



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 17, 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 FEBRUARY 3, 2016**

B. **REGULAR MEETING MINUTES OF JULY 15, 2015**

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-18. MONTEREY SALINAS TRANSIT, APPLICANT, REQUESTS DESIGN APPROVAL TO REPLACE EXISTING BENCHES WITH SEMI-ENCLOSED SHELTERS AT SIX BUS STOPS LOCATED ON DEL MONTE BOULEVARD, BROADWAY AVENUE, AND ORD GROVE AVENUE. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, EXISTING FACILITIES.

PURPOSE: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design approval is required for all new non-residential construction.

RECOMMENDATION:

Staff recommends approval of the proposed bus shelters subject to the conditions of approval provided as Attachment 1, and Attachment 1, Exhibit "A" – Project Plans.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
WEDNESDAY, MARCH 2, 2016
Seaside City Hall
5:30 PM

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

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

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

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



MEETING MINUTES
DRAFT

CITY OF SEASIDE

BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
WEDNESDAY,
FEBRUARY 3, 2016

5:30 PM

1. **CALL TO ORDER AT 5:30PM**

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

MEMBERS

Toby Keller, Mitsugu Mori, Ken Rudisill, Kathleen Ventimiglia

PRESENT:

ABSENT:

3. **REVIEW OF AGENDA**

None

4. **ORAL COMMUNICATION**

None

5. **ELECTION OF OFFICERS**

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR nominated and elected Toby Keller as the Chair and Kathleen Ventimiglia as the Vice-chair.

AYES

3

COMMITTEE
MEMBERS

Toby Keller, Ken Rudisill,
Kathleen Ventimiglia

NOES

0

COMMITTEE
MEMBERS

ABSENT

1

COMMITTEE
MEMBERS

Mitsugu Mori

RECUSED

0

COMMITTEE
MEMBERS

6. **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

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR approved the regular meeting minutes of November 18, 2015, December 16, 2015 and January 6, 2016.

AYES	3	COMMITTEE MEMBERS	Toby Keller, Ken Rudisill, Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-11-10: THE CITY OF SEASIDE, APPLICANT, REQUESTED 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 CANYON DEL REY BOULEVARD AND OLYMPIA AVENUE WITHIN THE WEST BROADWAY URBAN VILLAGE 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 Riedl, Senior Civil Engineer, and consultant which was included in the meeting via conference call, presented the staff report and project that was seeking approval of the the final variety and number of trees within the West Broadway Urban Village Specific Plan. Staff provided an amended set of conditions of approval and streetscape masterplan.

Public comment was opened. Seeing no speaker, public comment was closed.

On motion by Member Ventimiglia and Seconded by Member Rudisill and carried by the following vote the BAR approved BAR Application No. BAR-11-10.

AYES	3	COMMITTEE MEMBERS	Toby Keller, Ken Rudisill, Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

B. SIGN PERMIT APPLICATION NO. SP-15-19: KATHERINE BIRTOLA, PROPERTY OWNER, AND ANJANETTE ADAMS,

APPLICANT, REQUESTED APPROVAL OF A THREE FOOT BY EIGHT FACIA MOUNTED SIGN AT “GLORIA’S FABRICS” LOCATED 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. (CONTINUED FROM THE MEETING OF JANUARY 20, 2016).

Bob Larsen, Associate Planner, presented the project and staff report. The applicant, Anjanette Adams, requested the approval of a 24 square foot wall sign on the mansard roof portion of the front façade at 775 Broadway for Gloria’s Fabric. The sign will be composed of an aluminum composite board with 3/8 inch thick dimensional acrylic lettering with digital print background.

Public comment was opened. Seeing no speaker, public comment was closed.

The Board asked clarifying questions as to whether the sign would be framed or have a printed frame. Shawn Adams, Monterey Signs indicated the sign would have a printed frame.

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR approved Sign Permit Application No. SP-15-19

AYES	3	COMMITTEE MEMBERS	Toby Keller, Ken Rudisill, Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

C. SIGN PERMIT APPLICATION NO. SP-16-01: CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, REQUESTED APPROVAL OF A FIVE-FOOT NINE-INCH TALL FREESTANDING SIGN IN FRONT OF THE FIRE DEPARTMENT BUILDING LOCATED AT 1635 BROADWAY AVENUE IN THE PI (PUBLIC INSTITUTIONAL) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRNOMENTAL QUALITY ACT PURSUANT TO CLASS 11, CONSISTS OF CONSTRUCTION, OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES,

INCLUDING SIGNS.

Rick Medina, Senior Planner, presented the staff report and project which proposes a freestanding sign that will consist of an open redwood frame that would contain an 8' x 4' temporary banner. The banner would be replaced by the Seaside Fire Department every thirty days with a different public service announcement. Staff recommended approval of the new sign.

Fire Chief, Brian Dempsey was present at the meeting and provided project background and the effort of the Fire Department to promote awareness to the community through this method.

Public comment was opened and consisted of support for the sign and applauding the efforts for promoting public safety awareness to the community. Public comment was closed.

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR approved Sign Permit Application No. SP-16-01.

AYES	3	COMMITTEE MEMBERS	Toby Keller, Ken Rudisill, Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

8. **REPORTS FROM BOARD MEMBERS** None

9. **REPORTS FROM STAFF**

- A. Rick Medina, Senior Planner, advised the Board of the upcoming City Council Strategic Planning Session on Monday, February 8.
- B. Diana Ingersoll, Deputy City Manager – Resource Management provided the Board with an update in regards to the July 15, 2015 BAR meeting minutes.

10. **ADJOURNMENT at 6:11 PM**

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR adjourned the meeting at 6:11pm.

AYES	3	COMMITTEE MEMBERS	Toby Keller, Ken Rudisill, Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	

ABSENT	1	COMMITTEE MEMBERS	Mitsugu Mori
RECUSED	0	COMMITTEE MEMBERS	

DRAFT

		SUMMARY MEETING MINUTES DRAFT	
			REGULAR MEETING
CITY OF SEASIDE			440 HARCOURT AVE
BOARD OF ARCHITECTURAL REVIEW			WEDNESDAY, JULY 15, 2015
			5:30 PM
1.	CALL TO ORDER – 5:31 PM		
2.	ROLL CALL – ESTABLISHMENT OF QUORUM		
	MEMBERS	Toby Keller, Ken Rudisill, Wendell Montes, Mitsugu Mori, Kathleen Ventimiglia	
	PRESENT:	Toby Keller, Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori	
	ABSENT:	Wendell Montes	
3.	<u>APPROVAL OF MINUTES</u> None		
4.	<u>ORAL COMMUNICATION</u> None		
5.	<u>BUSINESS ITEMS</u>		
	A. SPECIFIC PLAN APPLICATION #SPL-12-01: MONTEREY DOWNS, LLC. (APPLICANT) REQUESTED THAT THE BOARD OF ARCHITECTURAL REVIEW RECEIVE A PRESENTATION AND PROVIDE COMMENTS ON THE PROPOSED ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN. THE PROJECT SITE IS LOCATED NORTHEAST OF THE NORMANDY ROAD/PARKER FLATS CUT-OFF INTERSECTION ON THE FORMER FORT ORD. City staff presented overview of the proposed project description and Specific Plan development standards for the proposed project. The Board opened public comment on the project. The Board deliberated on the project. Due to the amount of comments received that evening, City staff recommended that the item return to the Board with recommendations based on the transcript of the meeting for their consideration to be forwarded to the Planning Commission. Through a consensus of the Board, the Board agreed to staff’s recommendation.		
6.	REPORTS FROM BOARD MEMBERS		
	A. Board Member Rudisill wanted to make note for the public record that Toby Keller is the Chair of the Board of Architectural Review and that it was not properly identified on the final agenda as such.		
	Packed		

7.	REPORTS FROM STAFF		
	None		
8.	ADJOURNMENT <u>On motion by Member Rudisill and seconded by Ventimiglia and carried by the following vote the BAR adjourned the meeting at 7:45 PM</u>		
	AYES	3	COMMITTEE MEMBERS Ken Rudisill, Toby Keller, , Kathleen Ventimiglia
	NOES	0	COMMITTEE MEMBERS
	ABSENT	2	COMMITTEE MEMBERS Wendell Montes, Mitsugu Mori
	RECUSED	0	COMMITTEE MEMBERS



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

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

DATE: February 17, 2016

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-18. MONTEREY SALINAS TRANSIT, APPLICANT, REQUESTS DESIGN APPROVAL TO REPLACE EXISTING BENCHES WITH SEMI-ENCLOSED SHELTERS AT SIX BUS STOPS LOCATED ON DEL MONTE BOULEVARD, BROADWAY AVENUE, AND ORD GROVE AVENUE. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, EXISTING FACILITIES.**

PURPOSE

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), design approval is required for all new non-residential construction.

RECOMMENDATION

Staff recommends approval of the proposed bus shelters subject to the conditions of approval provided as Attachment 1, and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

Monterey Salinas Transit (MST) has received a \$250,000 grant to install 20 semi-enclosed bus shelters to replace existing open benches at selected locations throughout their system. The location of the new shelters has been determined based on MST ridership demand statistics. The City of Seaside will receive 6 new shelters.

SITE LOCATION

The six shelters proposed for the City of Seaside are to be located at the following bus stop

locations:

1. 1490 Del Monte Boulevard. In front of Skip's Auto parts. (MST #5437)
2. West of 1612 Del Monte Boulevard. In front of Jose's Restaurant. (MST #5440)
3. 1093 Broadway Avenue. In front of the Post Office. (MST #0788)
4. 1220 Broadway Avenue. In front of La Preciosa Market. (MST #0711)
5. Northwest corner of Broadway Avenue and San Lucas Street. (MST #0705)
6. Southeast corner of Noche Buena Street and Ord Grove Avenue. (MST #1022)

A Vicinity Map is provided as Attachment 2. These individual site maps are combined with the corresponding Site Photographs for each of the six locations.

PROJECT DESCRIPTION

The new shelters will be installed as depicted on the project plans provided as Exhibit A to Attachment 1.

All of the shelters will be made out of powder coated metal. The shelters are approximately thirteen feet long and five feet deep and will be located to comply with ADA accessibility. All of the vertical pipes and crossbeams will be aluminum. The gable roof peaks at 8 feet 11 inches and is composed of aluminum sheeting with aluminum molded tiles and perimeter gutters. The bottom of the eave provides seven feet of vertical clearance to the inside of the shelter. Perforated metal screens enclose the structure on the sides and rear. This same metal screen material forms the eight foot long benches that are attached to the back screen. The shelters, benches, and screen walls will be bolted to the ground. All shelters will have a small circular trash receptacle located at the end of each unit. The shelters will be painted a dark bronze (BL Bronze) with a simulated terra cota clay tile roof. Solar panels will be located on the roof of each shelter to power for an interior light in the evening.

STAFF ANALYSIS

The City of Seaside requires BAR approval for all new, nonresidential construction. Section 17.62.030.E.1 of the SMC states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable design aspects of the project.

The metal shelters provide a solid framework while the perforated metal screen walls and bench construction provide an inviting scale of design. The gable roof, open architectural style, and lighting will provide a functional shelter. The powder coating helps provide longevity to the structures in this coastal climate.

The layout of the new shelters will require the applicant to obtain encroachment permits from the City of Seaside. Prior to the issuance of any encroachment permit, the project will be reviewed by the Public Works department for compliance with ADA standards. Public Works comments and conditions are provided as Attachment 3.

FINDINGS

1. The proposed use is allowed within the public rights of way and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;

Evidence: The proposed bus shelters comply with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code.

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

Evidence: The replacement of benches with bus shelters is consistent with the General Plan.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the bus shelter proposal. The Fire and Building Departments have reviewed the project and offered no comments. The Public Works Department had specific comments that are included as part of the conditions of approval.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, minor alterations of existing public structures or facilities.

Evidence: The proposed replacement of benches with small (65 square foot) shelters is a minor alteration of existing public structures or facilities.

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 - Public Works Comments
-

Conditions of Approval
File No. BAR-15-18
February 17, 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 “Install Bus Stop Shelters” stamped as received on December 9, 2015, and as approved on February 17, 2016. Project Plans are provided as Exhibit “A”.

Building:

2. Compliance shall be maintained with all applicable Building Codes.

Fire Department:

3. Compliance shall be maintained with all applicable Fire Codes.

Public Works:

4. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.
5. Applicant to apply for an Encroachment Permit for the construction of bus shelter improvements.
 - a. Applicant shall include plans for each bus shelter location. Plans shall provide design of Bus Boarding and Alighting (a.k.a. bus stop and terminal) areas showing conformance with applicable sections of the 2010 American’s with Disability Act, 2010 & 2013 California Building Code.
 - b. Applicant is not responsible for addressing accessible routes beyond the Bus Boarding and Alighting area, but improvements may be required beyond the Bus Boarding and Alighting area to conform to existing sidewalk conditions.
 - c. Plans shall be stamped by a civil engineer licensed in the State of California.
 - d. Plans shall be approved by a Certified Access Specialist, CAsp, for the State of California showing conformance to applicable portions of the American’s With Disability Act (ADA) and California Building Code.
 - e. Plans shall clearly denote limits of public right of way.
 - f. Applicant shall be responsible for securing deeds or easements to construct Bus Boarding and Alighting areas that extend beyond the public right of way.

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. 17.64.080. 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 17.64.090.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. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. 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.

10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-18

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

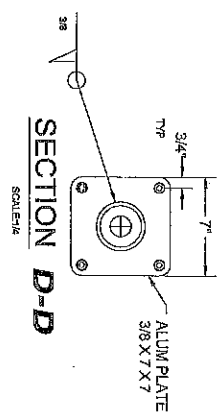
Date

Property Owner's Signature

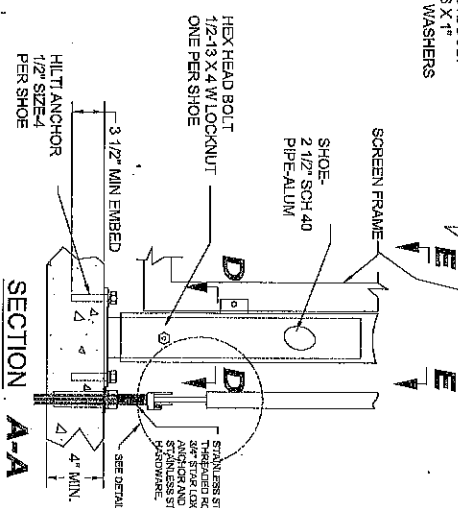
Date



SHELTER STYLE

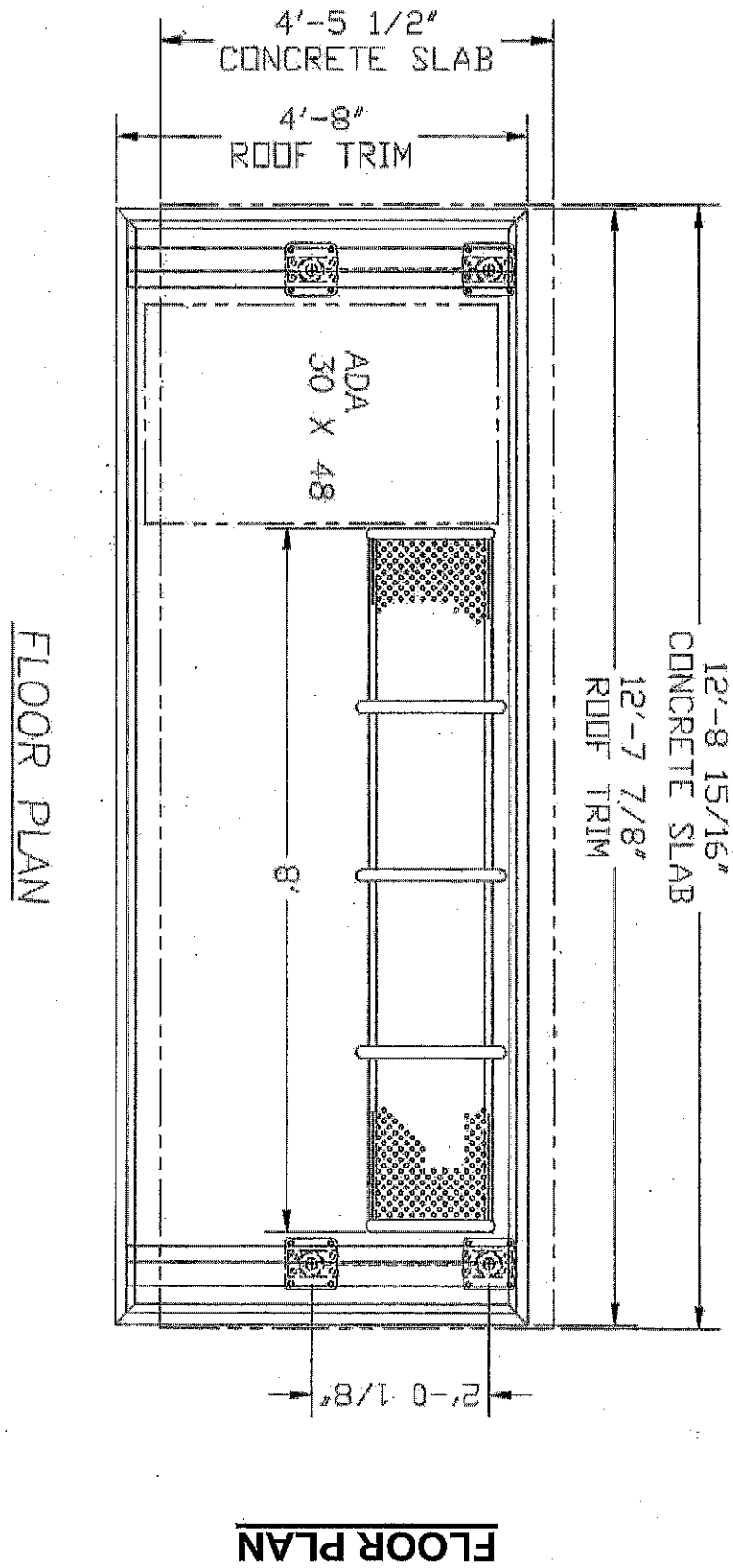


SECTION **D-D**



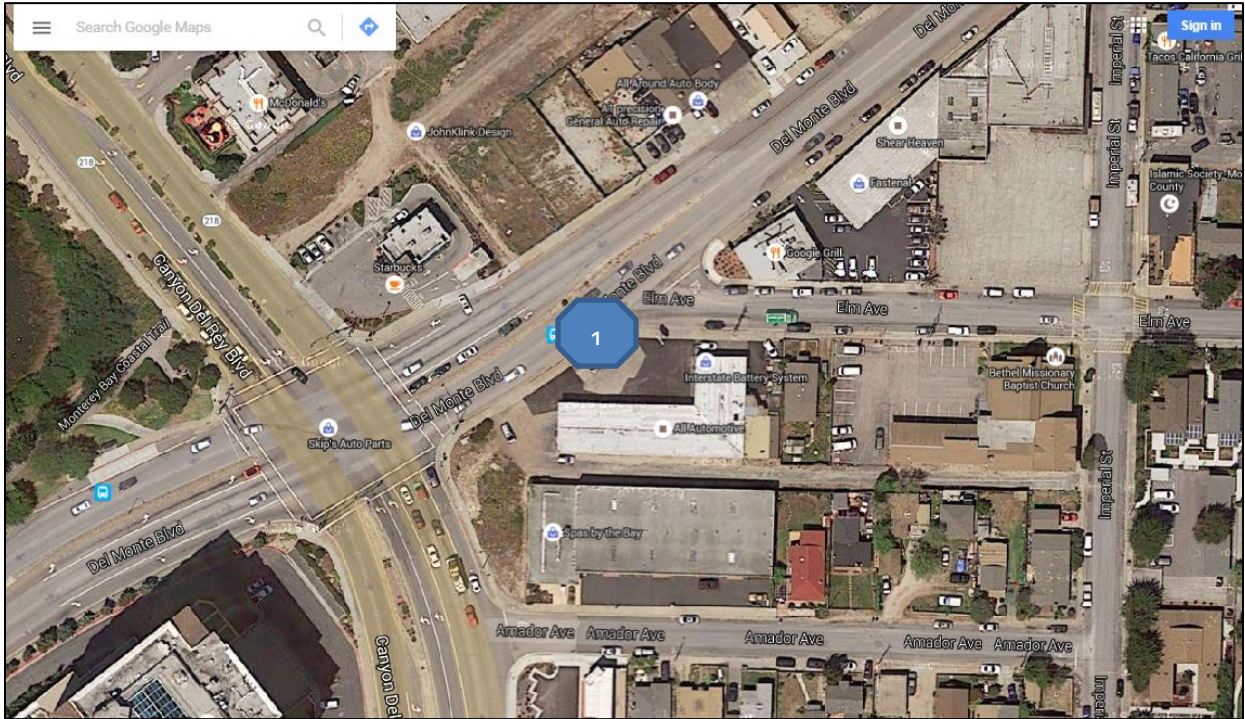
SECTION A-A

BACK SUPPORT POST		SOL-EM
Total Manufacturing Company, Inc.		
258 March Drive, Corona, CA 92709		
ORDER NO. _____		
J ST NON AD HIGL PEAK PERF WALLS		
QUANTITY	UNIT PRICE	TOTAL PRICE
_____	_____	_____
MONEY SAVINGS TRANSFER		
CHECK NO.	DATE	AMOUNT
_____	_____	\$5256.00
TERMS: 1/16 ADV. 15/60/111		
NAME: MR		



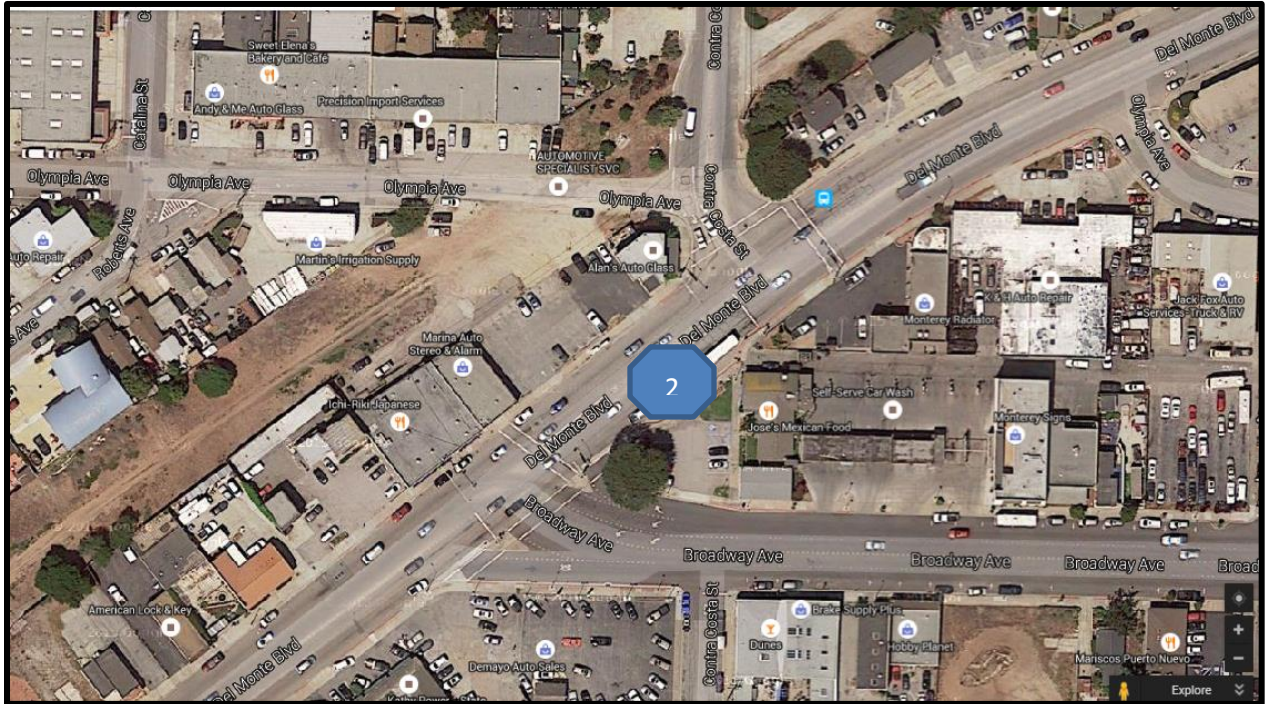
No. 1 - 1490 Del Monte Boulevard

In front of Skip's Auto parts



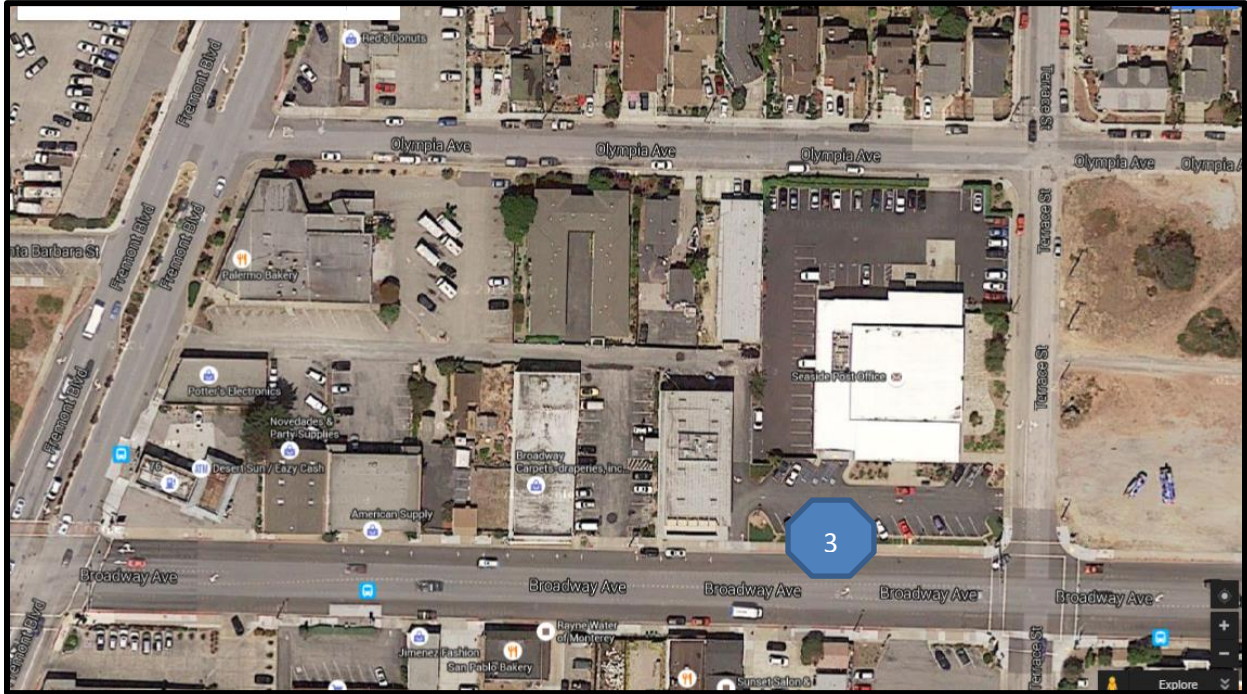
No. 2 – West of 1612 Del Monte Boulevard

In front of Jose's Restaurant



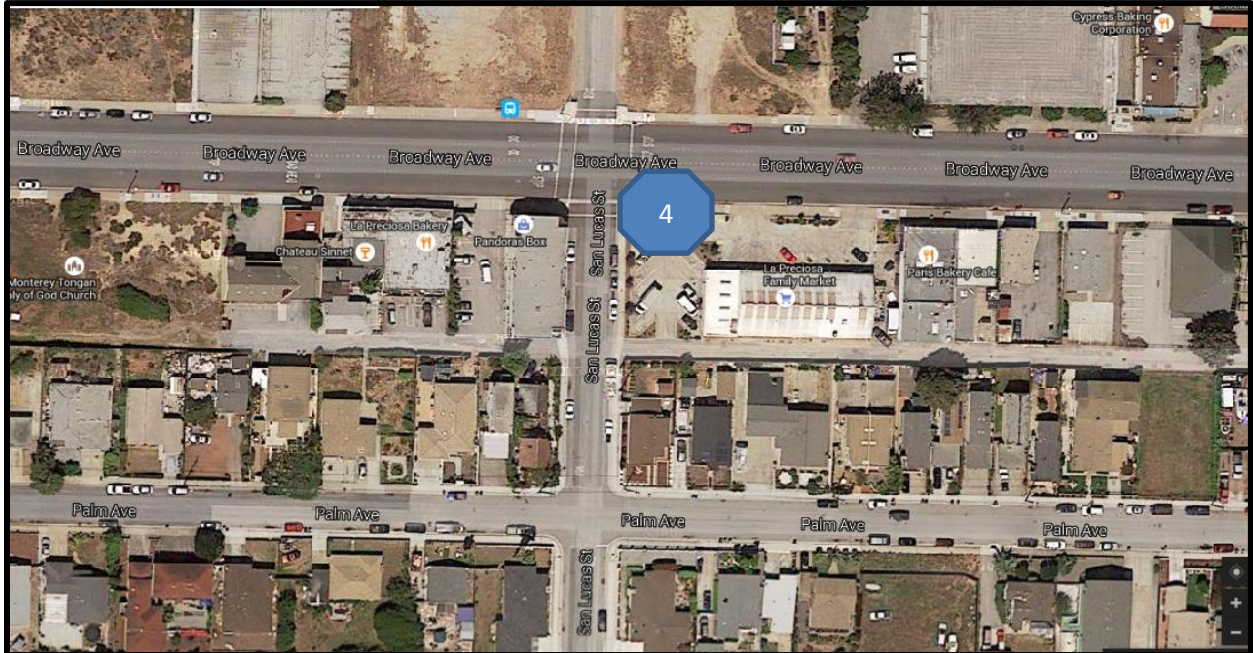
No. 3 – 1093 Broadway Avenue

In front of US Post Office

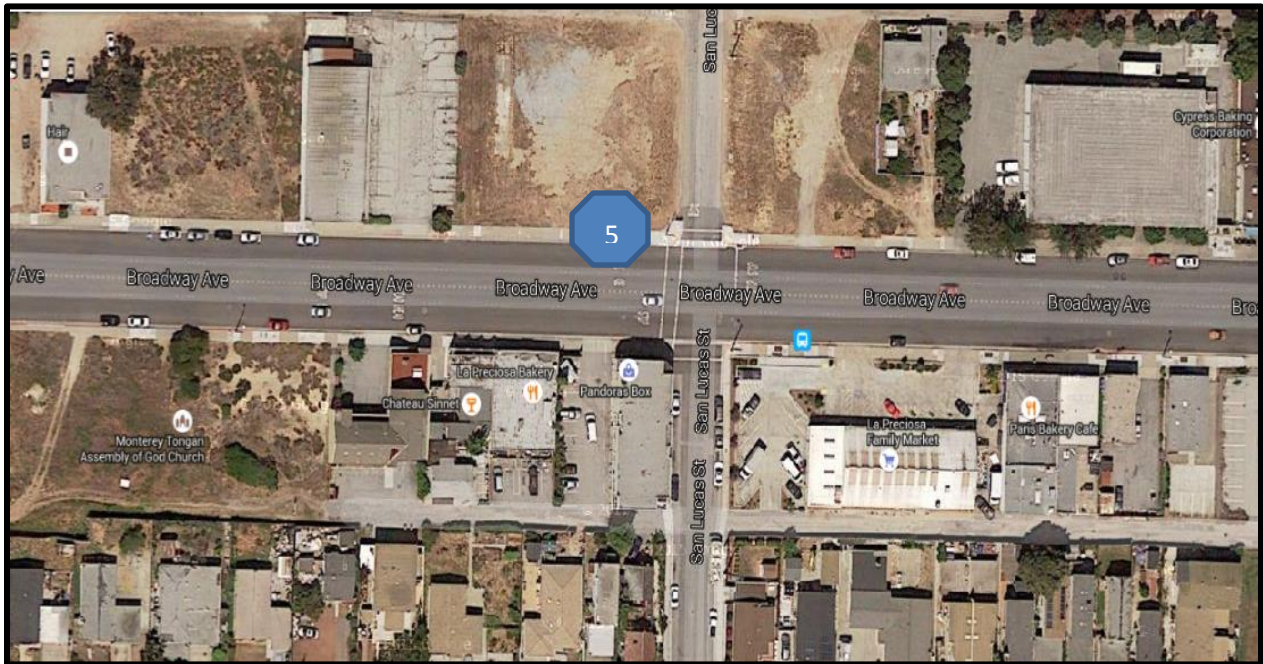


No. 4 – 1220 Broadway

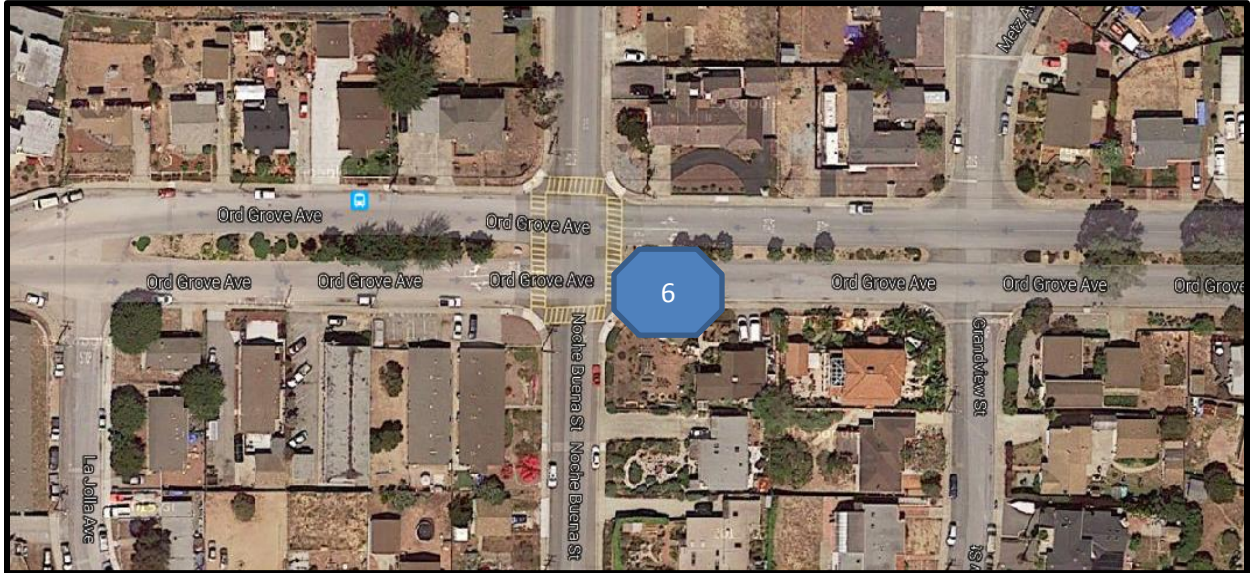
In front of La Preciosa Market



No. 5 – NW corner of Broadway Avenue and San Lucas Street



No. 6 – Southeast corner of Noche Buena Street and Ord Grove Avenue





COMMENT SHEET PUBLIC WORKS-ENGINEERING DIVISION

Project Address: Various locations Date Routed: 12/16/15
Project Number: BAR-15-18 APN: NA
Applicant: Monterey Salinas Transit
Description: Six new bus shelters to replace existing benches currently located at Del Monte/Broadway, Del Monte Canyon Del Rey, Ord Grove/Noche Buena, Broadway/Terrace, and two on at Broadway/San Lucas

CONDITIONS

Post Construction Requirement Initial Review (LID)	Single Family Dwelling ☐ or Commercial ☒
Impervious Area: ($\geq 2,500$ sf-new/replaced) ☐ ($\geq 5,000$ sf-net) ☐ ($\geq 15,000$ sf-net) ☐ ($\geq 22,000$ sf-net)	
Performance Requirement: Exempt ☒ #1 ☐ #2 ☐ #3 ☐ #4 ☐ (#2-#4 require stormwater plan)	
Erosion Sediment Control Plan ☐ (additional square footage)	

The Public Works Department, Engineering Division, has completed a review of plans/documents for the above project. The following Conditions of Approval shall be satisfied prior to or in conjunction building/encroachment permit application or final occupancy approval.

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
2. Applicant to apply for an Encroachment Permit for the construction of bus shelter improvements.
 - a. Application shall include plans for each bus shelter location. Plans shall provide design of Bus Boarding and Alighting (a.k.a. bus stop and terminal) areas showing conformance with applicable sections of the 2010 American's with Disability Act, 2010 & 2013 California Building Code.
 - b. Applicant is not responsible for addressing accessible routes beyond the Bus Boarding and Alighting area, but improvements may be required beyond the Bus Boarding and Alighting area to conform to existing sidewalk conditions.
 - c. Plans shall be stamped by a civil engineer licensed in the State of California.
 - d. Plans shall be approved by a Certified Access Specialist, CAsp, for the State of California showing conformance to applicable portions of the American's With Disability Act (ADA) and California Building Code.
 - e. Plans shall clearly denote limits of public right of way
 - f. Applicant shall be responsible for securing deeds or easements to construct Bus Boarding and Alighting areas that extend beyond the public right of way.

Prepared by: Scott Ottmar
Approved by: Tim O'Halloran
Project Address: Various Locations

■ Original Signed: 2/3/16
■ Original Signed: 2/3/16
Staff Time (hrs): 2

If you have any questions, please contact Scott Ottmar, Assistant Civil Engineer, at the Public Works Department, Engineering Division, at (831) 899-6825 or fax at (831) 899-6311, or email sottmar@ci.seaside.ca.us.