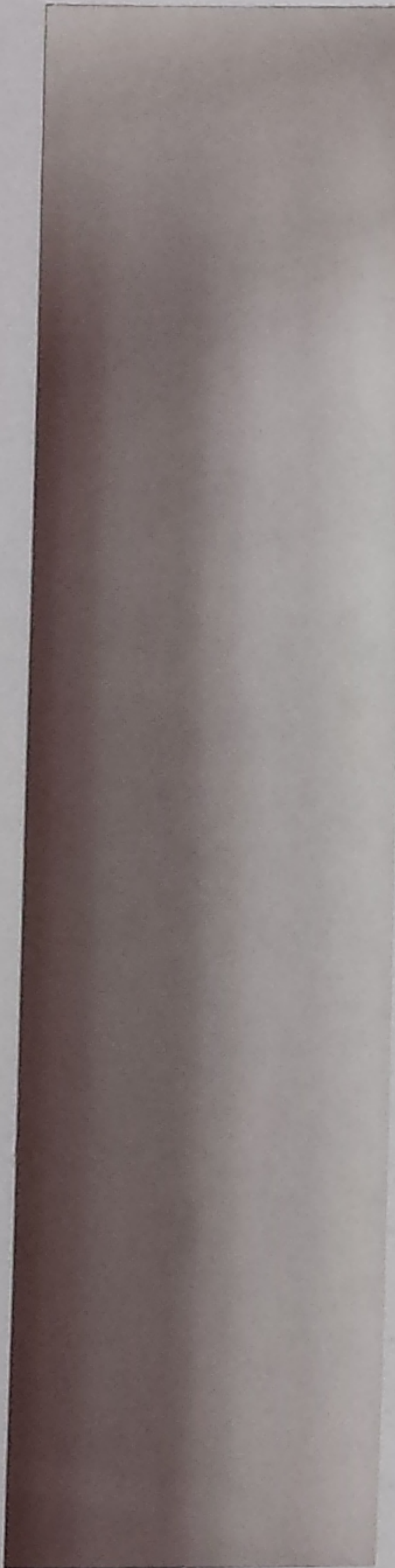


When it comes to selecting texture and color for your next project, let Parex be your guide. With nearly limitless textural and color options, Parex can bring your vision to life.

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OCT 21 2015

RESOURCE MANAGEMENT
SERVICES



DPR ACRYLIC FINISHES



ELASTOMERIC FINISHES

