



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 20, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **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. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF NOVEMBER 18, 2015**

B. **REGULAR MEETING MINUTES OF DECEMBER 16, 2015**

C. **REGULAR MEETING MINUTES OF JANUARY 6, 2016**

6. **BUSINESS ITEMS**

A. **Board of Architectural Review Application No. BAR-11-10: The City of Seaside,**

applicant, is requesting final approval of the architectural design for the proposed West Broadway Urban Village Infrastructure Improvements Plans. The project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon Del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan Area. In compliance with Section 15164 of the California Environmental Quality Act (CEQA), an addendum to the West Broadway Urban Village Specific Plan Final Environmental Impact Report was approved by the City of Seaside City Council on February 16, 2012 (Resolution No. 12-17).

PURPOSE: In accordance with Seaside Municipal Code (S.M.C.) Sections 17.52.030.B.6 and 17.52.030.C, the Board of Architectural Review (BAR) is required to review and approve publicly-financed projects. The purpose of the architectural review is to improve the aesthetic appearance of public infrastructure and open spaces, especially those visible from public rights-of-way. The purpose of this item is for the BAR to approve the final variety and number of trees for the first phase of this project.

RECOMMENDATION: Staff recommends that the BAR amend the Conditions of Approval for the architectural design elements for the West Broadway Urban Village Infrastructure Improvements Project Plans (the Plans) in order to:

1. Include the final variety and number of trees that will be included in the design documents for the proposed public improvements within the designated public right of way within the West Broadway Urban Village Specific Plan.

2. Incorporate Low Impact Development Standards.

The amended Conditions of Approval are provided as Attachment 1. The amended Streetscape Master Plan, attached hereto as Exhibit A to Attachment 1, identifies the variety and number of trees and the proposed low impact development landscaping.

- B. Sign Permit Application No. SP-15-19: Katherine Birtola, property owner, and Anjanette Adams, applicant, are requesting approval of a three foot by eight foot fascia mounted sign at 775 Broadway Avenue, located in the MX (Mixed Use – West Broadway Urban Village Plan) Zoning District. 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.**

PURPOSE: Pursuant to Section 7, Development Standards and Design Guidelines for the West Broadway Urban Village Plan (WBUVP), all signs are subject to design review approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends approval of the new sign subject to the findings, evidence and Conditions of Approval provided as Attachment 1, Exhibit “A” – Project Plans.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, February 3, 2016
Seaside City Hall
5:30PM

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.: 6.A.

TO: Board of Architectural Review

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner
Rick Riedl, Senior Engineer

DATE: January 20, 2016

SUBJECT: **Board of Architectural Review Application No. BAR-11-10:** The City of Seaside, applicant, is requesting final approval of the architectural design for the proposed West Broadway Urban Village Infrastructure Improvements Plans. The project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon Del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan Area. In compliance with Section 15164 of the California Environmental Quality Act (CEQA), an addendum to the West Broadway Urban Village Specific Plan Final Environmental Impact Report was approved by the City of Seaside City Council on February 16, 2012 (Resolution No. 12-17).

PURPOSE

In accordance with Seaside Municipal Code (S.M.C.) Sections 17.52.030.B.6 and 17.52.030.C, the Board of Architectural Review (BAR) is required to review and approve publicly-financed projects. The purpose of the architectural review is to improve the aesthetic appearance of public infrastructure and open spaces, especially those visible from public rights-of-way. The purpose of this item is for the BAR to approve the final variety and number of trees for the first phase of this project.

RECOMMENDATION

Staff recommends that the BAR amend the Conditions of Approval for the architectural design elements for the West Broadway Urban Village Infrastructure Improvements Project Plans (the Plans) in order to:

1. Include the final variety and number of trees that will be included in the design documents for the proposed public improvements within the designated public right of way within the West Broadway Urban Village Specific Plan.

2. Incorporate Low Impact Development Standards.

The amended Conditions of Approval are provided as Attachment 1. The amended Streetscape Master Plan, attached hereto as Exhibit A to Attachment 1, identifies the variety and number of trees and the proposed low impact development landscaping.

BACKGROUND

The West Broadway Urban Village Infrastructure Improvements Project represents a major step towards the implementation of the public improvements envisioned to support the build out of the West Broadway Urban Village (WBUV) Specific Plan (the Specific Plan) that was adopted in January of 2010. The proposed project includes the design of public improvements, such as streetscape and intersection improvements along Broadway Avenue between Fremont and Del Monte Boulevards; realignment and signalization of the intersections at Broadway Avenue and Del Monte Boulevard, development of pedestrian and bicycle amenities, and the upgrade of public utilities, as needed, within the public right of way. Implementation of the Plan will begin the transformation of West Broadway as the core of a new pedestrian and bicycle friendly, transit-oriented urban village. These improvements integrate well with the Transportation Agency of Monterey County's (TAMC) vision for the development of an intermodal Seaside Station as part of its proposed Regional Light Rail Transit (LRT) service project. It is anticipated that the investment in the public facilities will serve as a catalyst to draw private investment into the West Broadway Urban Village area, which will promote economic growth and the creation of an urban core/downtown in Seaside.

In December 2009, the City submitted a grant application to the Economic Development Administration (EDA), an agency within the United States Department of Commerce, to provide funding for the preparation of the necessary civil and construction documents associated with the infrastructure improvements. The EDA awarded a grant of \$950,000 to the City in June 2010.

In November 2010, the City selected a team led by ROMA Design Group (ROMA) to prepare the construction documents for the streetscape and public improvements within the Specific Plan area. ROMA is an urban design firm that specializes in the design of streets and other public spaces. The design team also includes Mark Thomas & Company, civil engineers, Fehr & Peers, transportation and traffic planners, and Circle Point, environmental consultants.

On April 7, 2011, ROMA presented the preliminary design at a joint public meeting of the combined City of Seaside City Council, Planning Commission, and Board of Architectural Review. The project traffic engineer addressed questions that were raised regarding traffic, circulation and parking as well as emergency and fire truck access.

On November 2, 2011, ROMA presented the streetscape design to the City of Seaside Board of Architectural Review (BAR) for review and comment. Minutes for the November 2, 2011 BAR

meeting are provided as Attachment 3. Several board members expressed concern on the appropriateness of the proposed Liquidambar trees and their ability to thrive within the Broadway Avenue corridor considering the adverse environmental conditions in the area, specifically strong westerly winds. Concerns were also expressed about birds roosting in the proposed gateway sign to be located at the entrance to West Broadway at the Del Monte Boulevard intersection. Following the meeting, city staff and ROMA agreed that the proposed Liquidambar tree be substituted with the Washingtonia robusta palm and the plans were modified to reflect it as one of two palms to be planted along West Broadway. In addition, ROMA proposed a high frequency bird deterrent system to be incorporated into the proposed gateway sign.

On December 14, 2011, the Plans and the environmental document for the proposed project were presented to the City of Seaside Planning Commission (the Commission) during a regularly scheduled meeting for review and comment. An addendum to the Environmental Impact Report for the West Broadway Urban Village Specific Plan (EIR) was presented for consideration to the Commission in compliance with the California Environmental Quality Act. The EIR addendum included, among other things, an amended traffic study. Planning Commissioners recommended relocating the proposed bus stop on Del Monte Boulevard near the intersection with Broadway Avenue at a location further north on Del Monte Boulevard. Commissioners also recommended that staff present the addendum to the EIR and the West Broadway Urban Village Infrastructure Plan to the City Council for approval.

Following the December 14, 2011 Planning Commission meeting, the traffic analysis was refined by the project traffic engineer and concurrence was reached on relocating the proposed bus stop on Del Monte Boulevard to the north side of the Contra Costa Street intersection. This revised location was reviewed and approved by Monterey-Salinas Transit (MST).

On February 16, 2012, the Plans and the environmental documents were presented to the City of Seaside City Council during a regularly scheduled meeting for review and approval. The City Council approved the plans and the addendum to the EIR under Resolution Nos. 12-17 and 12-18, respectively.

On March 6, 2013, the Plans were presented to the BAR for review and approval of site design and landscape elements, irrigation elements, and lighting elements (March 6, 2013 BAR Meeting Minutes are provided as Attachment 4). The BAR found that the Plans were consistent with City of Seaside General Plan, the West Broadway Specific Plan, and the City of Seaside Municipal Code regarding landscaping and outdoor lighting. However, the BAR requested that staff investigate using a New Zealand Christmas Tree as an alternative to the Mexican Fan Palm based on the ability of a New Zealand Christmas Tree to withstand the salt air and wind burn from the ocean air. The Plans were approved by the BAR subject to City staff coming back to the BAR to receive approval from the BAR on the final variety and number of trees prior to construction. Due to the project Landscape Architect recommending that the City purchase all trees one year in advance of their installation in order to have the trees grown at a nursery whereby they would then be transplanted on-site, the City needs to have the BAR approval taken at this time.

SITE LOCATION AND DESCRIPTION

The Project Area encompasses public rights-of-way and publicly-owned properties in downtown Seaside, which have General Plan and zoning designations as “Mixed Use” (MX), as established by the West Broadway Urban Village Specific Plan. The Project Area includes the length of Broadway Avenue from Fremont Boulevard to Del Monte Boulevard (referred to here as West Broadway Avenue), as well as Del Monte Boulevard from Canyon Del Rey Boulevard to Contra Costa Street and portions of those streets intersecting Broadway Avenue and a small portion of Contra Costa Street. Most of the proposed work in Del Monte Boulevard from Canyon Del Rey Boulevard to Contra Costa Street will consist of striping and markings for the proposed bicycle lanes. A location map is provided as an Attachment 2.

Due to limited funding, the proposed project will be phased to match available funding. The first phase of the project is shown on the attached Exhibit A of Attachment 1. The first phase would include work within the Project Area along Broadway Avenue from Fremont Boulevard to just west of Hillsdale Street. The second phase would include the remainder of work within the Project Area along Broadway Avenue from Hillsdale Street to Del Monte Boulevard.

PROJECT DESCRIPTION

The proposed improvements are summarized below. The Exhibit A of Attachment 1 shows the streetscape master plan for the first phase of these improvements.

West Broadway Avenue

At present, West Broadway Avenue, between Del Monte Boulevard and Fremont Boulevard, is a four-lane roadway with 8-foot wide sidewalks. In the future, the Project would provide a distinctive new streetscape with widened sidewalks that are generally 15 feet wide, extending to approximately 20 feet with bulb-outs at mid-block and at the intersections. Broadway Avenue would be reduced from four-lanes to two-lanes with bicycle lanes provided on both sides of the street.

Bike Lanes

Designated bike lanes will be on both sides of the street along the length of West Broadway Avenue and on both sides of the street along Del Monte Boulevard from Canyon Del Rey to Broadway Avenue. Bicycle access will be provided by clearly marked street bike lanes and bike boxes at critical intersections. The Broadway Avenue bike lanes will be delineated with green pavement and contrasting markings to enhance visibility and rider safety. The Del Monte Boulevard bike lanes will be delineated only with pavement striping and markings.

Pedestrian Circulation

Pedestrian access is provided to create a complete, connected network of sidewalks with crosswalks and pedestrian signals at key crossing locations. Sidewalks vary in width with bulb-outs at the street intersections to enhance pedestrian safety at the crosswalks. Although the

sidewalks fronting Broadway Avenue next to the CityCenter shopping center will not be modified, the existing tree wells that protrude into the street will be removed to accommodate the proposed bike lane. Crosswalks will be delineated with high-visibility white-painted crossing marks and stop bars.

Urban Village Infrastructure Environment

The proposed narrowing of West Broadway Avenue will allow for additional streetscape amenities and enhanced pedestrian spaces. The planting of trees along the street will be utilized to accent the intersections and mid-block bulb-out areas, as well as creating a continuous streetscape along the street. In addition, distinctive pedestrian-scale lighting, architectural stamped concrete, benches, bike racks, trash receptacles and other furnishings will be used to enhance the street environment.

Medjool Date Palms (*Phoenix dactylifera* ‘Medjool’) with 25-foot brown trunk will be placed at intersection and mid-block bulb-outs. New Zealand Christmas Trees (*Metrosideros excels*), which are now being proposed to replace Mexican Fan Palms (*Washingtonia robusta*), will be placed curbside along West Broadway Avenue to provide a continuous canopy and pedestrian scale.

Post-Construction Source Control Measures to Enhance Storm Water Quality along Broadway Avenue

The Central Coast Regional Water Quality Control Board has implemented design guidelines for redevelopment projects that disturb land areas such as proposed by this project. The guidelines incorporate Low Impact Development Standards (LID) to improve storm water quality and were developed to support the National Pollutant Discharge Elimination System (NPDES) General Permit for Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) Order No. 2013-00001-DWQ NPDES No. CAS000004. For projects that disturb more than 22,500 square feet of impervious area, the project must address storm water quality and attenuating storm water runoff peak flows. The proposed LID landscaping elements would improve storm water quality and help attenuate storm water peak flows.

ENVIRONMENTAL DETERMINATION

In compliance with Section 15164, “Addendum to an EIR or Negative Declaration” of the California Environmental Quality Act (CEQA), an addendum to the West Broadway Urban Village Specific Plan Final Environmental Impact Report was approved by the City of Seaside City Council on February 16, 2012 (Resolution No. 12-17).

STAFF ANALYSIS

On March 6, 2013, the Plans were presented to the BAR for review and approval of site design and landscape elements, irrigation elements, and lighting elements. The BAR found that the Plans were consistent with City of Seaside General Plan, the West Broadway Specific Plan, and

the City of Seaside Municipal Code regarding landscaping and outdoor lighting. In accordance with the BAR direction, staff is proposing that the New Zealand Christmas Tree (*Metrosideros excels*) replace the Mexican Fan Palm (*Washingtonia robusta*). The attached Exhibit A to Attachment 1 shows the proposed location and number of trees for the first phase of this project. The New Zealand Christmas Trees (*Metrosideros excels*) will be placed curbside along West Broadway Avenue to provide a continuous evergreen canopy in contrast with the Medijool Palm Trees being placed at intersection and mid-block bulb-outs. Additionally, under the Active Transportation Program (ATP) grant, the shade canopy of the New Zealand Christmas Trees would qualify the City to obtain a reimbursable cost for these trees as the shade canopy is classified as a functional benefit to the community. The Mexican Fan Palm is classified as a decorative tree which would not qualify for grant reimbursement.

It is recommended that the BAR approve an amendment to the Conditions of Approval substituting the New Zealand Christmas Tree (*Metrosideros excels*) for the Mexican Fan Palm (*Washingtonia robusta*) and to incorporate post-construction Source Control Measures (SCMs) to mitigate storm water pollution and run-off intensity consistent with Low Impact Development (LID) design guidelines found in the NPDES WDR MS4 permit for the City of Seaside.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A
 3. Attachment 2 - Location Map
 4. Attachment 3 - Nov 2 2011 BAR Meeting Minutes
 5. Attachment 4 - Mar 6 2013 BAR Meeting Minutes
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Conditions of Approval
File No. BAR-11-10
March 6, 2013
Amended January 20, 2016

WHEREAS, on January 21, 2010, the City Council and Agency Board approved the West Broadway Urban Village Specific Plan (the Specific Plan) by way of Ordinance No. 984, and

WHEREAS, the Specific Plan illustrates a vision for Seaside's downtown, as articulated by the General Plan, City Council, and community, and provides a framework for creating an Urban Village in the area of West Broadway Avenue; and

WHEREAS, the West Broadway Urban Village Infrastructure Improvements Project Plans ("the Plan") is a partial implementation of the first development phase for the Specific Plan; and

WHEREAS, the City of Seaside is the applicant to the BAR for implementing the Plan; and

WHEREAS, the project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon Del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan Area; and

WHEREAS, the Plan proposes streetscape and infrastructure improvements that the Specific Plan presented in more conceptual form; and

WHEREAS, the Plan creates an appealing civic identity that will contribute to the amenity, livability and attractiveness of the downtown area; and

WHEREAS, the Plan shows on Sheets 75 through 128 site design and landscape elements, on Sheets 129 through 139, irrigation elements, on Sheets 140 through 146, lighting elements; and

WHEREAS, representatives from the city's consultant, ROMA Design Group (ROMA), and city staff met stakeholders and the community at large in a series of meetings to obtain input on the Plan; and

WHEREAS, on November 2, 2011, ROMA gave a presentation of the Plan to the City of Seaside Board of Architectural Review (the BAR) for consultation; and

WHEREAS, on November 2, 2011, the BAR reviewed the preliminary design and made recommendations that have been incorporated into the Plan; and

WHEREAS, on December 14, 2011, the Planning Commission recommended that the City Council approve the West Broadway Urban Village Infrastructure Improvements Plan by way of Resolution No. 11-21; and

WHEREAS, on February 16, 2012, the City Council approved the West Broadway Urban Village Infrastructure Improvements Plan by way of Resolution No. 12-18, and

WHEREAS, on March 6, 2013, the BAR reviewed the design and made recommendations that are addressed by conditions outlined below; and

WHEREAS, on January 20, 2016, the Plan will be brought before the BAR for reviewed the design and made recommendations prior to commencing construction of on the proposed landscaping improvements that are addressed by revisions to the conditions outlined below; and

WHEREAS, the Plan meets the following goals and policies;

- 1) The proposed project complies with General Plan Urban Design Element Policy UD-2.4 “Create a Central Business District within the West Broadway Corridor.”**

Evidence: The proposed improvements would help implement General Plan Policy UD-2.4.1, “Broadway Avenue Improvement Plan.” Implementation of the West Broadway Urban Village Improvements Project would create infrastructure improvements that will enhance this major Seaside arterial roadway.

- 2) The proposed project complies with West Broadway Urban Village Specific Plan Policy UD-2 “Provide adequate pedestrian amenities such as street trees, benches, pedestrian-level street lighting, newspaper racks, and waste and recycling receptacles ...”**

Evidence: The proposed project includes adequate pedestrian amenities such as street trees, benches, pedestrian-level street lighting, and waste and recycling receptacles.

- 3) The proposed project complies with West Broadway Urban Village Specific Plan Policy UD-4 “Create opportunities for interaction between adjacent development and in public spaces ...”**

Evidence: The proposed project includes mid-block bulb-outs to create opportunities for interaction between adjacent development and in public spaces.

Landscaping

- 4) The proposed project complies with General Plan Urban Design Element Policy UD-3 “Provide and maintain a streetscape system that protects views and enhances visual quality and continuity within the community.”**

Evidence: The proposed landscape improvements would enhance visual quality and create a sense of place.

- 5) The proposed project complies with West Broadway Urban Village Specific Plan Policy PR-9 “Plant Trees ... to improve the aesthetics of the Urban Village by softening the streetscape ...”**

Evidence: The proposed landscaping includes palm trees that would enhance aesthetics and provide a vertical break-up in the streetscape.

6) The proposed project complies with the regulations set forth in Seaside Municipal Code (S.M.C.) Section 17.30.040, “Landscaping Standards:”

Evidence: S.M.C. Section 17.30.040.B.1 requires the installation of nonvegetative native and/or drought-tolerant landscape materials is strongly encouraged to conserve water. The lot on the southeast corner of Broadway Avenue and Del Monte Boulevard would be paved with degraded granite and screened with landscaping of a three-foot hedge of Lavender Star Flower (*Grewia occidentalis*). Additional landscaping along Broadway Avenue would consist of flower carpet groundcover roses (Mix of *Rosa Noamel* and *Rosa Nostrum*) and New Zealand Christmas Tree (*Metrosideros excelsa*) as well as Low Impact Development (LID) planting areas ~~Mexican Fan Palm (*Washingtonia robusta*)~~. Additional landscaping along Del Monte Boulevard would consist of Sand Strawberry (*Fragaria chiloensis*) and New Zealand Christmas Tree (*Metrosideros excelsa*) ~~Mexican Fan Palm (*Washingtonia robusta*)~~.

Evidence: S.M.C. Section 17.30.040.C.3 requires all surface parking areas shall be screened from streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped. The parking lot on the corner of Broadway Avenue and Del Monte Boulevard would be screened with landscaping by a combination of a three-foot hedge of Lavender Star Flower (*Grewia occidentalis*) and additional landscaping that would consists of either flower carpet groundcover roses (Mix of *Rosa Noamel* and *Rosa Nostrum*) and Mexican Fan Palm (*Washingtonia robusta*) or Pride of Mediera (*Echium fastuosum*).

Evidence: S.M.C. Section 17.30.040.F requires that no landscape material shall be allowed to obstruct clear vision or to create a potential traffic hazard. The proposed landscaping near intersections would consist of ~~either~~ flower carpet groundcover roses (Mix of *Rosa Noamel* and *Rosa Nostrum*) and ~~trees and/or shrubs (*New Zealand Christmas Tree (*Metrosideros excelsa*) and Medjool Date Palm (*Phoenix dactylifera* ‘Medjool’)*~~ ~~Mexican Fan Palm (*Washingtonia robusta*) or would consist of Sand Strawberry (*Fragaria chiloensis*), Fortnight Lily (*Dietes bicolor*) and Medjool Date Palm (*Phoenix dactylifera* ‘Medjool’)~~.

Evidence: S.M.C. Section 17.30.040.I requires landscaped areas include an automatic irrigation system. The proposed landscaping would be maintained by automatic irrigation system.

Outdoor Lighting

7) The proposed project complies with the regulations set forth in S.M.C. Section 17.30.070, “Outdoor Lighting:”

Evidence: S.M.C. Section 17.30.00.B requires outdoor lighting utilize energy-efficient fixtures and lamps. All proposed outdoor light fixtures would feature lamps and fixture designs, such as internalized reflectors that would contribute to energy-efficiency. The

fixtures would use LED lamps for the tree-mounted lights and metal halide lamps for the freestanding pole lights.

Evidence: The proposed lighting complies with S.M.C. Section 17.30.070.E. which prohibits lights from blinking, flashing or of high intensity or brightness. The lighting would provide constant illumination and intensity would not be excessive.

8) The proposed project complies with the National Pollutant Discharge Elimination System (NPDES) General Permit for Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) Order No. 2013-00001-DWQ NPDES No. CAS000004 consistent with Low Impact Development Standards (LID) to improve storm water quality.

Evidence: The proposed landscaping includes post-construction Source Control Measures (SCMs) to mitigate storm water pollution and run-off intensity consistent with Low Impact Development (LID) design guidelines found in the NPDES WDR MS4 permit for the City of Seaside. LID Landscaping along Broadway Avenue would consist of Cape Rush (Chondropetalum techtorum), Hummingbird Sage (Salvia spathacea), Douglas Iris (Iris douglasiana), and Rain Lily (Zephyranthes candida) ().

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-11-10
(West Broadway Urban Village Infrastructure Improvements Project)

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.

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
Tim O'Halloran, PE
City Engineer / Public Works Services Manager, City of Seaside

Date

Toby Keller, Chair
Board of Architectural Review, City of Seaside

Date

PHASE I - STREETSCAPE MASTER PLAN

LEGEND:



A. Bench "World's Fair"
by Kenneth Lynch



C. Bike Rack
by Creative Pipe



E. Decorative Street Light
by Visco



F. Water Flows Through
Curb-Cuts



H. *Chondropetulum techorum*
Small Cape Rush



J. *Metrosideros excelsa*
New Zealand Christmas Tree



L. *Salvia spathacea*
Hummingbird Sage



B. Trash/Recycling Receptacles
by Victor Stanley



D. 12" High Decorative
Barrier Fence



G. LID Area



I. *Fragaria chiloensis*
Beach Strawberry

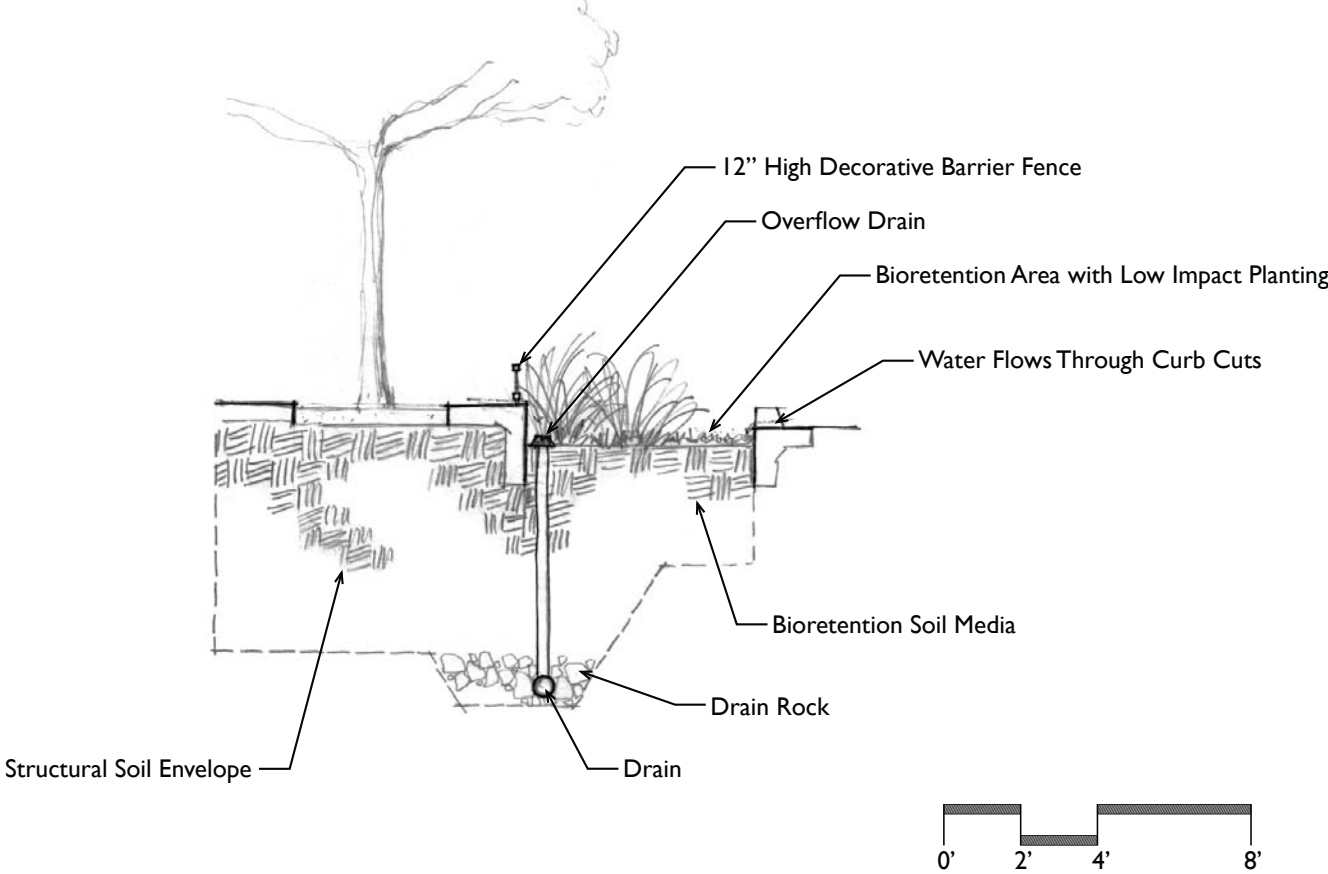


K. *Phoenix doctylifera*
Medjool Date Palm

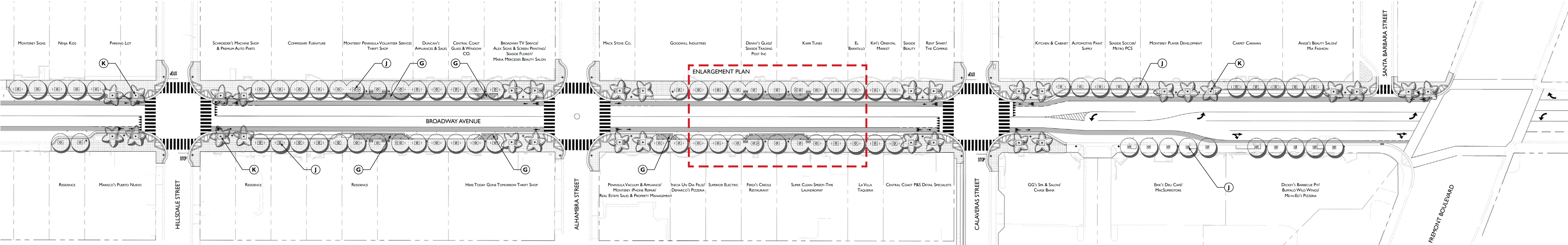
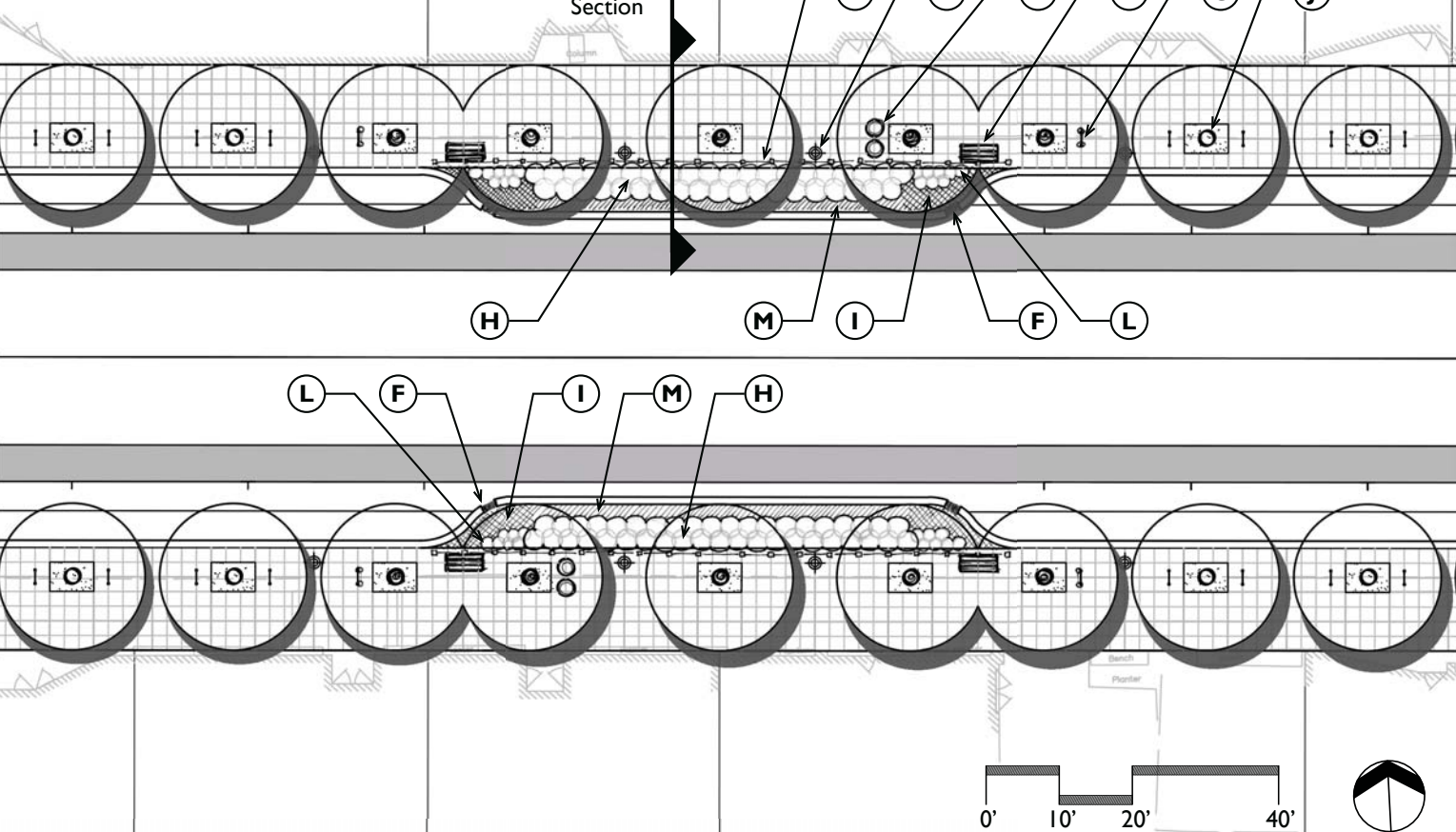


M. *Zephyranthes candida*
Rain Lily

LID AREA SECTION:



ENLARGEMENT PLAN:



WEST BROADWAY URBAN VILLAGE - SEASIDE, CA

December 21, 2015

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH – ADJUST SCALE ACCORDINGLY

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

3. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

4. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

5. PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.

6. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

10. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

11. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

12. INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

13. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.

14. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:

A. DRIP EMITTERS=35 PSI

B. BUBBLERS= 30 PSI

15. INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

16. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

17. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

18. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.

19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

20. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

22. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. IRRIGATION DEMAND: REFER TO PLANS.

24. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

25. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

26. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR

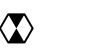
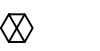
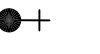
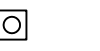
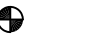
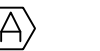
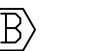
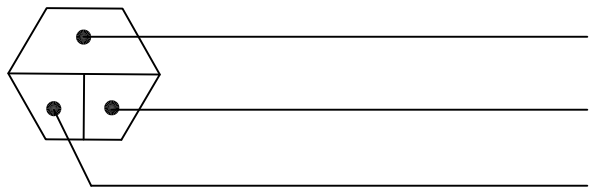
MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

27. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
28. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
29. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

.75"0-6 GPM

1"7-12 GPM

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	FB-25-PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
	TLCV4-12.	NETAFIM TECHLINE CV SERIES DRIPLINE AT PALM TREES. SEE DETAILS 4, SHEET IR-2.4 FOR INSTALLATION INSTRUCTIONS.	N/A	30	DRIP
	TLFV-1	NETAFIM FLUSH VALVE			
	TLAVRV	NETAFIM AIR RELIEF VALVE			
	10-F-01	NETAFIM DRIP INDICATOR			
	—	FLOW SENSOR/MASTER VALVE, SEE CONTROLLER INFORMATION BELOW.			
	P-220-27-4	TORO REMOTE CONTROL VALVE			
	DZK-TPV/DC-1-MF	TORO REMOTE CONTROL VALVE DRIP ZONE KIT			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	T113-K	NIBCO GATE VALVE (ILINE SIZE)			
	975XLSEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
	SA6-RM4-18/RHG/PMR-CAC/FSAV-100B/EV-CAB-SEN-100	JDL GREENTECH DIVISION CONTROLLER ASSEMBLY WITH A RAIN MASTER EVOLUTION DX2 CONTROLLER MOUNTED IN A STAINLESS STEAL PEDESTAL ENCLOSURE WITH FLOW SENSOR, MASTER VALVE AND RADIO COMMUNICATION.			
	SA6-RM4-18/RHG/PMR-CAC/FSAV-100B/EV-CAB-SEN-100	JDL GREENTECH DIVISION CONTROLLER ASSEMBLY WITH A RAIN MASTER EVOLUTION DX2 CONTROLLER MOUNTED IN A STAINLESS STEAL PEDESTAL ENCLOSURE WITH FLOW SENSOR, MASTER VALVE AND RADIO COMMUNICATION.			
		CONTROLLER/WIRE PATH AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		MAIN LINE:	1.5" THROUGHOUT: SCHEDULE PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER, 24" UNDER PAVING.		
		LATERAL LINE:	3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER, 24" UNDER PAVING.		
		SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.		
		DRIP ZONE:	NETAFIM TECHLINE CV SERIES DRIPLINE, PART # TLCV4-12. TUBING TO BE INSTALLED 3" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS AND PLANS. SEE DETAILS 1-4, SHEET IR-2.4 FOR FURTHER INFORMATION.		

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PROJECT

CITY OF SEASIDE
WEST BROADWAY URBAN VILLAGE
INFRASTRUCTURE IMPROVEMENTS PROJECT

DATE

03/06/2013

SHEET

129 OF 146

SHEET

IRRIGATION NOTES
& LEGEND

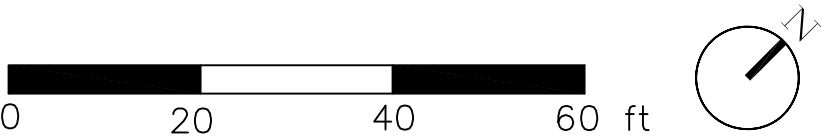
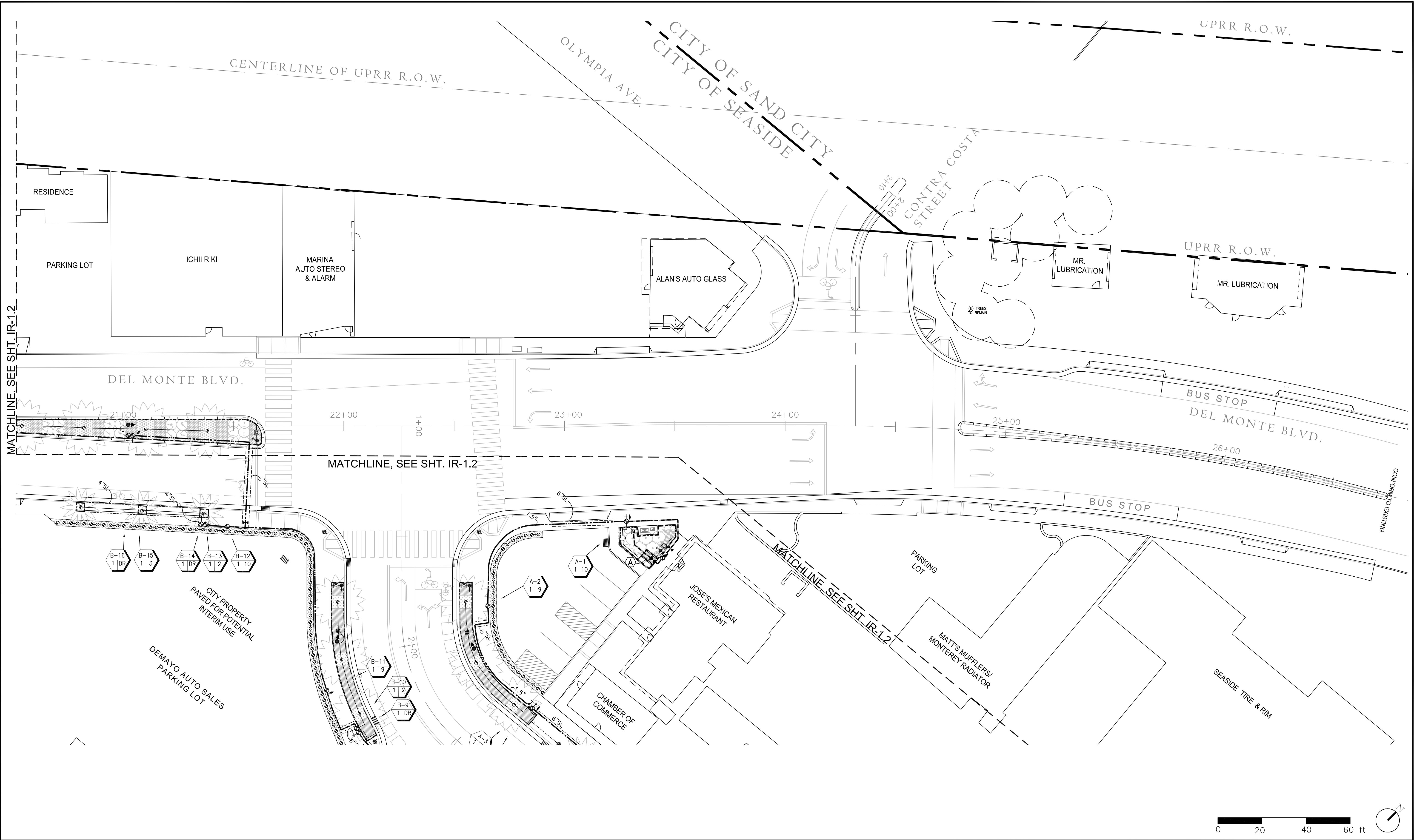
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IR-0.1

JOB NO.

2013-76

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH - ADJUST SCALE ACCORDINGLY



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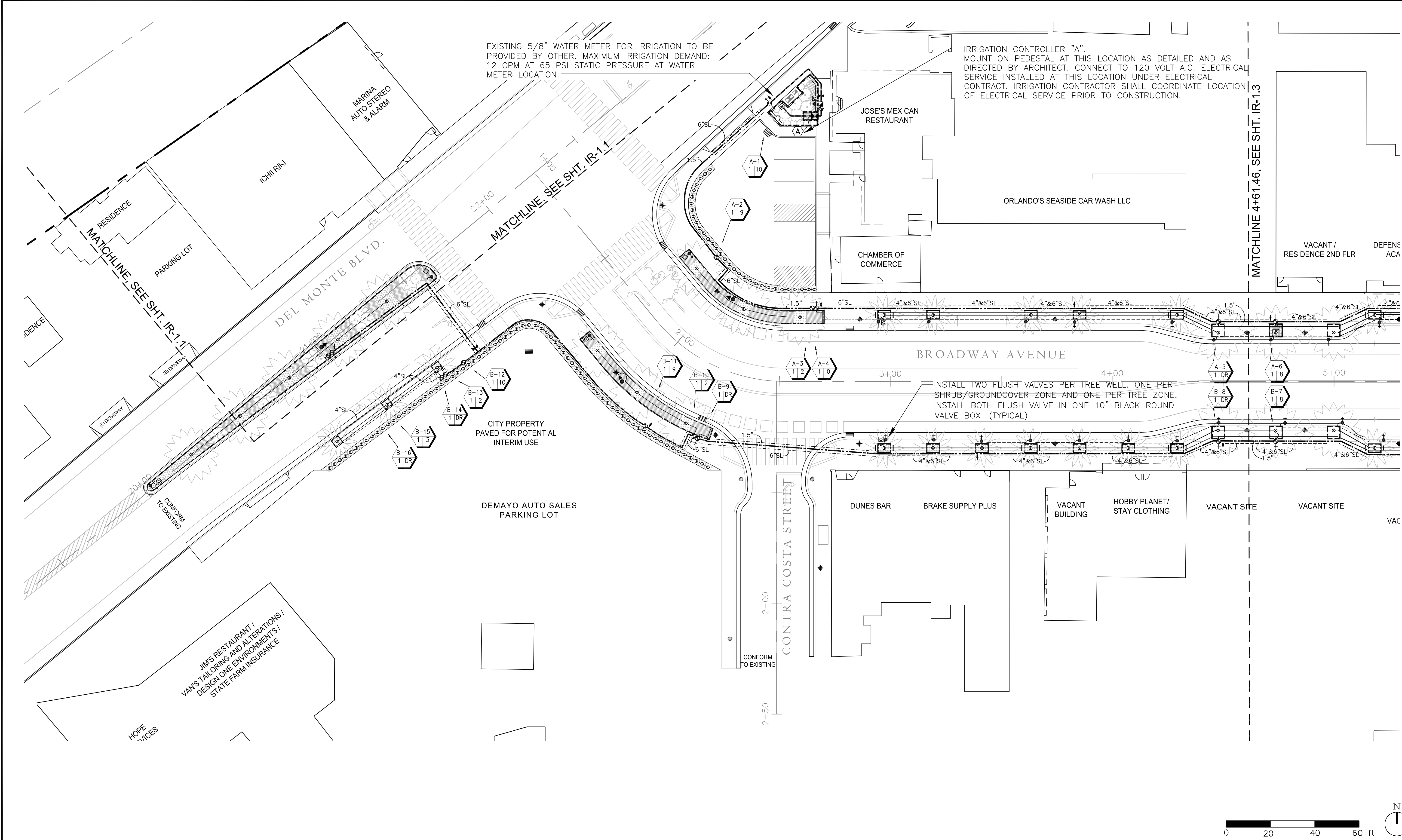
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SHEET	IRRIGATION PLAN AREA 1	SHEET 130 OF 146
		DRAWING NO. IR-1.1
		JOB NO. 2013-76

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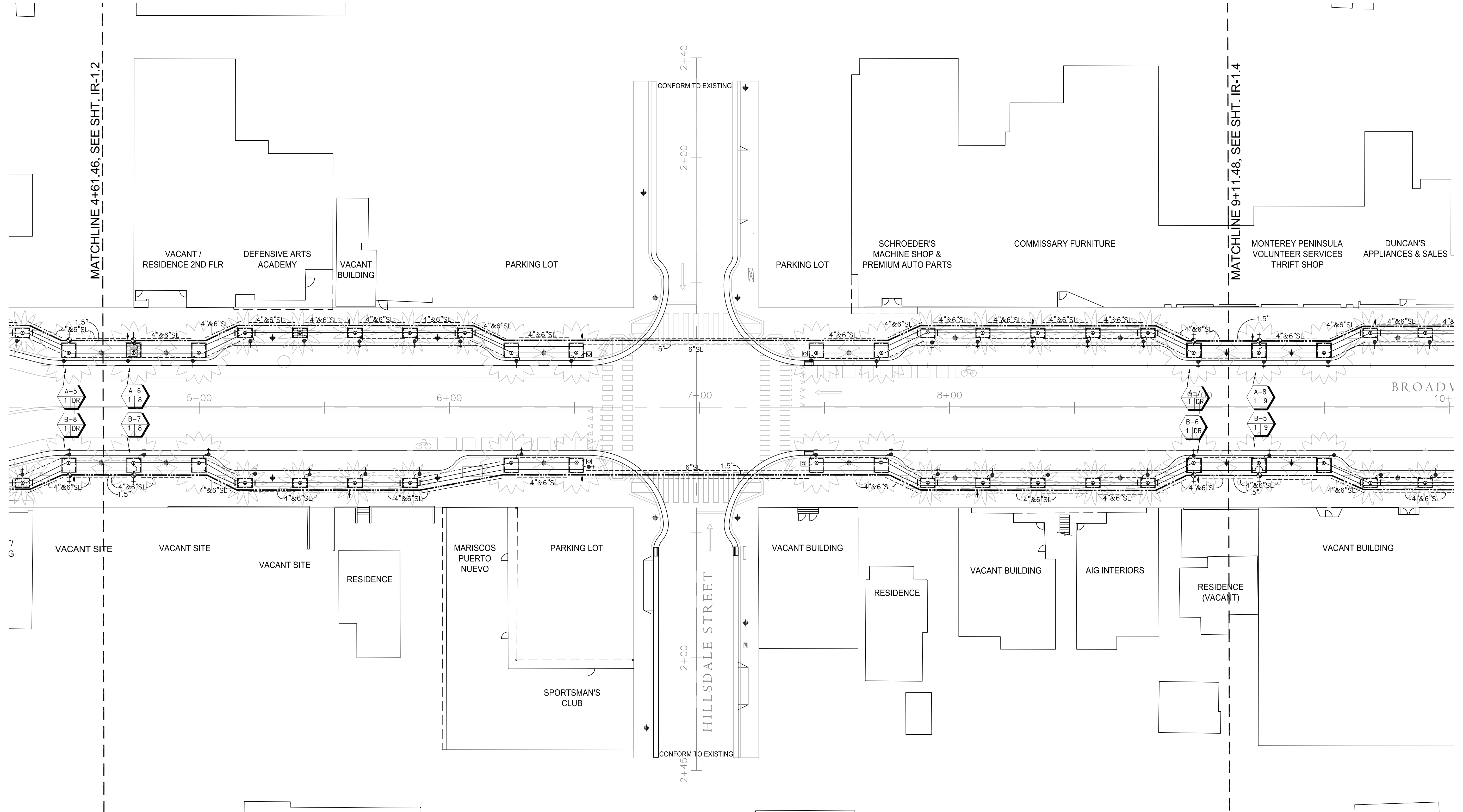
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INFRASTRUCTURE IMPROVEMENTS PROJECT

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IRRIGATION PLAN
AREA 2

DATE	03/06/2013
SHEET	131 OF 146
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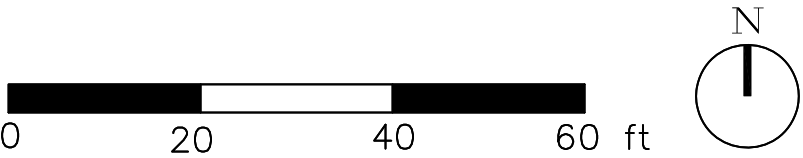
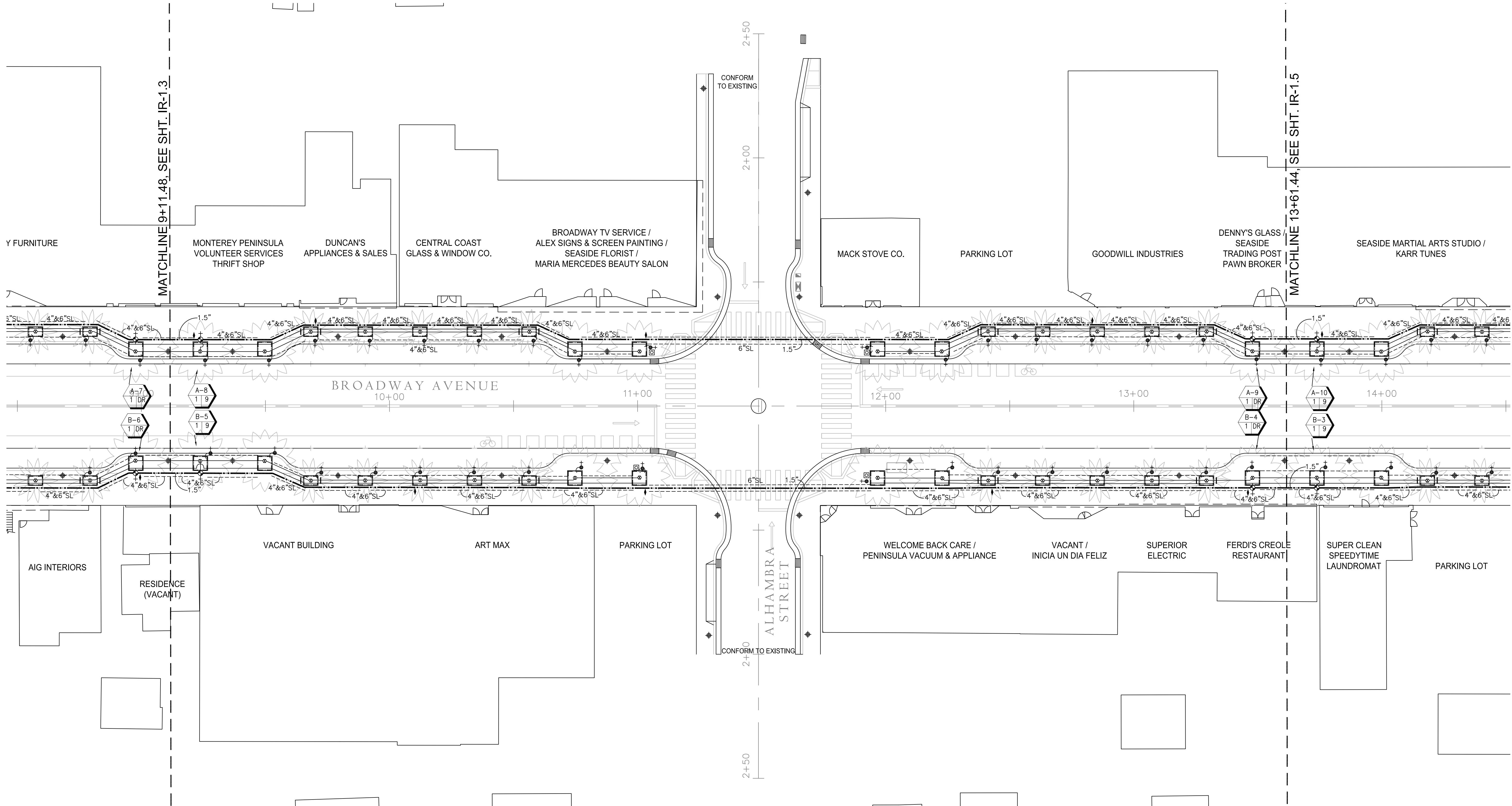
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SHEET	IRRIGATION PLAN AREA 3	SHEET OF 132 146
		DRAWING NO. IR-1.3
		JOB NO. 2013-76

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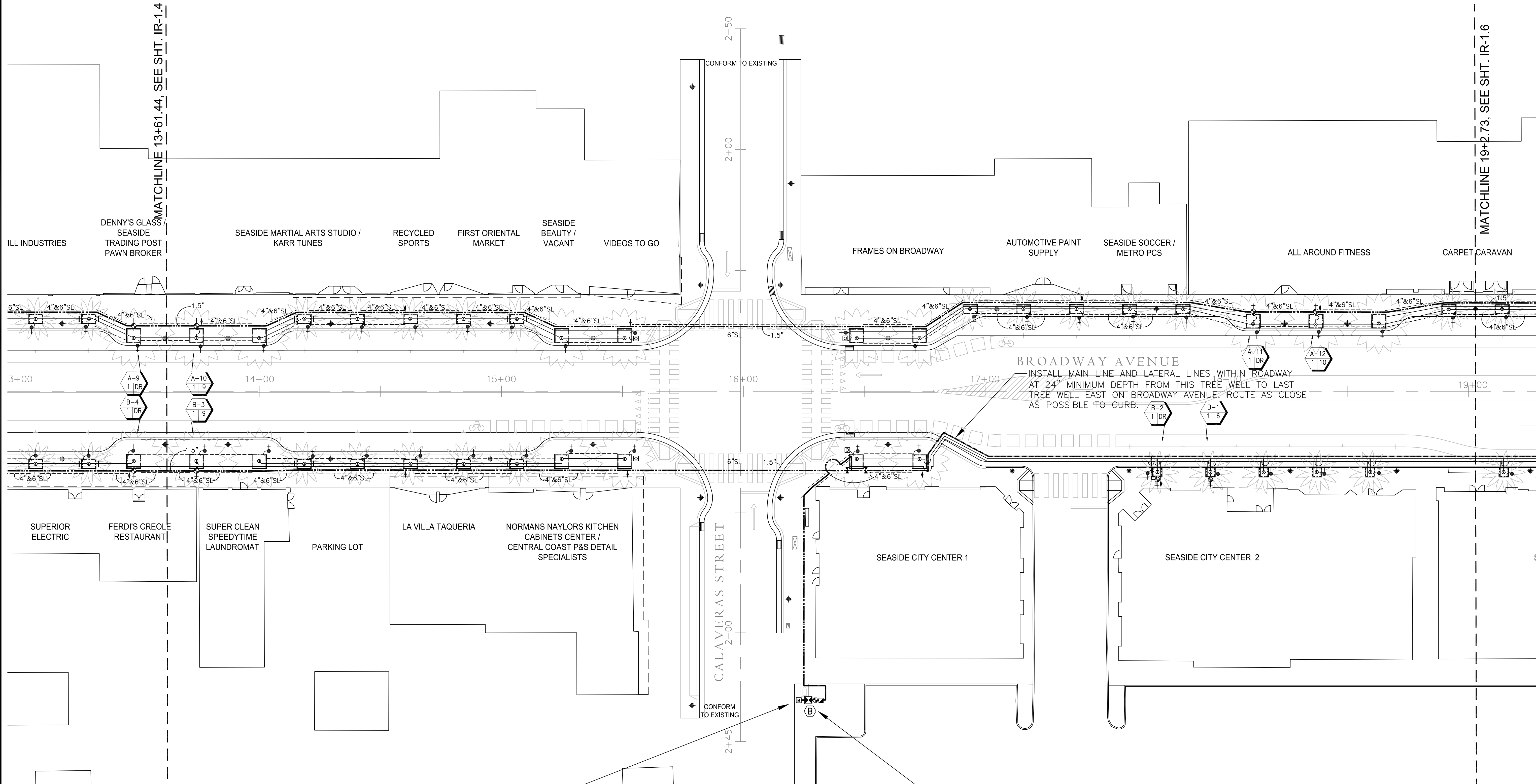
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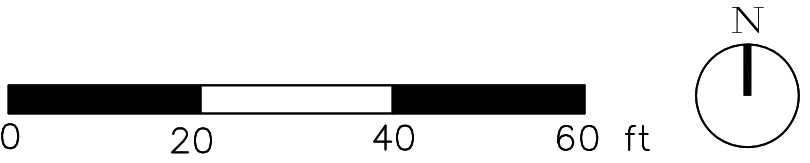
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SHEET	IRRIGATION PLAN AREA 4		SHEET OF	133 OF 146
			DRAWING NO.	IR-1.4
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EXISTING 5/8" WATER METER FOR IRRIGATION TO BE PROVIDED BY OTHER. MAXIMUM IRRIGATION DEMAND: 12 GPM AT 65 PSI STATIC PRESSURE AT WATER METER LOCATION.

IRRIGATION CONTROLLER "B". MOUNT ON PEDESTAL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.



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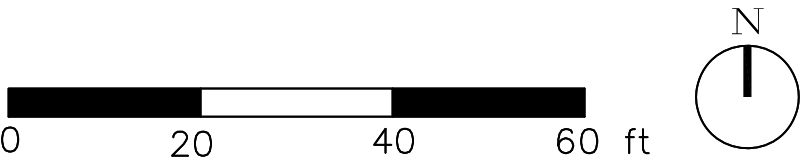
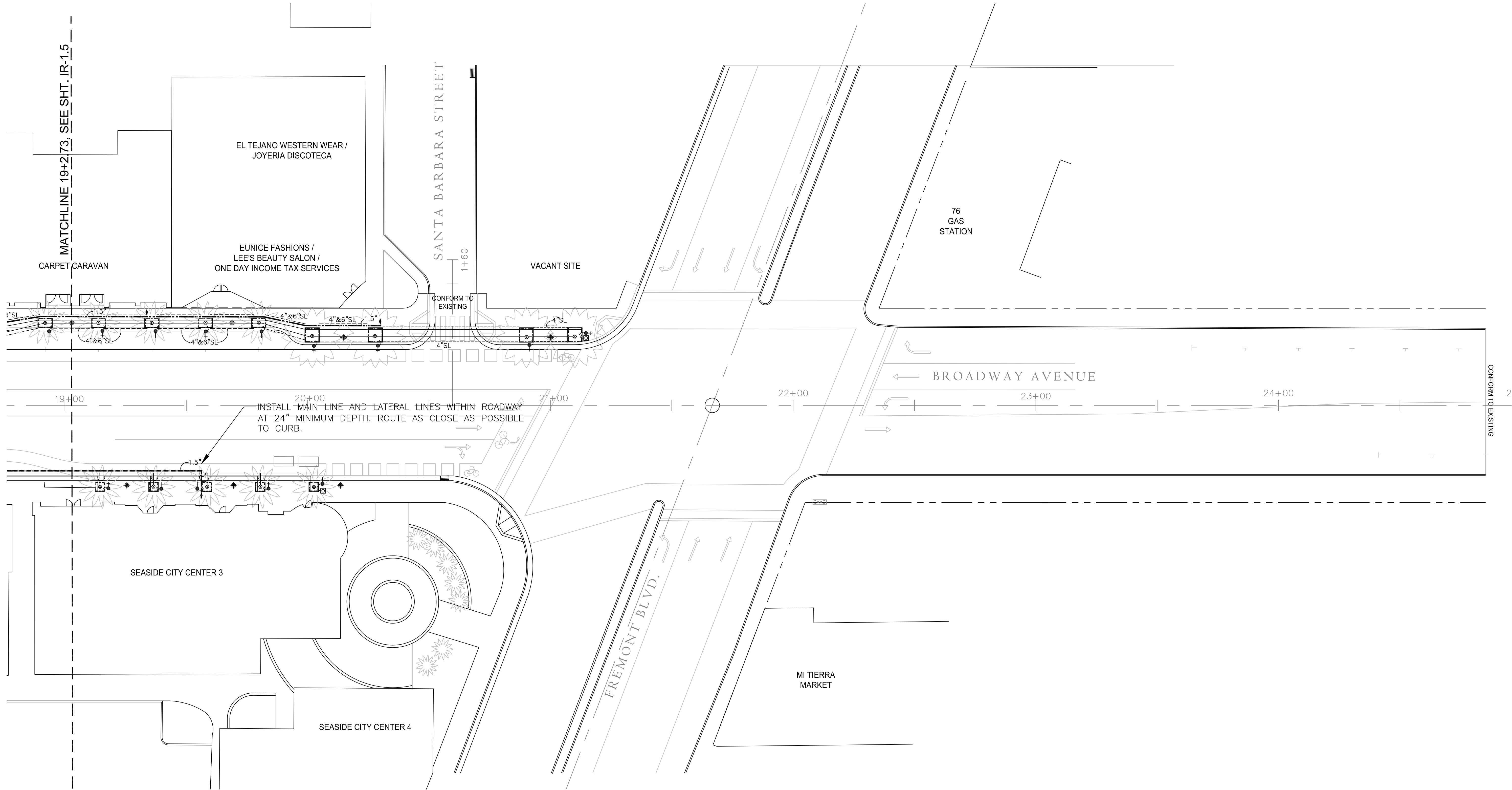
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PROJECT CITY OF SEASIDE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PROJECT	DATE 03/06/2013 SHEET 134 OF 146
SHEET IRRIGATION PLAN AREA 5	DRAWING NO. IR-1.5 JOB NO. 2013-76

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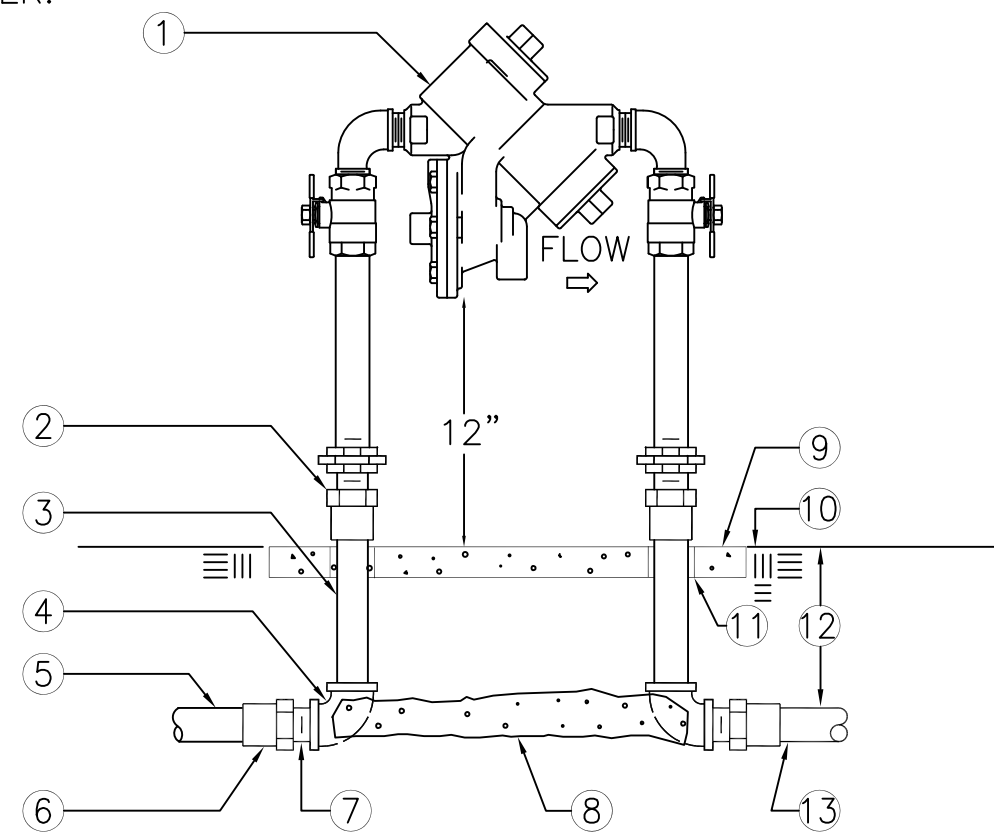
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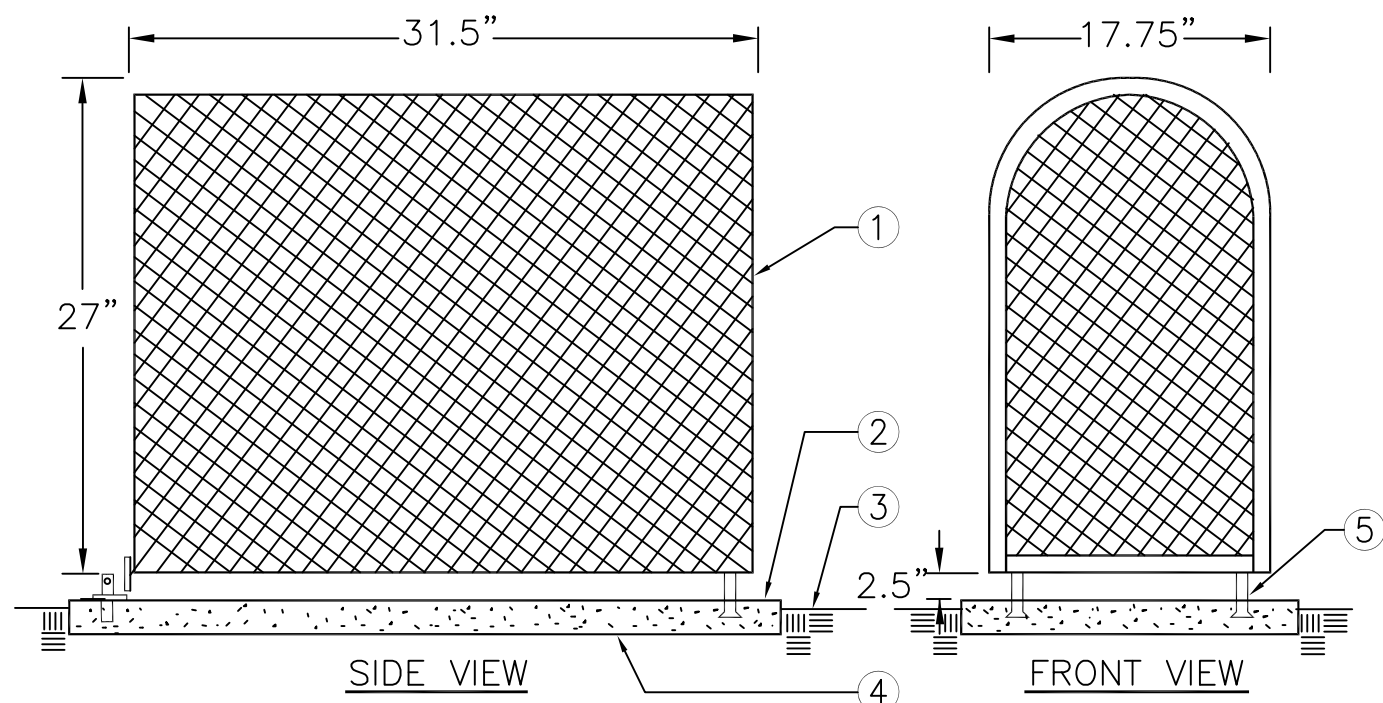
PROJECT	CITY OF SEASIDE		DATE
	WEST BROADWAY URBAN VILLAGE		03/06/2013
	INFRASTRUCTURE IMPROVEMENTS PROJECT		SHEET OF
			135 146
SHEET	IRRIGATION PLAN		DRAWING NO.
			IR-1.6
			JOB NO.
	AREA 6	2013-76	

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH – ADJUST SCALE ACCORDINGLY

- NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN AND MANUFACTURED BY STRONGBOX.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STRONG BOX SBBC-30SS OR ACCEPTED EQUAL 32"x 30"x 18" BACKFLOW PREVENTER ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

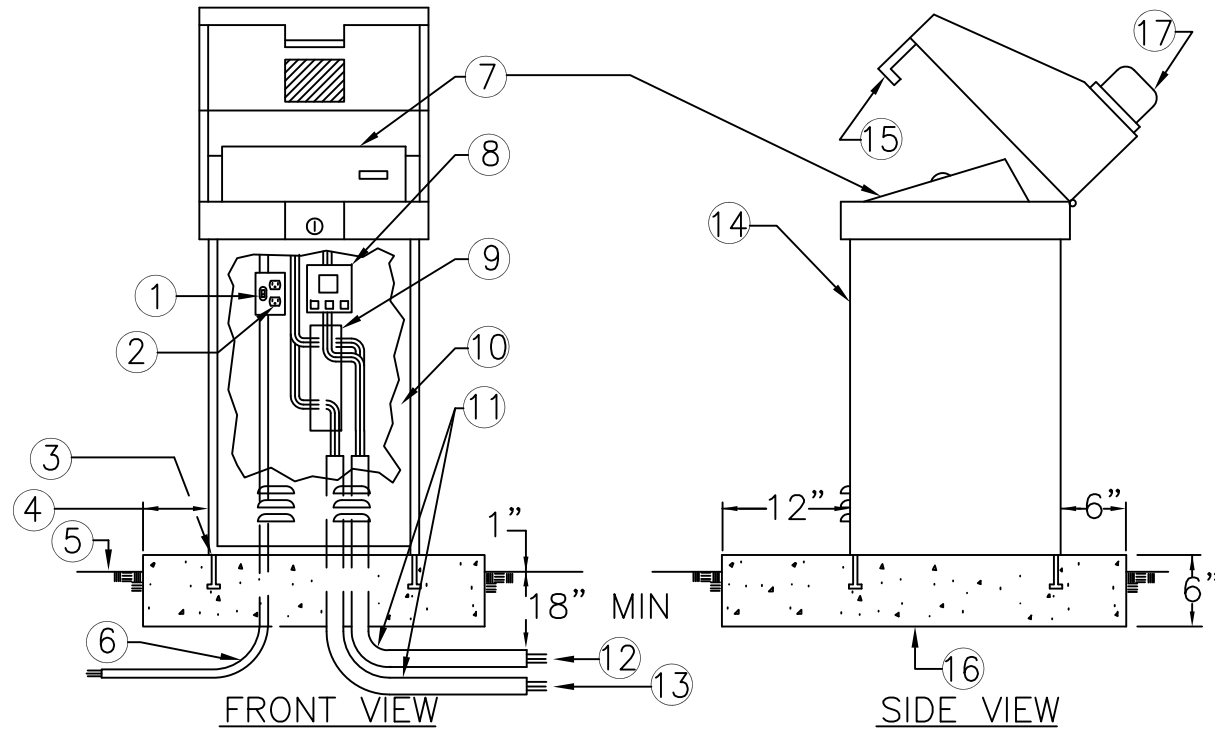


- | | |
|---|---|
| ① REDUCED PRESSURE BACKFLOW ASSEMBLY | ⑦ SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION) |
| ② WROT COPPER MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION) | ⑧ CONCRETE SUPPORT BLOCK |
| ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED) | ⑨ CONCRETE PAD-SEE ENCLOSURE DETAIL |
| ④ WROT COPPER 90° ELBOW-2 TOTAL (SOLDER X THREAD CONNECTION) | ⑩ FINISH GRADE |
| ⑤ PVC MAIN LINE TO POINT OF CONNECTION | ⑪ PVC SLEEVE BOTH SIDES |
| ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION | ⑫ REFER TO IRRIGATION LEGEND |
| | ⑬ PVC MAIN LINE TO IRRIGATION SYSTEM |

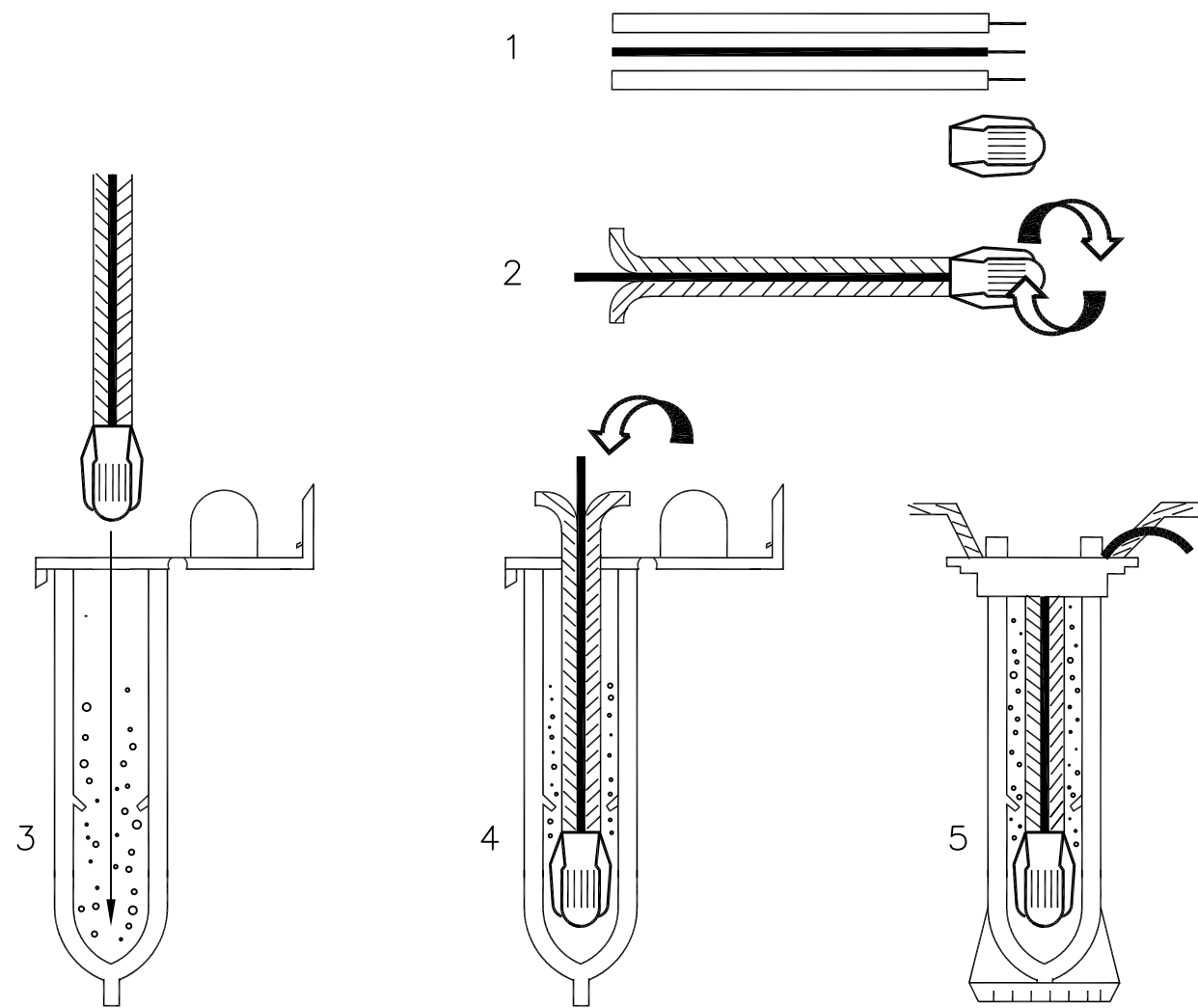


- | |
|---|
| ① STAINLESS STEEL ENCLOSURE |
| ② SET PAD 1/2" ABOVE FINISH GRADE |
| ③ FINISH GRADE |
| ④ 6" THICK CLASS "B" CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH. |
| ⑤ MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURE'S INSTRUCTION. |

- NOTES:
1. PROVIDE (CONTRACTOR) #10 BARE COPPER GROUND WIRE AND 5/8" DIA. COPPER CLAD GROUNDING ROD(S) AS DIRECTED BY MANUFACTURER.
 2. UNIT IS TO BE ASSEMBLED, WIRED, AND TESTED BY A MANUFACTURER TRAINED VENDOR.
 3. INSTALL (CONTRACTOR) ENCLOSURE TO CONCRETE PAD AS DIRECTED BY ENCLOSURE MANUFACTURER.
 4. INSTALL SLAB LEVEL.
 5. PROVIDE SLOPE TO TOP OF SLAB SURFACE FOR DRAINAGE.
 6. PROVIDE FINISH AND COLOR TO CONCRETE ACCORDING TO SECTION 02520, PORTLAND CEMENT CONCRETE PAVING.



- | | |
|---|---|
| ① ON/OFF SWITCH FOR SATELLITE CONTROLLER | ⑩ REMOVABLE FRONT PANEL |
| ② GFCI PROTECTED 120 VAC 15AMP RECEPTACLES | ⑪ INSTALL (CONTRACTOR) SCHEDULE 40 GREY PVC ELECTRICAL CONDUITS(2) WITH SWEEP ELL FOR LOW VOLTAGE WIRE, SIZE AS REQUIRED AND EXTEND 12" BEYOND CONCRETE SLAB. |
| ③ MOUNT ASSEMBLY (CONTRACTOR) TO MOUNTING STUDS INCLUDED WITH ENCLOSURE | ⑫ LOW VOLTAGE WIRE |
| ④ 6" TYP. BOTH SIDES | ⑬ COMMUNICATION WIRE |
| ⑤ FINISH GRADE | ⑭ STAINLESS STEEL ENCLOSURE |
| ⑥ INSTALL (CONTRACTOR) RIGID STEEL CONDUIT FOR 120 VAC SERVICE | ⑮ FLIP TOP LID |
| ⑦ SATELLITE CONTROLLER MOUNTED ON PANEL OF ENCLOSURE | ⑯ INSTALL (CONTRACTOR) CONCRETE SLAB |
| ⑧ FLOW MONITOR | ⑰ RADIO ANTENNA (WHERE SPECIFIED) |
| ⑨ TERMINAL STRIP WITH PLACARDS FOR STATION IDENTIFICATION | |



- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

1	REDUCED PRESSURE BACKFLOW ASSEMBLY SCALE: NONE DET: RPB-1	2	BACKFLOW PREVENTER ENCLOSURE SCALE: NONE DET: ENC-SMOOTH	3	CONTROLLER IN ENCLOSURE SCALE: NONE DET: Flip-top	4	WEATHERPROOF SPLICE ASSEMBLY SCALE: NONE DET: WIRE-SPL
---	---	---	--	---	---	---	--

	03/06/13	100% FINAL SUBMITTAL			
	10/26/12	100% SUBMITTAL			
	08/01/12	DRAFT 100% SUBMITTAL			
NO.	DATE	DESCRIPTION	CITY APPROVAL	DATE	
REVISIONS					
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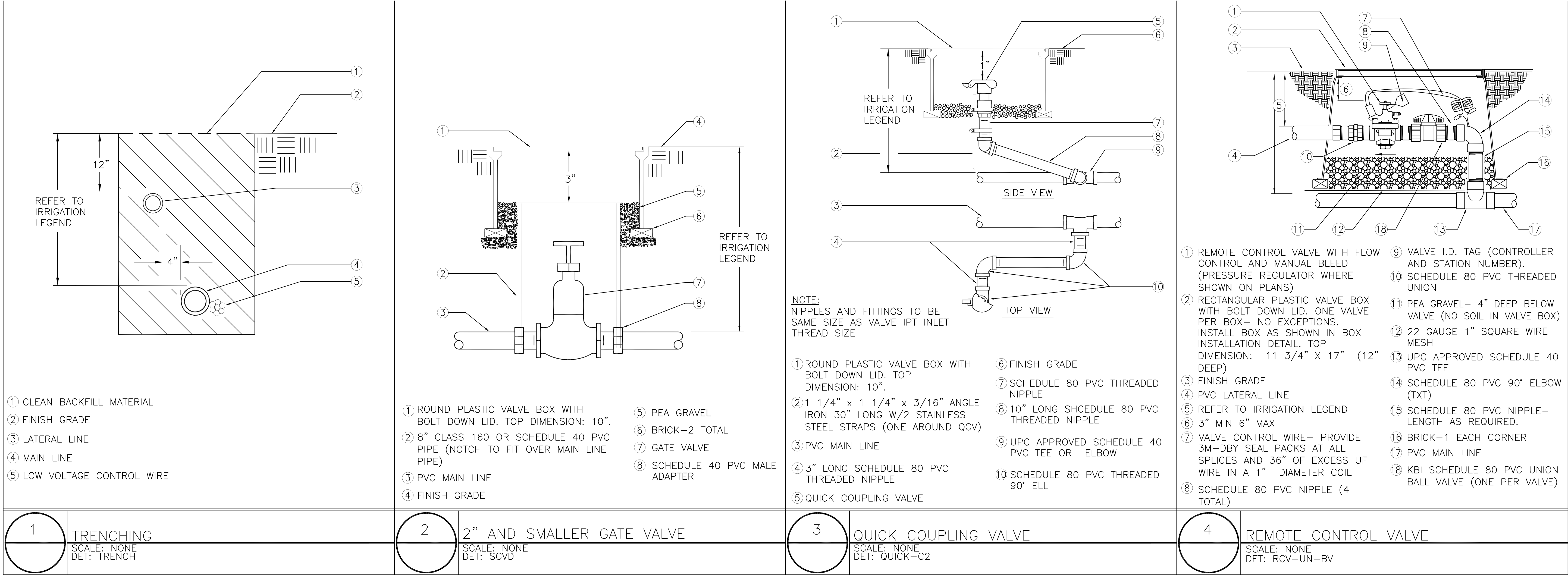
DESIGNED BY	CDM	PLANS PREPARED BY:
DRAWN BY	JSD	ROMA <i>Urban Design and Landscape Architecture</i> 1527 Stockton Street San Francisco, California 94133 Telephone (415) 616-9900 Fax (415) 788-8728
CHECKED BY	CDM	

CONSULTANT	SEAL/SIGNATURE
Russell D. Mitchell Associates, Inc. 2760 Camino Diablo Walnut Creek, CA 94597 tel 925.939.3985 ♦ fax 925.932.5671 www.rmairrigation.com	
<i>Chin Mitchell</i>	

CITY OF SEASIDE, PUBLIC WORKS DIVISION 440 HARCOURT AVENUE SEASIDE, CA 93955 (831) 899-6884	
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PROJECT	CITY OF SEASIDE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PROJECT	DATE 03/06/2013
SHEET	IRRIGATION DETAILS	SHEET OF 136 146
		DRAWING NO. IR-2.1
		JOB NO. 2013-76

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH – ADJUST SCALE ACCORDINGLY



NO.	DATE	DESCRIPTION	CITY APPROVAL	DATE
REVISIONS				
	03/06/13	100% FINAL SUBMITTAL		
	10/26/12	100% SUBMITTAL		
	08/01/12	DRAFT 100% SUBMITTAL		
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DESIGNED BY	CDM
DRAWN BY	JSD
CHECKED BY	CDM
PLANS PREPARED BY:	
ROMA	
Urban Design and Landscape Architecture	
1527 Stockton Street	
San Francisco, California 94133	
Telephone (415) 616-9900 Fax (415) 788-8728	

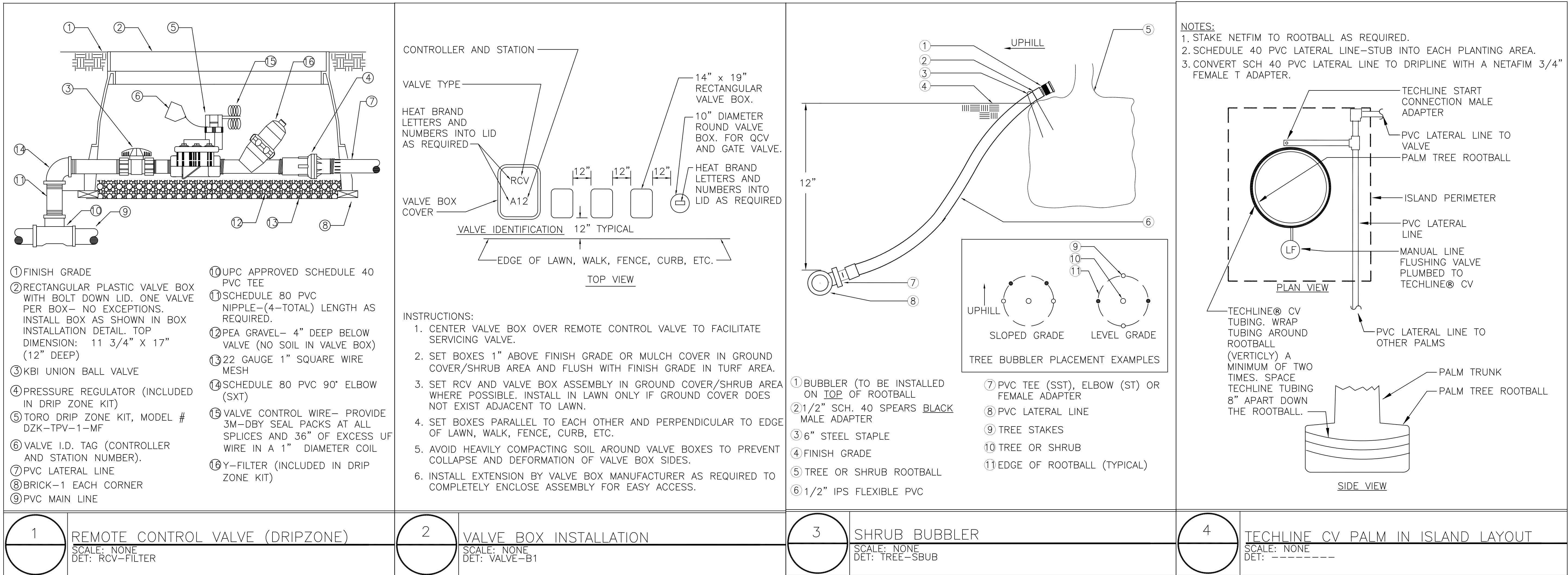
CONSULTANT	Russell D. Mitchell Associates, Inc.
	2760 Camino Diablo
	Walnut Creek, CA 94597
	tel 925.939.3985 ♦ fax 925.932.5671
	www.rmairrigation.com
	Chin Mitchell

SEAL/SIGNATURE	
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CITY OF SEASIDE, PUBLIC WORKS DIVISION	
440 HARCOURT AVENUE	
SEASIDE, CA 93955	
(831) 899-6884	
CITY OF SEASIDE CALIFORNIA	

PROJECT	CITY OF SEASIDE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PROJECT	DATE	03/06/2013
SHEET	IRRIGATION DETAILS	SHEET OF	137 146
		DRAWING NO.	IR-2.2
		JOB NO.	2013-76

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH - ADJUST SCALE ACCORDINGLY



NO.	DATE	DESCRIPTION	CITY APPROVAL	DATE
REVISIONS				
	03/06/13	100% FINAL SUBMITTAL		
	10/26/12	100% SUBMITTAL		
	08/01/12	DRAFT 100% SUBMITTAL		

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DESIGNED BY
CDM

DRAWN BY
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CHECKED BY
CDM

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1527 Stockton Street
San Francisco, California 94133
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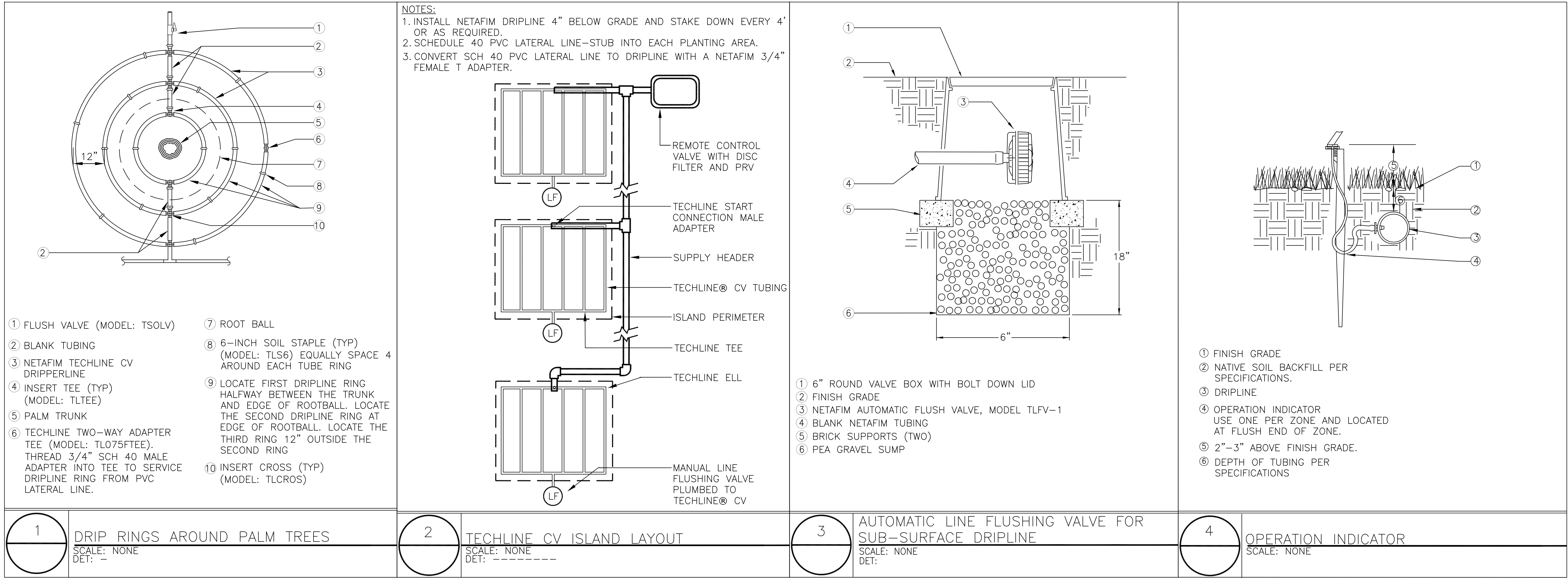
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SEASIDE, CA 93955
(831) 899-6884

PROJECT CITY OF SEASIDE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PROJECT	DATE 03/06/2013 SHEET 138 OF 146
SHEET IRRIGATION DETAILS	DRAWING NO. IR-2.3 JOB NO. 2013-76

BAR LENGTH ON ORIGINAL DRAWING EQUALS ONE INCH - ADJUST SCALE ACCORDINGLY



	03/06/13	100% FINAL SUBMITTAL			
	10/26/12	100% SUBMITTAL			
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DESIGNED BY
CDM

DRAWN BY
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CHECKED BY
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PLANS PREPARED BY:
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Urban Design and Landscape Architecture
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San Francisco, California 94133
Telephone (415) 616-9900 Fax (415) 788-8728

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Chari Mitchell

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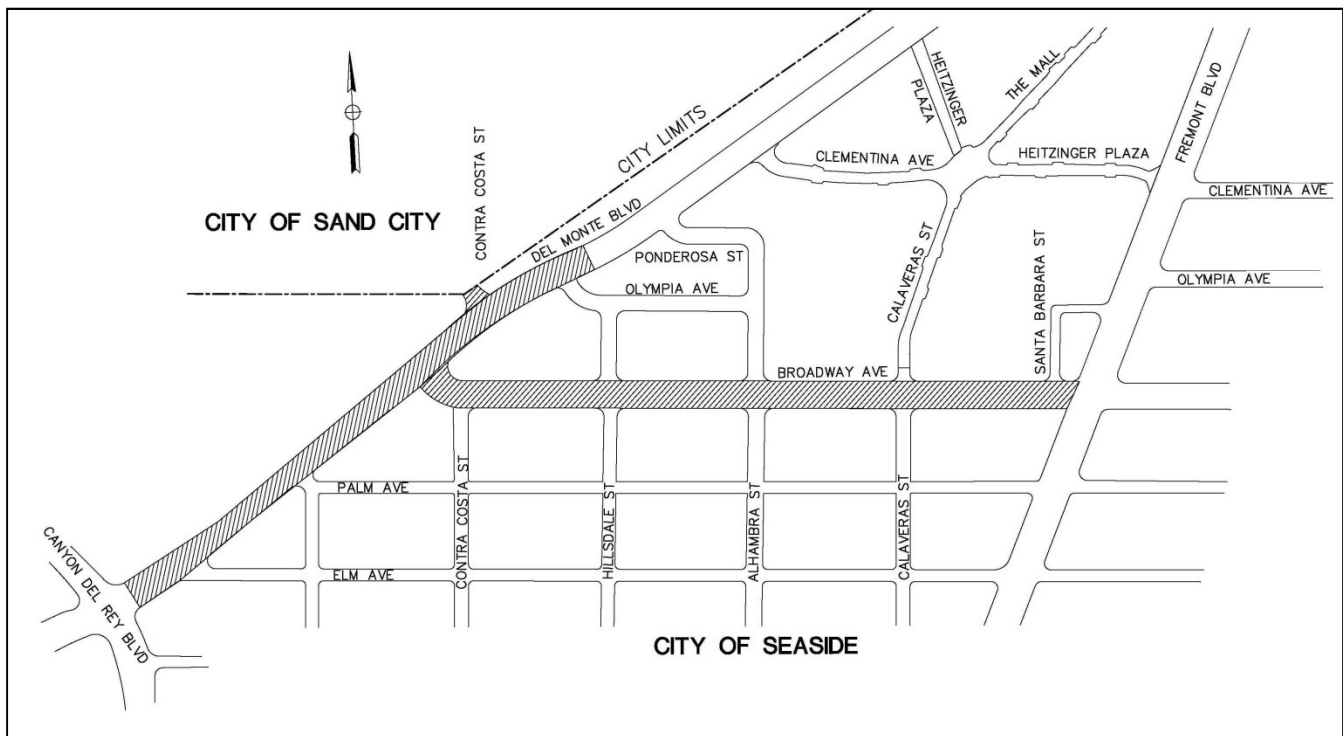
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440 HARCOURT AVENUE
SEASIDE, CA 93955
(831) 899-6884

PROJECT
**CITY OF SEASIDE
WEST BROADWAY URBAN VILLAGE
INFRASTRUCTURE IMPROVEMENTS PROJECT**

SHEET
IRRIGATION DETAILS

DATE
03/06/2013
SHEET 139 OF 146
DRAWING NO.
IR-2.4
JOB NO.
2013-76

Location Map West Broadway Urban Village Infrastructure Improvement



**CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW
MEETING MINUTES**

440 Harcourt Avenue
Seaside Council Chambers
Seaside, CA 93955

1. **CALL TO ORDER** – November 2, 2011 @ 5:30 p.m. in the Seaside Council Chambers

2. **ROLL CALL**

Board Members Present:

- ☒ Ken Rudisill (Chairperson)
- ☒ Wendell Montes
- ☒ Mitsugu Mori
- ☒ Kathleen Ventimiglia

Staff Present:

- ☐ Tim O'Halloran, PW Senior Manager/City Engineer
- ☐ Rick Medina, Senior Planner
- ☒ Rick Riedl, Associate Civil Engineer
- ☐ Leslie Llantero, Engineer
- ☐ Lisa Brinton, Project Manager
- ☐ Mark Parker, Parks Maintenance Supervisor

3. **APPROVAL OF MINUTES**

On a motion by Ventimiglia/Montes, the Board voted unanimously to approve the minutes of the October 19, 2011 meeting.

4. **ORAL COMMUNICATION - None**

5. **NEW BUSINESS**

- A. **Board of Architectural Review Application No. BAR-11-10:** The City of Seaside, applicant, requested that the Board of Architectural Review receive presentation and provide comments on the proposed West Broadway Streetscape Design Plan. The project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard within the West Broadway Urban Village Specific Plan Area. In compliance with Section 15164 of the California Environmental Quality Act, an addendum to the West Broadway Urban Village Specific Plan Final Environmental Impact Report will be prepared for this project.

Rick Riedl, Associate Civil Engineer, presented staff report.

The following individuals from the ROMA Design Group provided additional information on the proposed design as the City's consultant:

Boris Dramov, Principal Consultant, ROMA Design Group

Bonnie Fisher, Landscaper, ROMA Design Group

Craig McGlynn, Landscaper, ROMA Design Group

Public hearing was opened. Comments were received by the following individuals:

Marlene Kellogg for the Orlando Family – Expressed support for the overall concept but expressed concerns regarding how the loss of parking for Jose's Mexican Restaurant located at the corner of Broadway and Del Monte, the relocation of existing utilities in alley way, and potential for the proposed palm trees to create maintenance issue related to the shedding their fronds could result in negative impacts to the small businesses in the area.

Chantel Melendez – Stated that she had concerns related to what assistance could be provided by the City to assist property owners and business owners with making façade upgrades to their buildings to compliment the West Broadway Development Project. She was also stated that she had concerns with how the growth of the proposed street trees could cover the signs of the current businesses on West Broadway Avenue.

Gregorio Maldonado, owner of Jose's Mexican Restaurant, stated that was concerned with the loss parking spaces in front of his business. He stated that the site already has limited parking spaces to serve his clientele.

Seeing no other speaker, public comment was closed and the item brought back to the Board.

Board member Montes – Expressed concerns with the elimination of parking spaces within the public right-of-way based on the lack of current parking to meet existing demands per the Zoning Code. Also had concerns about birds roosting within in the proposed trees that would be near the public sidewalk, how the proposed trees would block existing and new business signs along the West Broadway Corridor, and tree heights.

Board member Ventimiglia – State that she was in favor of the overall concept but expressed concerns with the use and number of the liquid amber trees being proposed. She suggested that the City initially plant a few trees in order to test how well they grow and adapt to West Broadway corridor before fully implementing the planting plan.

Board member Mori – Expressed concerns with whether the liquid amber trees would thrive along the West Broadway corridor. He also felt that the cost of the canary palm was a bit excessive. He also stated that he would like a more subtle entry sign.

Board member Rudisill – Spoke in favor of the project and indicated that the design would make a statement. Expressed that the City needs to be committed to provide adequate maintenance of the project is key once the project is completed to ensure that it becomes the key downtown development that has been envisioned.

6. OLD BUSINESS

- A. **Board of Architectural Review Application No. BAR-11-07:** Ashok Chand, applicant and property owner, requests design approval for modifications made to the approved architectural plans for a second-story addition to an existing single-story, single-family residential dwelling located at 1594 La Salle Avenue in the RS-12 (Single-family Residential) Zoning District (APN: 012-854-020). The project is Categorically Exempt Class 3, Section 15303, pursuant to the CEQA Guidelines. *The project has been continued from the October 5, 2011 BAR Meeting.*

Rick Medina, Senior Planner, presented staff report. He informed the Board that the Applicant has requested a continuance to the November 16, 2011 BAR Meeting in order to complete the design alternatives for his project as requested by the Board at its October 19, 2011 BAR Meeting.

On motion from Ventimiglia/Montes, the Board voted unanimously to continue item to November 16, 2011.

- B. **Board of Architectural Review Application No. BAR-11-08:** The City of Seaside (Property Owner) applicant, is requesting design review approval for landscaping and irrigation improvements at Cutino Park located on the north east corner of Noche Buena Street and San Pablo Avenue (APN# 012-801-004,005,006). The project is Categorically Exempt Class 4, Section 15304, pursuant to the CEQA Guidelines. *The project has been continued from the October 5, 2011 BAR Meeting.*

Leslie Llantero, Engineer, presented staff report. Mark Parker, Parks Maintenance Supervisor, provided technical information on the planting plan and improvements to the border of the baseball field to prevent sedimentation and soil from running off into the adjacent walkways.

On motion from Ventimiglia/Montes, the Board voted unanimously to approve the landscaping and irrigation improvements for Cutino Park per the amended plans submitted for approval on November 2, 2011.

7. REPORTS BY BOARD MEMBERS -None

8. REPORTS BY STAFF - None

9. ADJOURNMENT

There being no further business, **on motion by Ventimiglia/Montes**, the Chair adjourned the meeting at 7:00 p.m.



MINUTES

CITY OF SEASIDE BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
City Hall Council Chambers
440 Harcourt Avenue
March 6, 2013
5:30 p.m.

1. CALL TO ORDER – 5:35 PM

2. ROLL CALL

_____ KEN RUDISILL (Chairperson)
____X____ WENDELL MONTES
____X____ MITSUGU MORI
____X____ KATHLEEN VENTIMIGLIA

3. MINUTES

A. Regular Meeting of February 20, 2013

Due to the minutes not being available, motion made by Board member Montes/Mori, to continue the minutes to the March 20, 2013 regular Board meeting.

4. ORAL COMMUNICATION

Members of the public may address the Board of Architectural Review regarding any item within the subject matter jurisdiction of the Board; however, no action may be taken on off-agenda items unless authorized by law. To be able to properly identify those making comments in the meeting minutes, it would be helpful if speakers state their names. Comments shall be limited to matters not listed on the agenda. Members of the public may comment on any matter listed on the agenda at the time that the Board considers that matter. Each person's presentation is limited to a maximum of three (3) minutes.

In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at thubbard@ci.seaside.ca.us or call 831.899.6707 no fewer than two business days prior to the meeting to allow for reasonable arrangements.

A portable microphone and assisted listening devices are available upon request.

Agenda related writings or documents provided to BAR are available for public inspection during the meeting or may be requested from the office of the City Clerk.

6. OLD BUSINESS

- A. **Board of Architectural Review Application No. BAR-11-10:** The City of Seaside, applicant, is requesting architectural design approval of the proposed West Broadway Urban Village Infrastructure Improvements Plans. The project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon Del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan Area. In compliance with Section 15164 of the California Environmental Quality Act (CEQA), an addendum to the *West Broadway Urban Village Specific Plan Final Environmental Impact Report* was approved by the City of Seaside City Council on February 16, 2012 (Resolution No. 12-17).

Rick Reidl, Associate Engineer, introduced the City's consultants, Boris Dramanov and Bonne Fisher, from the firm of ROMA Design Group. Boris Dramanov presented overview of the project and the changes that have been to address Board comments made in November of 2011.

Board member Mori provided comments on type of Palm tree and estimated height at 20-25 feet. Board member Mori expressed that he would like staff to research the use of the Phormium Firebird to make certain that this species maintains its shape and color over time.

Board member Ventimiglia commented on style of street lighting and its compliance with "Dark Sky".

Public comment period was opened.

Stefan Georis, asked what plans the City has to refurbish the existing buildings and roadway on West Broadway. Lisa Brinton, Community and Economic Development Services Manager, informed Mr. Georis and the Board that the action this evening is only for the approval of the design and that the City would implement policies and programs in the future to provide some funding for the refurbishment of buildings and roads.

Seeing no additional speakers, the public comment period was closed.

Discussion ensued amongst the Board regarding the appropriate number of trees and spacing of trees within the streetscape. A "New Zealand Christmas" tree was discussed as an alternative to the use of a palm tree. Boris Dramanov informed the Board that the Washingtonia Palms were picked as the replacement based on their canopy beginning at 15-20 feet which would allow for visibility to the storefronts. The use of palms also provides a more open appearance that would provide sunlight to the storefronts and streetscape as well. Diana Ingersoll, Deputy City Manager – Resource Management Services, advised the Board that they could vote to approve the West Broadway Urban Village Improvement plan with the condition that the type of tree that would be used would come back to the Board for final approval prior to any trees being planted. She explained that there is some urgency in receiving approval on the construction plans so

BOARD OF ARCHITECTURAL REVIEW MINUTES

March 6, 2013

Page 3

that the City can receive bids for determination on the project cost in order to apply for grant funding.

Motion made by Montes/Mori, to approve the West Broadway Urban Village Improvement Plan subject to the final variety and number of trees being approved by the Board prior to any trees being planted was approved unanimously.

7. REPORTS BY BOARD MEMBERS - None

8. REPORTS BY STAFF - None

10. ADJOURNMENT – 7:10 PM

Next Scheduled Meeting
February 6, 2013
City Hall Council Chambers
440 Harcourt Ave
5:30pm



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

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

DATE: January 20, 2016

SUBJECT: **Sign Permit Application No. SP-15-19:** Katherine Birtola, property owner, and Anjanette Adams, applicant, are requesting approval of a three foot by eight foot fascia mounted sign at 775 Broadway Avenue, located in the MX (Mixed Use – West Broadway Urban Village Plan) Zoning District. 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.

PURPOSE

Pursuant to Section 7, Development Standards and Design Guidelines for the West Broadway Urban Village Plan (WBUVP), all signs are subject to design review approval by the Board of Architectural Review (BAR).

RECOMMENDATION

Staff recommends approval of the new sign subject to the findings, evidence and Conditions of Approval provided as Attachment 1, Exhibit “A” – Project Plans.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is located on a 2,500 square foot parcel located within a row of existing single story commercial buildings on the north side of Broadway Avenue between Calaveras Street and Alhambra Street. The 1,100 square foot building is bordered by Kim’s Oriental Market to the east and Kar-Tunes Auto Stereo and Mobile Electronics to the west. The rear of the site is developed with off-street parking stalls and public alley. The auto center is located to the north of the project on the opposite side of the public alley. Broadway Avenue with retail commercial land uses is located to the south. (See Location Map as Attachment 2, Aerial Photo as

Attachment 3 and Site Photographs as Attachment 4).

PROJECT DESCRIPTION

The applicant is proposing to install a 24 square foot wall sign on the mansard roof portion of the front façade at 775 Broadway Avenue. The sign will be mounted within an existing metal frame that is secured to the front of the building with a two by four, a metal track, and screws. Signs similar in size and location have been installed on adjoining businesses along this portion of Broadway Avenue. The front of the building has a continuous mansard roof over a glass storefront, glass entry door, and brick veneer front.

The sign will be composed of an aluminum composite board with 3/8 inch thick dimensional acrylic lettering with digital print background. The raised “Gloria’s” lettering will be green and the “FABRICS” lettering and decorative spool of yarn and scissors will be multicolored to symbolize fabric. The sign will not be illuminated.

STAFF ANALYSIS

Sign Standards for Broadway Avenue

This portion of Broadway Avenue is governed by the Seaside Municipal Code (SMC) and the West Broadway Urban Village Specific Plan (WBUVSP). SMC Section 17.40.070, Table 3-16: Sign Standards for Commercial and Industrial Zones allows for a maximum sign area per parcel of one square foot for each linear foot of primary building frontage not to exceed 100 square feet. This building has 25 feet of primary frontage and is therefore entitled to a maximum of 25 square feet of sign area. The applicant is proposing 24 square feet of sign area which is less than the maximum square footage allowed for this location. All other requirements of SMC Section 17.40.060.F: Design Criteria, with regards to color, design and construction, and materials and construction have been met.

The sign must also comply with the Development Standards for the West Broadway Urban Village Specific Plan which states that all new development, remodeled exteriors and new signage are subject to design review by the BAR. The following portions of Section D.7, Signs, of the WBUVSP apply to this application.

Section D.7Signs

D.7.1 Function

Standards D.7.1.1 The primary purpose of signs shall be to identify a business.

- Guidelines D.7.1.2 The design of a sign should be simple and easy to read.

D.7.2 Architectural Context and Placement

- Standards D.7.2.1 Signs shall not be permitted on top of any roof, and no sign attached to

a wall or eave shall project above the eave line of the building.

- Guidelines D.7.2.7 Signs should generally be symmetrically located within a defined architectural space.

D.7.3 General Design

- Standards D.7.3.2 No “can” (box type) signs with translucent plastic sign panel front with applied or painted lettering shall applied or painted lettering shall be permitted except for tenant logos.
- Guidelines D.7.3.4 Sign design should be appropriate to the business establishment.

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 on premise sign is a minor accessory structure to the existing commercial building.

FINDINGS

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

Evidence: The building colors and sign plans have been reviewed in accordance with the General Plan, SMC, and Chapter 7 of the WBUV SP, and it is concluded that the proposed sign will be compatible with signs in the surrounding area, is appropriate for the business establishment, and will meet the aesthetic and design standards of the Broadway Avenue commercial corridor.

FISCAL IMPACT

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 - Site Photographs

Conditions of Approval
File No. SP-15-19
January 20, 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 “775 Broadway Gloria’s Fabrics” stamped as “Received November 12, 2015, Seaside Resource Management” and approved on January 20, 2016. The proposed sign plans are attached as Exhibit “A”.

Building:

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

Fire Department:

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

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.62.030. 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 17.62.030.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such

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

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

SIGN PERMIT APPLICATION NO. SP-15-19

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



NTS



Mounting:
bottom of sign screwed into 2x4
top of sign held by metal track
screwed into 2x4 in top of sign.
metal track fastened to roof



**MONTEREY
SIGNS** PH: 831.632.0490
555 Broadway Ave.
Seaside, CA 93955

CUSTOMER Gloria's Fabrics

CONTACT Ivette Nava

PHONE (831) 915-7278

ADDRESS 775 Broadway Ave. Seaside CA 93955

EMAIL ivetteluisnava@gmail.com

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3' x 8' aluminum composite board
w/ 3/8" thick dimensional acrylic "Gloria's" lettering
background to be digital print
Qty. 1



**MONTEREY
SIGNS**
PH: 831.632.0490
555 Broadway Ave.
Seaside, CA 93955

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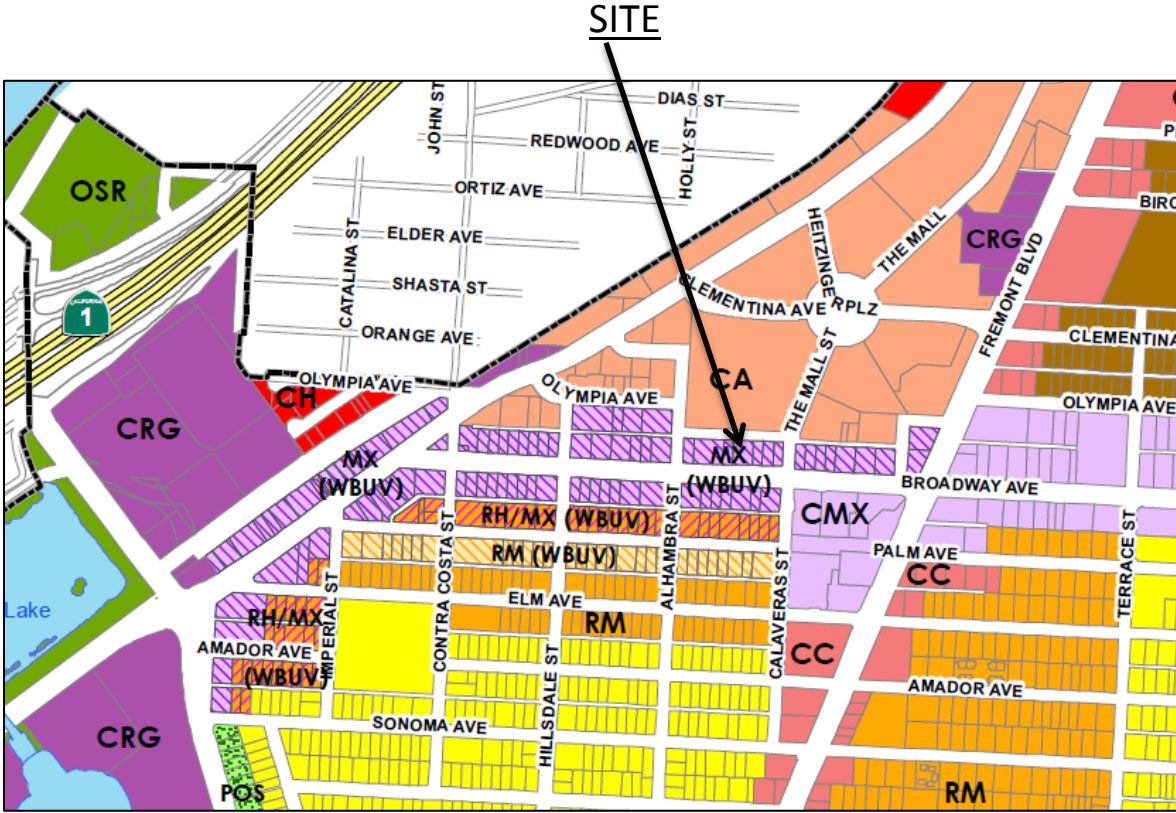
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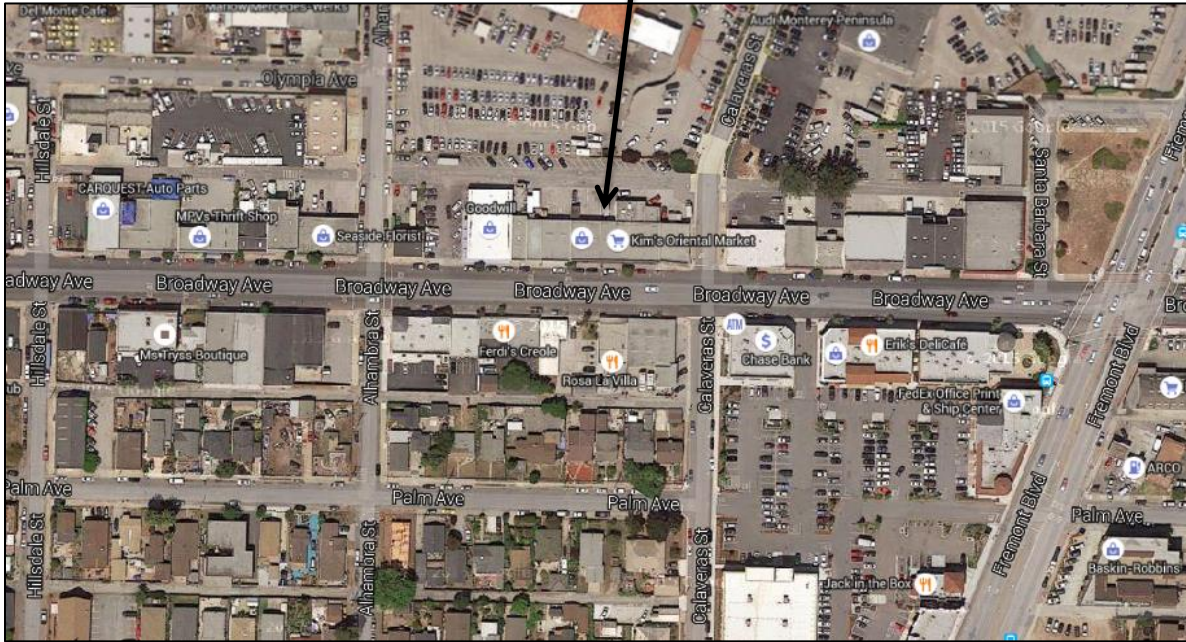
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LOCATION MAP



AERIAL PHOTO

SITE



KAR • TUNES
SOUNDS • SECURITY • CELLULAR

동양 마켓
Kim's Oriental Market

FLAGSHIP
RETAIL SPECIALIST
Pioneer

767
STICKER EVIDENCE
TUES-THU 10-6
FRI-SAT 10-5
Closed Sun & Mon

M
MIDNIGHT CAR AUDIO
We Finance

ALPINE
JVC
BUY ONE
GET ONE
50%
OFF

Gloria's
FABRICS
NOW OPEN!

775

777

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동양 마켓

785 BROADWAY
899-3736



