



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 2, 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**

6. **BUSINESS ITEMS**

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

PURPOSE:

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

RECOMMENDATION:

Staff recommends that the Board approve the new exterior building colors and wall signs subject to the findings and Conditions of Approval.

- B. **Master Sign Program Sign Permit Application No. MSP-16-01: Marvin Shaffer, property owner, and Monterey Signs, applicant, are requesting design review approval of a Master Sign Program at 1490 Del Monte Boulevard MX (Mixed Use) Zoning District of the West Broadway Urban Village Specific Plan. The project is Categorically Exempt Class 11 from the California Environmental Quality Act.**

PURPOSE:

In accordance with Section 17.40.030.B of the Seaside Municipal Code, the applicant is seeking the approval of a Master Sign Program for a proposed change to existing wall signs on an existing multi-tenant commercial building where a Master Sign Program has not been adopted for the project site.

RECOMMENDATION:

Staff recommends approval of the Master Sign Program subject to the findings, evidence and Conditions of Approval as presented by City staff.

C. 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:

Per Board's direction, this item was continued for the applicant to redesign per the recommendation provided.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review (BAR) review the information submitted by the Applicant and direct staff.

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

Next Regularly Scheduled Meeting:
March 16, 2016
Seaside City Hall
5:30 p.m.

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
Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: March 2, 2016

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

PURPOSE

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

RECOMMENDATION

Staff recommends that the Board approve the new exterior building colors and wall signs subject to the findings and Conditions of Approval.

BACKGROUND

The project site is approximately 12,750 square feet in area and is located on the southwest corner of Fremont Boulevard and Playa Avenue. The site was developed in 1953 with a 2,251 square-foot commercial building which was occupied by the Ord Terrace Liquors and Grocery. In May of 2014, the Ord Terrace Liquors and Grocery was sold to the project applicant. Upon completing the purchase, the applicant proceeded to paint the building and change the exterior

signs without the benefit of obtaining the required permits. Code Enforcement contacted the owner and reviewed the violations. The applicant was then instructed to contact the Planning Division to process the appropriate permits to correct the as-built violations.

On December 16, 2015, the applicant appeared before the Board of Architectural Review (BAR) the proposed colors and new signs. The BAR continued this item to allow the applicant to provide alternate colors that would blend with the neighborhood. The BAR also asked that the extraneous information be eliminated from the signs.

See Figure 1 for location of adjacent land uses. Conditions of Approval are provided as Attachment 1. The proposed project Plans are provided as Attachment 1, Exhibit A. A Color Board is provided as Attachment 1, Exhibit B. A Location Map is provided as Attachment 2. An Aerial Photo is provided as Attachment 3. 2008 Site Photographs are provided as Attachment 4. Existing Site Photographs are provided as Attachment 5.

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

ENVIRONMENTAL REVIEW

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

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

PROJECT DESCRIPTION

The single-story commercial building is located on the southwest corner of Fremont Boulevard and Playa Avenue. A row of five diagonal parking spaces, including 1 ADA space, front the building along Playa Avenue and 7 perpendicular parking spaces front the building along Fremont Boulevard. The remainder of the lot to the rear (west) is vacant. The building is currently painted green with black and red trim. Red and yellow signs which exceed the

allowable number and square footage for this building have been painted or installed on all four exterior elevations of the building.

Previous Submittal

The previous submittal included green (SW Desert Chaparral) for the body color and dark brown French Roast) for the accent and trim colors.

The proposed signs were a combination of the existing red LIQUOR channel letters and plastic dimensional letters that spell out ORD TERRACE (red), CHECK CASHING - ALTERATIONS the front and a grouping of plastic dimensional letters that spell out ORD TERRACE LIQUORS (red), CHECK CASHING – ALTERATIONS on the La Salle side of the building. The signs met maximum allowable sign area for a single tenant building with two frontages.

Exterior Building Colors

On December 18, 2015, staff met with the applicant and the sign contractor to review the comments from the BAR meeting. Alternate color schemes for the building and sign options were discussed. On February 12, 2016 the applicant submitted new colors and new signs. The revised exterior colors are gray (Sherwin Williams Silvermist SW7621) for the body and blue (Sherwin Williams Indigo SW6531) for the main accent color and rear window trim. Brown (Sherwin Williams French Roast SW6069) will be used for the bottom trim band. The red bollards will be painted a light brown (Sherwin Williams Decorous Amber SW0007).

Exterior Signs

The building has 48 lineal feet along its Fremont Boulevard frontage. For calculating sign area, this is the primary frontage and is allowed 48 square feet of sign area in any combination of allowed signs. The building has 49 lineal feet along its Playa Avenue frontage. By definition, this is the secondary frontage and is allowed 24.5 square feet of sign area in one sign.

The applicant is proposing to comply with the sign ordinance by making the following changes: The existing two foot high illuminated red acrylic channel letters (LIQUORS) located on the Fremont Boulevard upper facade will remain in place. These letters are 24 feet in length and comply with the maximum sign area allowed for the primary store frontage (48 square feet).

It is recommended that the Ord Terrace signage that has been repainted on the Fremont façade be allowed to be retained in a font and color to match the similar signage on the north elevation.

The applicant is proposing 20 inch high illuminated red acrylic channel letters (ORD TERRACE LIQUORS) on the north facing Playa Avenue façade of the building. This sign will be 13 feet in length by 20 inches high. This sign is approximately 22 square feet in area which meets the maximum (24.5 square feet) allowable sign area for the secondary La Salle frontage. The large lettering on the front windows of the building will be removed and replaced with nine inch high individual white lettering. This lettering is allowed up to a maximum of 25 percent of the window area.

All other signs and lettering will be removed from the building.

STAFF ANALYSIS

Staff finds that the proposed colors and signs comply with the Seaside Zoning Ordinance and offers the following findings in support of the application:

Color Scheme:

Prior to any approval, the BAR shall find that the proposed color scheme would establish the following design elements:

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

Sign Program:

Design Criteria

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

Color

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

Evidence: The body and trim colors are used consistently throughout the site and are harmonious with the colors proposed for the signs as well as the adjoining motel to the south and the commercial shopping center to the north.

2. Design and Construction

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

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

3. Materials and Structure

SMC Section 17.40.060.F.3: Sign Materials and Structure, provides specifications for sign material durability and proportionality of all sign components. The proposed sign materials include a combination of internally illuminated channel letters and non-illuminated plastic dimensional letters on the stucco building. The durability of the proposed sign materials would comply with the requirements of SMC Section 17.38.060.F.3.

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

SMC Section 17.40.060.G, Copy Design Guidelines

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

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

CONCLUSION

Staff recommends that the Board approve the application subject to the recommended findings and Conditions of Approval.

FISCAL IMPACT

There is no fiscal impact for this item.

ATTACHMENTS

1. Attachment 1: Conditions of Approval
 2. Attachment 1: Exhibit "A" Project Plans
 3. Attachment 1: Exhibit "B"
 4. Attachment 2: Location Map
 5. Attachment 3: Ariel Photograph
 6. Attachment 4: 2008 Site Photographs
 7. Attachment 5: Existing Site Photographs
-

Conditions of Approval
File Nos. BAR-15-12 and SP-15-12
March 2, 2015

Project Specific:

SP-15-12

1. Except as modified by required conditions of approval, the plans submitted for a building permit shall substantially conform to the plans stamped "Received February 12, 2016" and approved "March 2, 2016" provided as Exhibit "A".
2. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
3. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.
4. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code and Chapter 17.36 (Property Maintenance).

BAR-15-12

5. Except as modified by required conditions of approval, the modified color chips shall substantially conform to the plans stamped "Received February 12, 2016" and approved "March 2, 2016" provided as Exhibit "A".

Standard:

1. The Applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
2. 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.

3. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The BAR approval is not valid until the applicant has signed and accepted the conditions of approval. Failure to sign the conditions and return them to City Hall within 15 days from the date of approval will result in the BAR approval becoming null and void.
5. The Board of Architectural Review approval shall be valid for a period of one year from the date of approval. Project approval will become null and void if a building permit is not exercised within one year from date of approval.
6. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless exempt as specified in Seaside Zoning Code Section 17.54.090.C.

BOARD OF ARCHITECTURAL REVIEW FILE NOS. BAR-15-12 and SP-15-12

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

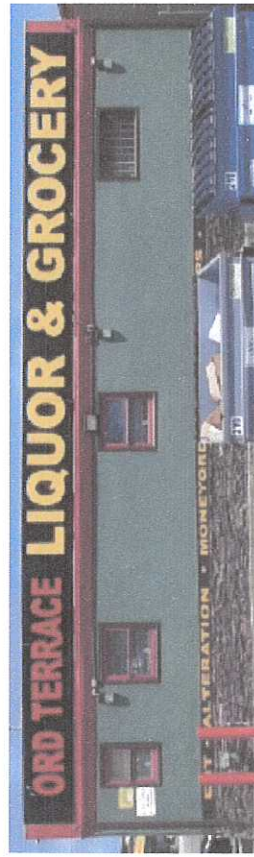
Date



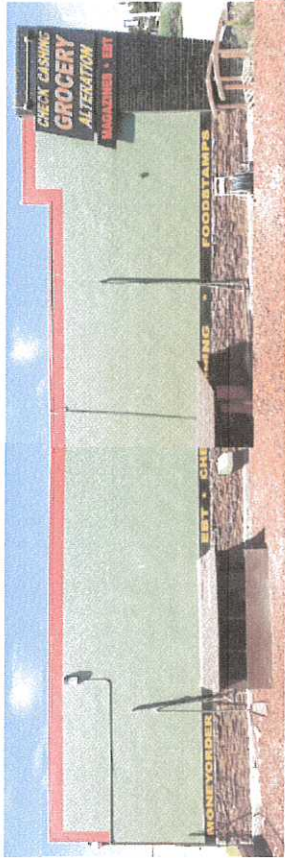
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Proposed sign
location2 (NORTH)
23.95 liner sq/ft

Proposed sign
location1 (EAST)
48 liner sq/ft

SITE VIEW



1986 FREMONT BLVD. SEASIDE, CA 93955
TEL 831-583-9800 FAX 831-583-9400

PROJECT: ORD TERRACE **LIQUORS**
CHECK CASHING ALTERATIONS

1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

RECEIVED
CITY OF SEASIDE
FEB 19 2016

1
1 OF 4



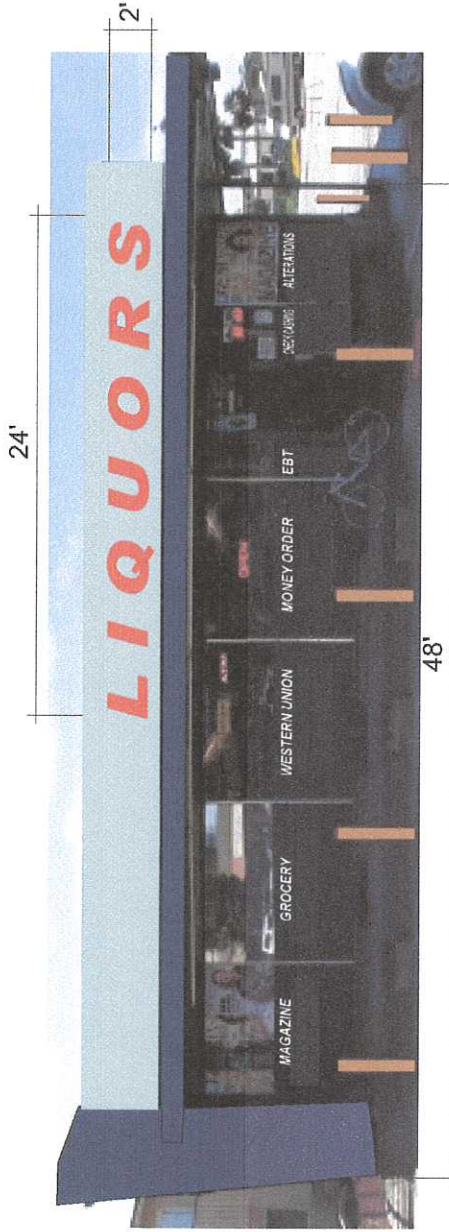
EAST ELEVATION

- * Keep existing channel letters and paint gray color on wall
- * New window lettering will be 8-9" under 10% of window area signage detail on page 4

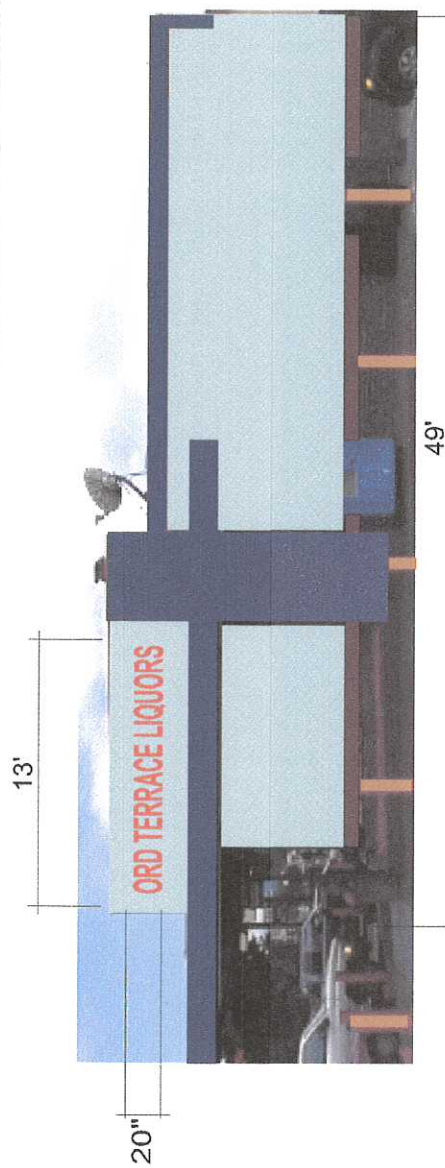


NORTH ELEVATION

- * Color info: Sherwin-Williams
Indigo (SW6531)-Blue
Silvermist (SW7621)-Gray
French Roast (SW6069)-Brown
Decorous Amber (SW0007)-Amber



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



1986 FREMONT BLVD. SEASIDE, CA 93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE
CHECK CASHING ALTERATIONS

1949 Fremont Blvd
Seaside, CA 93955

LIQUORS

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

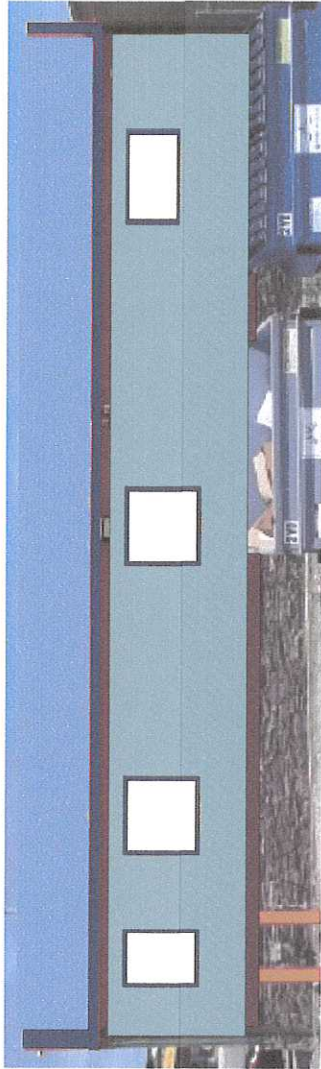
All of door trim will be painted by Indigo(SW6531)

Black wood wall will be removed

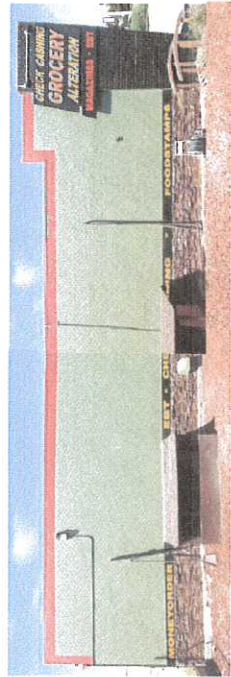


WEST ELEVATION

* All text, red trim and black columns wall will be removed

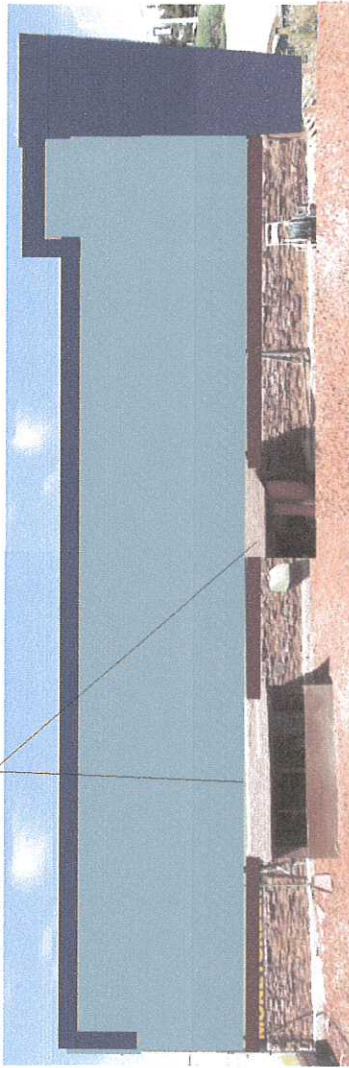


PROPOSED WEST ELEVATION



SOUTH ELEVATION

refrigerator compressor



PROPOSED SOUTH ELEVATION



1986 FREMONT BLVD. SEASIDE, CA 93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE
ORION CHURCH ALTERATIONS

LIQUORS

1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015

3

3 OF 4

PROPOSED SIGN NORTH ELEVATION

ORD TERRACE LIQUORS

20"

13'

SIGN TYPE: Electric Channel Letters

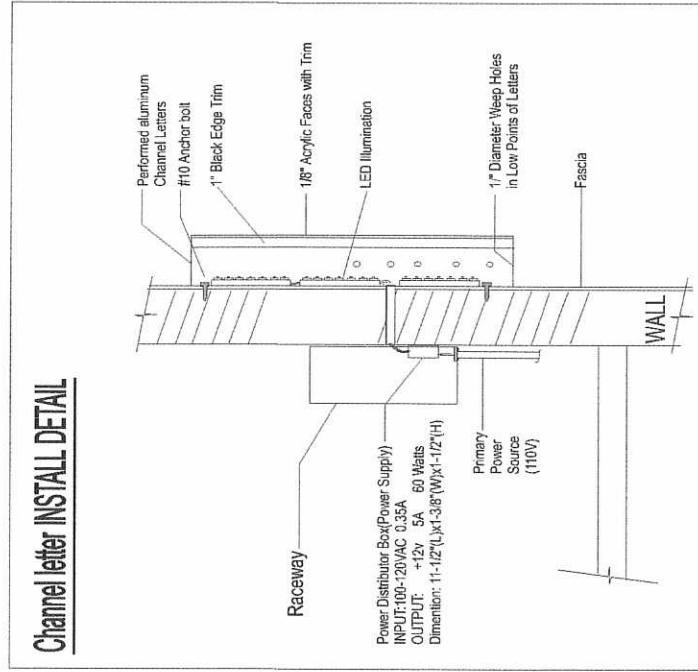
Sign Size : 20" (height) x 169" (length)
return 5"

COLOR : red

Material : (Face) - 1/8" white Acrylic
(Signbody) Aluminum

Power Supply: (Input) 120VOLTS 1 A
(Output) 12 volts/ 5A

Channel letter INSTALL DETAIL



1986 FREMONT BLVD. SEASIDE, CA 93955
TEL 831.583.9800 FAX 831.583.9400

PROJECT: ORD TERRACE **LIQUORS**
CHECK CASHING ALTERATIONS

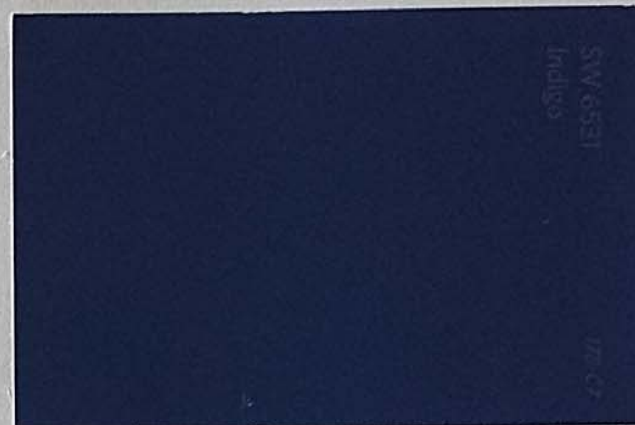
1949 Fremont Blvd
Seaside, CA 93955

SHEET TITLE: SIGNAGE

DATE: 07.13.2015



Silvermist



Indigo



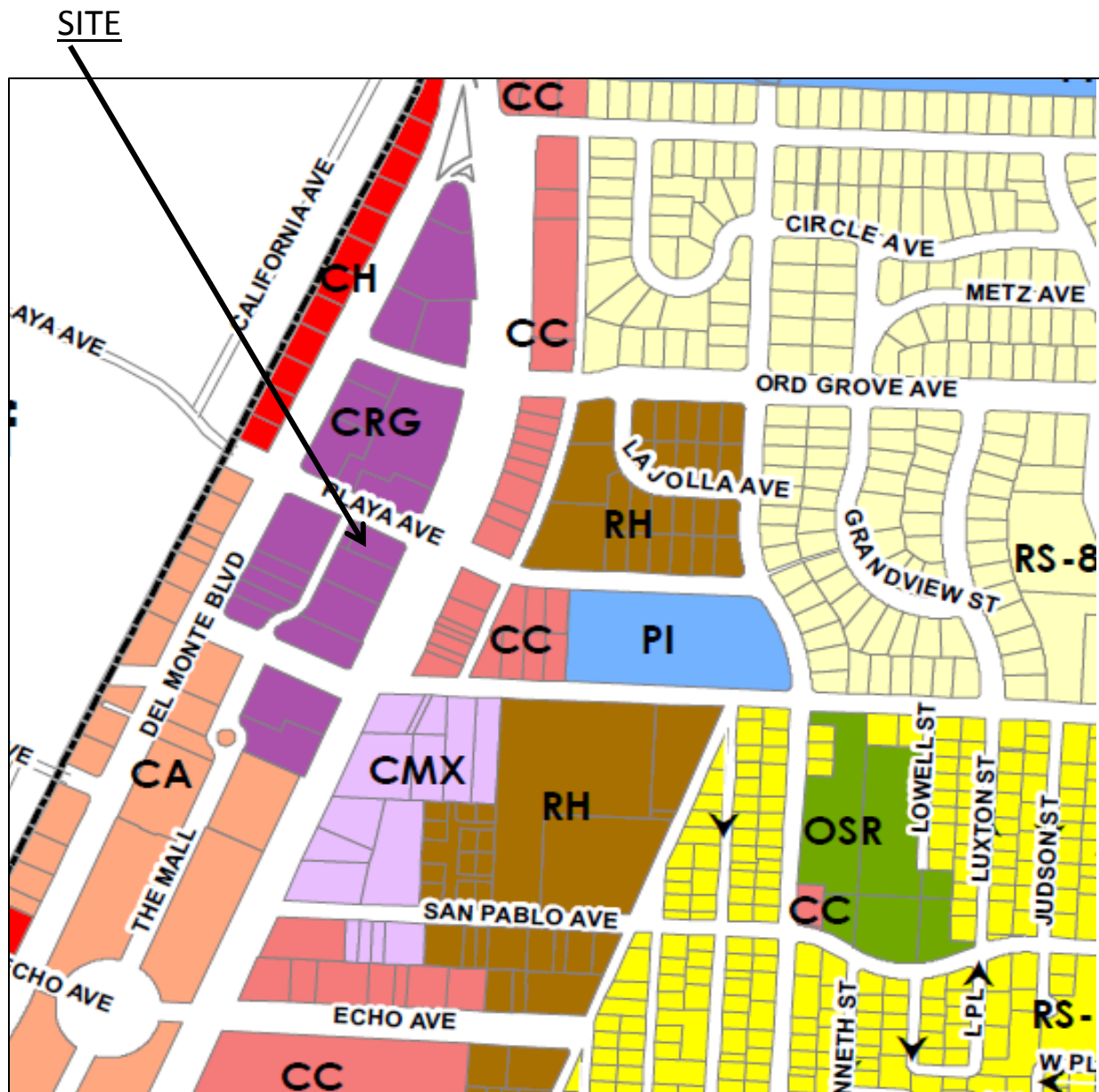
French Roast



Decorous Amber

LOCATION MAP

1949 FREMONT BOULEVARD



1949 Fremont Boulevard

[illegible]



NOV 13 2008



Terrace LIQUORS
PARTY FOODS

NOV 13 2008

Terrace LIQUORS



NOV 13 2008



NOV 13 2008



PUSH
BUTTON
FOR
[Walking Figure Icon]
→



ORD TERRACE LIQUOR & GROCERY

EBT * ALTERATION * MONEYORDER * FOODSTAMPS * CHECKCASHING

MONEY



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

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

DATE: March 2, 2016

SUBJECT: **Master Sign Program Sign Permit Application No. MSP-16-01: Marvin Shaffer, property owner, and Monterey Signs, applicant, are requesting design review approval of a Master Sign Program at 1490 Del Monte Boulevard MX (Mixed Use) Zoning District of the West Broadway Urban Village Specific Plan. The project is Categorically Exempt Class 11 from the California Environmental Quality Act.**

PURPOSE

In accordance with Section 17.40.030.B of the Seaside Municipal Code, the applicant is seeking the approval of a Master Sign Program for a proposed change to existing wall signs on an existing multi-tenant commercial building where a Master Sign Program has not been adopted for the project site.

RECOMMENDATION

Staff recommends approval of the Master Sign Program subject to the findings, evidence and Conditions of Approval as presented by City staff.

BACKGROUND

The project site is developed with an existing multi-tenant commercial building that is occupied with an auto parts store (Skips' Auto Parts and Machine Shop) and a three-bay major automotive repair business (All Automotive). The existing structure was constructed in 1962 as a major automotive repair facility. The retail auto parts component was added to the site in 1980. The existing wall signs and freestanding pole sign were established on-site prior to the adoption of the existing sign code.

SITE LOCATION AND DESCRIPTION

The project site is located at the northeast corner of Del Monte Boulevard and Elm Avenue on a single parcel consisting of 18,960 square feet. The adjoining land uses consist of a restaurant to the west, a commercial building to the east, a hotel to the south, and a single family dwelling to the north. Location Map is provided as Attachment 2. Site Photograph is provided as Attachment 3.

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*

PROJECT DESCRIPTION

The following signs exist on the commercial building:

Sign A - Non-illuminated plastic letters reading "Skip's Auto Parts" totaling 30 sq. ft.

Sign B - Internally illuminated 3' x 3' backlit sign cabinet with plex face reading "Skip's Auto Parts/Machine Shop".

Sign C - Non-illuminated 4'x8' MDO Plywood sign with vinyl letters reading "All Automotive".

Sign D - Three Non-illuminated MDO Plywood signs measuring 1.5'x 8' in size reading "Smog", "Brakes", and "Maintenance" and one Non-illuminated 3'x4' MDO Plywood sign reading "All Automotive".

Sign E - A 20-foot tall freestanding pole sign with three sign cabinets reading "Skip's", "Auto Parts Machine Shop Service", and "All Automotive".

The applicant is proposing the following changes to Sign A, Sign B and Sign E:

Sign A- Replace existing signs with internally illuminated pan Black channel letters reading "Skip's Auto" (30 sq. ft.) and new ½" Black acrylic letters reading "Machine Shop" (6.8 sq. ft.).

Sign B- Reface existing sign cabinet to read "Skip's Auto Parts and Machine Shop"

Sign E- Remove existing 20-foot tall freestanding pole sign.

No changes will occur to sign locations Sign C and Sign D. The conditions of approval are provided as Attachment 1. The proposed Sign Plans are provided as Exhibit A to Attachment 1.

STAFF ANALYSIS

Sign Standards for Commercial and Industrial Zones

Seaside Zoning Code section 17.38.070, Table 3-14: Sign Standards for Commercial and

Industrial Zones, allows for a maximum wall sign area of 100 square feet for signs placed on the primary frontage. The primary frontage of the site is the west elevation fronting onto Elm Avenue and Del Monte Boulevard. With proposed changes under the Master Sign Program, the combined sign area on the Primary frontage will be 93.8 square feet. The proposed sign changes will be in compliance with the current sign standards. The existing 32 sq. ft. wall sign on the secondary frontage facing Del Monte Boulevard on the south elevation will remain in compliance with the minimum sign area of 50 square feet.

Design Criteria

Seaside Zoning Code section 17.38.060.F: Design Criteria, specifies that the following design criteria be used in the review of signs: color, design and construction, materials and structure, and street address.

Sign Color

Seaside Zoning Code Section 17.38.060.F.1: Sign Color, requires the proposed colors relate to the dominant colors of the other structures on the site. The proposed sign colors will consist of black and orange shades that will blend with the CMU siding and light orange trim color on the commercial building. The proposed sign colors comply with the regulations outlined in Zoning Code Section 17.38.060.F.1.

Design and Construction

Seaside Zoning Code Section 17.38.060.F.2, Design and Construction, requires proposed signs be designed by a design professional, capable of producing professional results. Monterey Sign, a California State Licensed Contractor with a D42 specialty license in Sign Installation, has prepared the sign plans. The preparation of the sign plans is in compliance with the regulations set forth in Zoning Code Section 17.38.060.F.2.

Sign Materials and Structure

Seaside Zoning Code Section 17.38.060.F.3: Sign Materials and Structure, provides specifications for sign material durability and proportionality of all sign components. The proposed wall signs would be constructed pan channel letters, ½ inch acrylic letters and plex face

The proposed sign materials comply with Zoning Code Section 17.38.060.F.3.

Copy Design Guidelines

Seaside Zoning Code Section 17.38.060.G: Copy Design Guidelines, encourages copy design that will enhance readability, relate to the name of the business, and use of logos. The proposed sign contain single line copy that identifies the business as “Skip’s Auto Parts and Machine Shop.” The design of the proposed sign is based on Skip’s Auto Parts and Machine Shop which emphasizes the importance of company identity through the use of a specific logo and letterform.

Sign Lighting

Seaside Zoning Code Section 17.38.060.H: Sign Lighting, which requires shielded light fixtures, constant illumination, and use of lamp types that contribute to energy-efficiency. The applicant is proposing the use of halo illumination for the “Skip’s Auto Parts” sign on Sign A. The halo lighting would provide constant illumination of the sign and would not be programmed to change brightness, color, or intensity.

Findings

Signs

1. The proposed signs do not exceed the standards of Sections 17.38.070: Zoning District Sign Standards and 17.38.080: Standards for Specific Sign Types and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.

Evidence: The proposed sign areas and heights do not exceed the maximum allowed by the Zoning Code. The size and placement of the signs would allow pedestrians and motorists to identify the business and provide direction for on-site traffic circulation.

2. The placement of the signs on the site is appropriate for the height and area of a freestanding or projecting sign.

Evidence: The proposed freestanding sign would be of a proportional height and area to the surrounding development and does not exceed any limitations set forth in the Seaside Zoning Code.

3. The proposed wall signs will relate to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be prohibited.

Evidence: The proposed wall signs would relate to the architectural design through color, size, and proportionality and would not cover architectural features. The size of the wall signs would be proportional to the elevations and would not overwhelm the facade areas.

4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties.

Evidence: Separation between the subject property and the surrounding development to the north, west, and south, guarantees that the sight lines of signs on adjacent properties would not be blocked.

5. The placement and size of the sign will not impair pedestrian or vehicular safety.

Evidence: The proposed walls signs would be located outside of traffic safety visibility areas and line of sight areas and would not impair pedestrian or vehicular safety.

6. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.

Evidence: The design of the proposed walls signs would complement the scale and style of on-site features as well as adjacent properties through color, placement, and consistent design. The specifically formulated Jack in the Box sign colors would be used, which would contribute to overall consistency of design elements.

7. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F: Design Criteria for Signs

Evidence: The proposed signs comply with the Color, Design and Construction, Materials and Structure, and Street Address regulations outlined in Zoning Code Section 17.38.060.F. A company specializing in sign design and fabrication has prepared the sign plans. The materials and supporting structural members would be durable and proportional to the proposed signs.

FISCAL IMPACT

There will be no fiscal impact associated with the project.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit "A"
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photograph
-

Conditions of Approval
File No. MSP-16-01
March 2, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of approval, the plans submitted for a building permit shall substantially conform to the plans stamped "Received January 19, 2016" and "Approved on March 2, 2016. The project sign plans are provided as Exhibit "A".
2. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
3. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.
4. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness. Lighting components must be replaced within two weeks of initial malfunction.
5. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code and Chapter 17.36: Property Maintenance.
6. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.
7. Unpainted areas shall be painted to match the adjacent portion of the structure or the sign support structure.

Standard:

8. The Applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
9. The BAR approval is not valid until the applicant has signed and accepted the conditions of approval. Failure to sign the conditions and return them to Resource Management Services,

440 Harcourt Avenue within 15 days from the date of approval will result in the BAR approval becoming null and void.

10. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) for the installation of any water fixtures.
11. Project approval will become null and void if a building permit is not obtained within one year from date of approval to begin construction on project.
12. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

MASTER SIGN PROGRAM APPLICATION NO. MSP-16-01

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s). The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

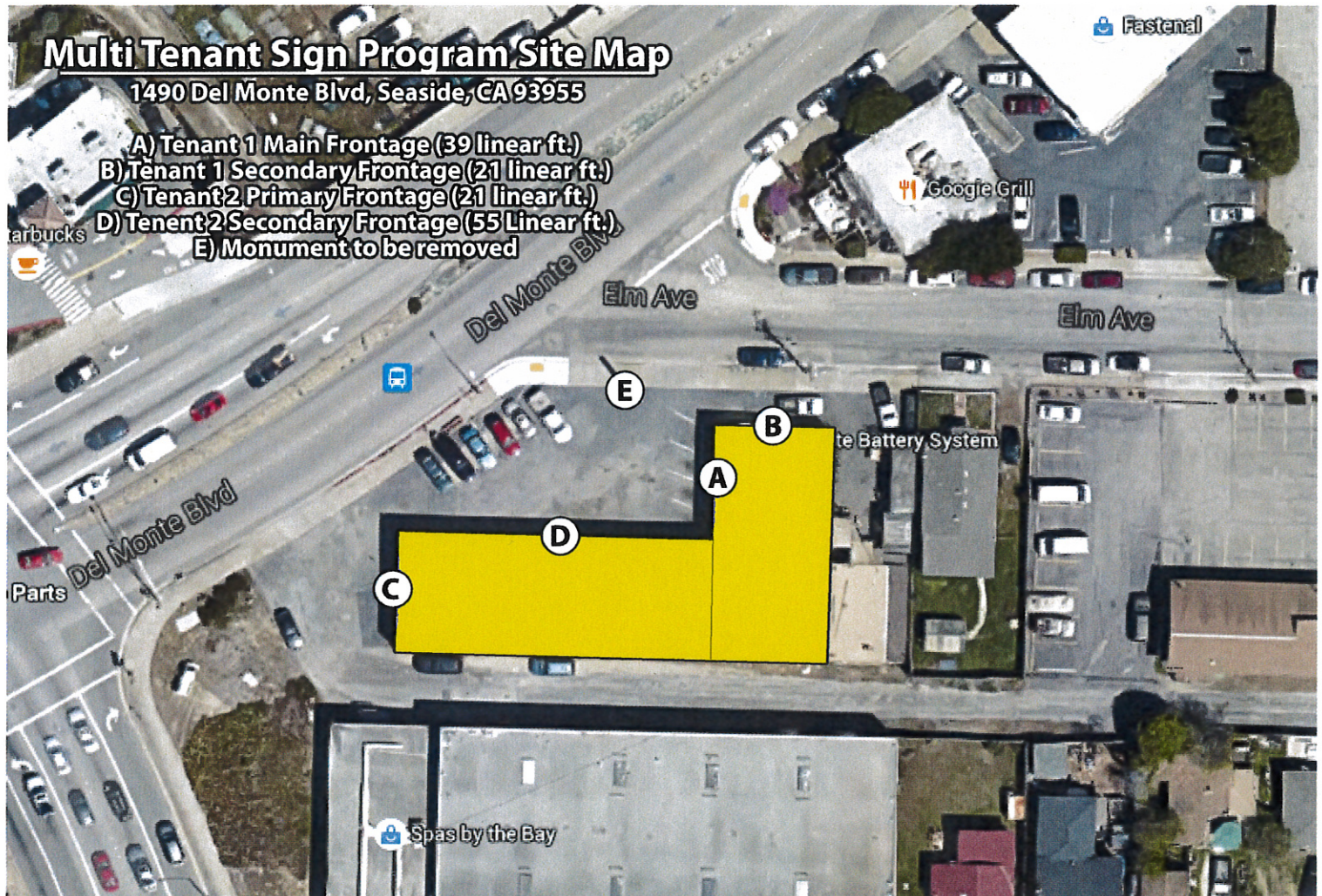
Date

Property Owner's Signature

Date

Attachment 1 – Exhibit “A”

Approved Master Program Signs



CUSTOMER Skip's Auto Parts

CONTACT Mark Shaffer

PHONE 831.899.2331

ADDRESS 1490 Del Monte Blvd, Seaside, CA 93955

EMAIL skipsap@sbcglobal.net

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

SIGN A

Tenant A Primary Frontage: Elevation drawing

Tenant allowed 39 sq. ft. of signage

Allowed signage to include:

Dimensional lettering, channel lettering and/or Halo lit lettering

A

DAY

NIGHT



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

CUSTOMER Skip's Auto Parts

CONTACT Mark Shaffer

PHONE 831.899.2331

ADDRESS 1490 Del Monte Blvd, Seaside, CA 93955

EMAIL skipsap@sbcglobal.net

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

Tenant A Primary Frontage: Sign specs

220.45 in

15 in

SKIP'S AUTO PARTS

Approx 30 sq. ft.

Sign A Elevation detail

Scope of work:

Manufacture and install one set of reverse pan channel "Halo" lit letters.
satin black Letter face.
Black aluminum return

Orange L.E.D. Lighting low voltage system.

Sign B Elevation detail

Manufacture and install one set of 1/2" thick acrylic letters.
Black Letter face
stud mounted flush to wall
Non-electrical

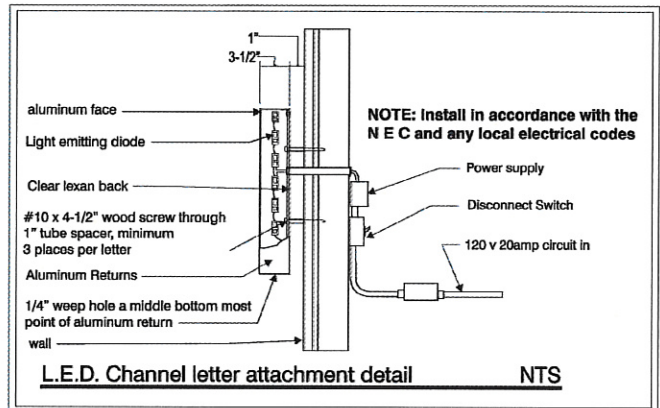
6.8 sq. ft.

9.5 in

64.65 in

MACHINE SHOP

38.42 in



CUSTOMER Skip's Auto Parts

CONTACT Mark Shaffer

PHONE 831.899.2331

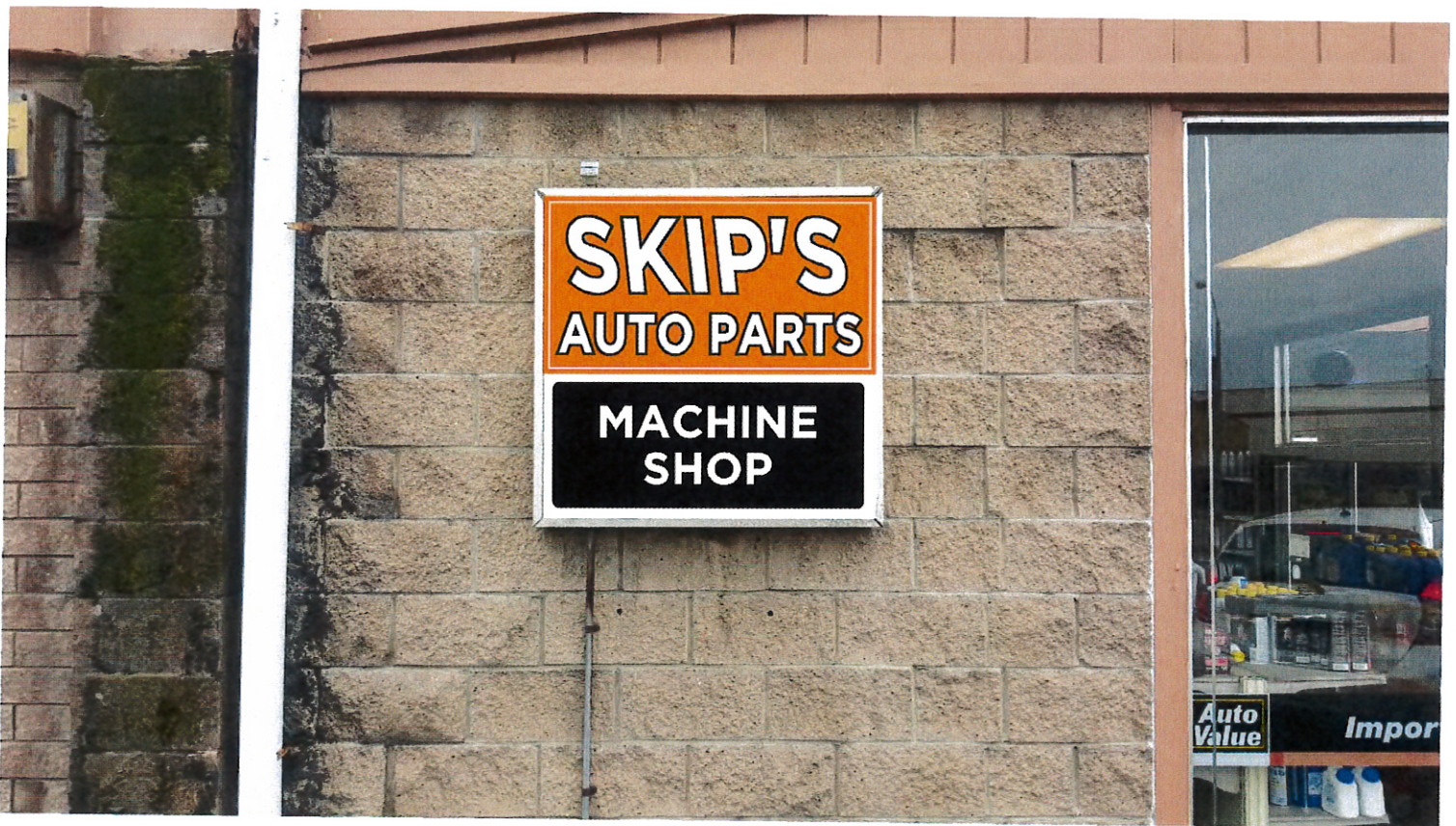
ADDRESS 1490 Del Monte Blvd, Seaside, CA 93955

EMAIL skipsap@sbcglobal.net

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

SIGN B

Tenant A Secondary Frontage: Sign specs
3'x3' backlit sign cabinet (existing)
9 sq. ft. out of an allowable 10.5 sq. ft.)



CUSTOMER Skip's Auto Parts

CONTACT Mark Shaffer

PHONE 831.899.2331

ADDRESS 1490 Del Monte Blvd, Seaside, CA 93955

EMAIL skipsap@sbcglobal.net

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

SIGN C

Tenant B Primary Frontage: Elevation drawing

Tenant allowed 21 sq. ft. of signage

Allowed signage to include:

Dimensional lettering, channel lettering and/or Halo lit lettering

(sign shown below is 4'x8' and would not be allowed under proposed sign code)



CUSTOMER Skip's Auto Parts

CONTACT Mark Shaffer

PHONE 831.899.2331

ADDRESS 1490 Del Monte Blvd, Seaside, CA 93955

EMAIL skipsap@sbcglobal.net

NOTE: This is an original unpublished drawing, created by Monterey Signs. It is submitted for your personal use in connection with a project being planned for you by Monterey Signs. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied, photographed, exhibited or used in any fashion without the express written permission of Monterey Signs.

SIGN D



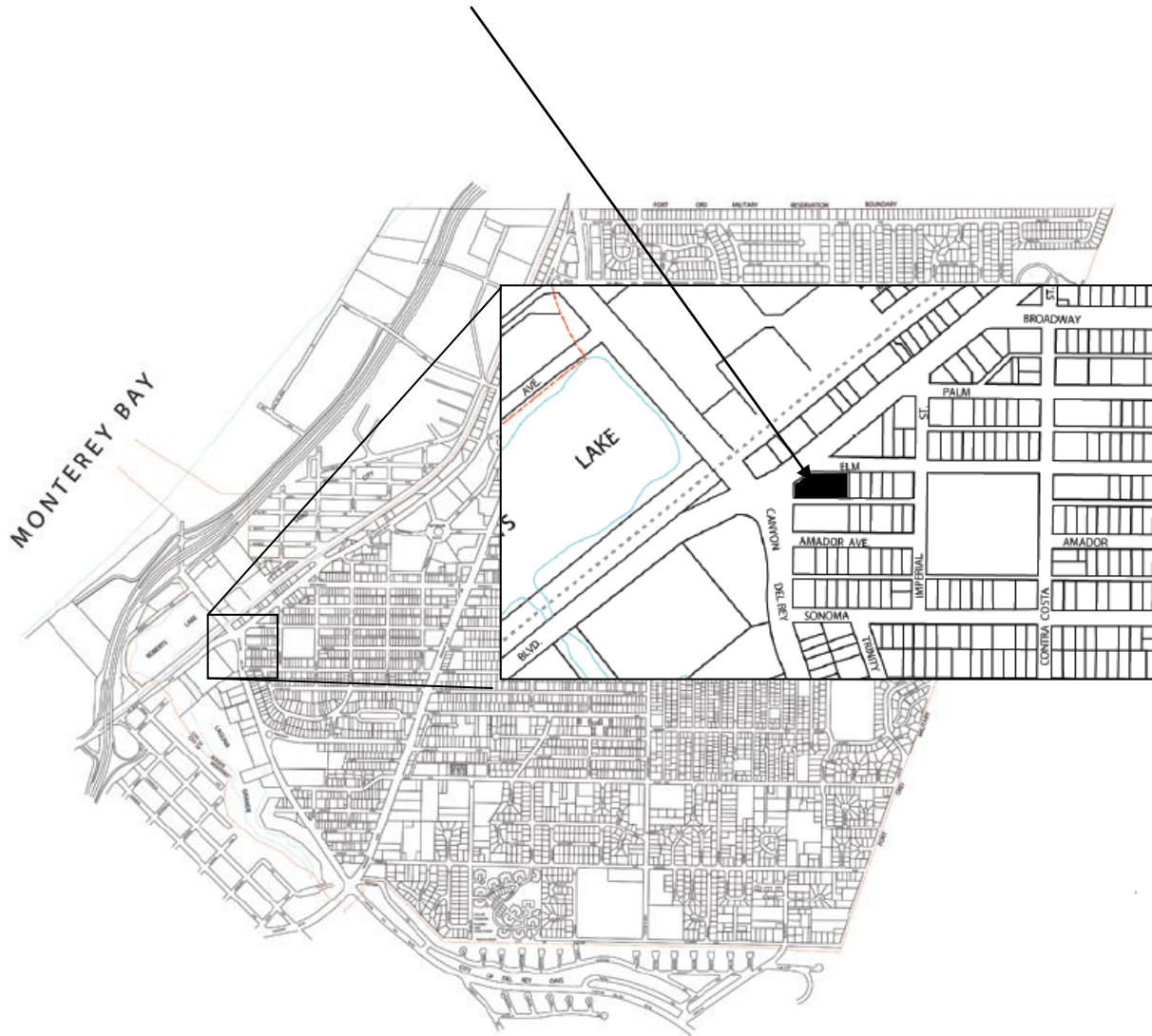
SIGN E

Existing monument
to be completely removed



Location Map

Project Site: 1490 Del Monte Boulevard







**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

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

DATE: March 2, 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

Per Board's direction, this item was continued for the applicant to redesign per the recommendation provided.

RECOMMENDATION

Staff recommends that the Board of Architectural Review (BAR) review the information submitted by the Applicant and direct staff.

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.

At its February 17, 2016 meeting, the BAR continued the project and requested the applicant return with alternative designs that would reflect a more modern design. The BAR had issues with the faux tile roof design and felt that the manufacturer could provide options such as a metal standing seam roof.

On February 25, 2016, the applicant submitted an email stating that the shelter design included

with the application is their standard shelter and based upon their Invitation For Bid (IFB) process they are unable to make changes to the procurement of the shelters. Based upon this information, the applicant has requested that the BAR proceed with the shelter design as submitted. A copy of the applicant's statement is provided as Attachment 4.

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 cotta clay tile roof. Solar panels will be located on the roof of each shelter to power for an interior light in the evening.

TAFF 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.

Based upon the BAR request at their February 17, 2016 meeting for the applicant to submit an alternative design and new information provided by the applicant, the BAR must consider whether to accept the proposed project as submitted or to direct staff to prepare findings for the denial of the project.

FINDINGS IN SUPPORT OF THE PROJECT

If BAR elects to approve the project as submitted, recommended findings for approval are listed below.

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.

-

3. 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

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A
 3. Attachment 2 - Location Maps
 4. Attachment 3 - Public Works Comments
 5. Attachment 4 - Applicant's Statement
-

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

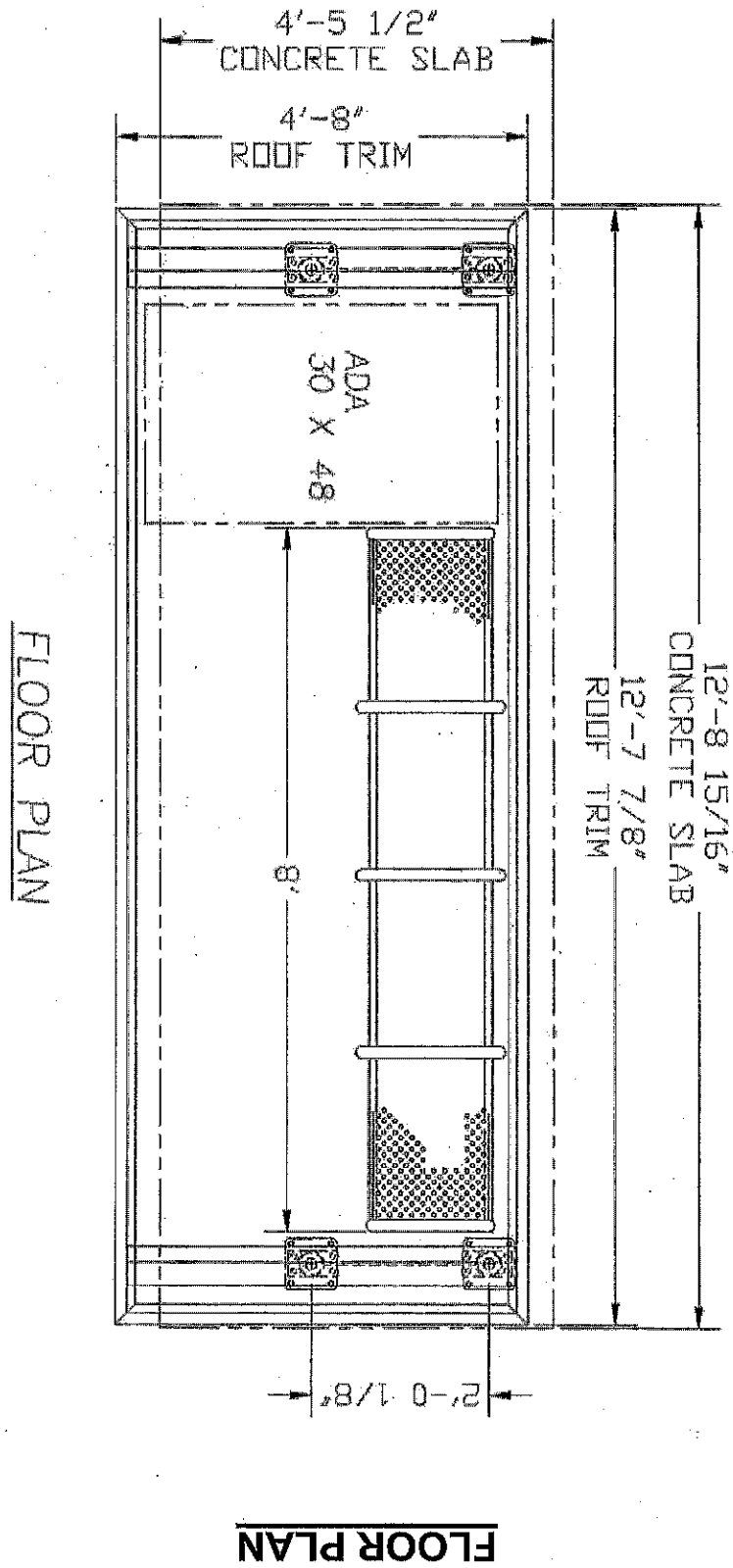
Date

Property Owner's Signature

Date

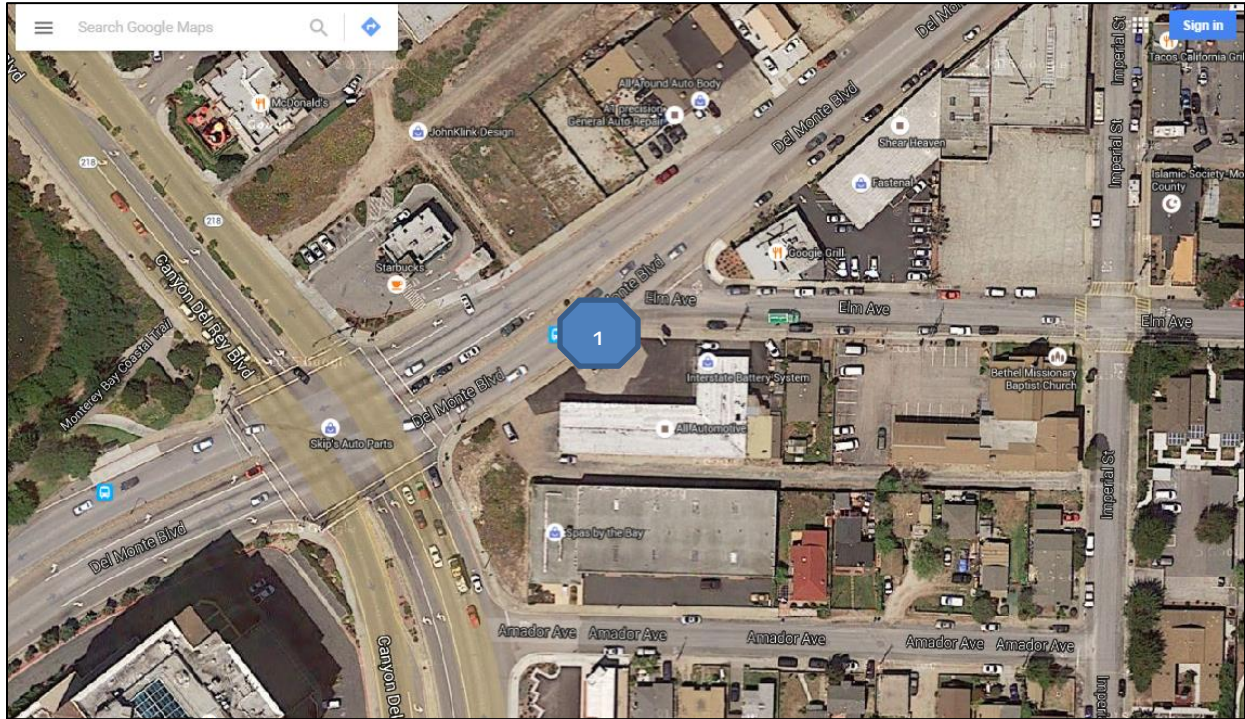


SHELTER STYLE



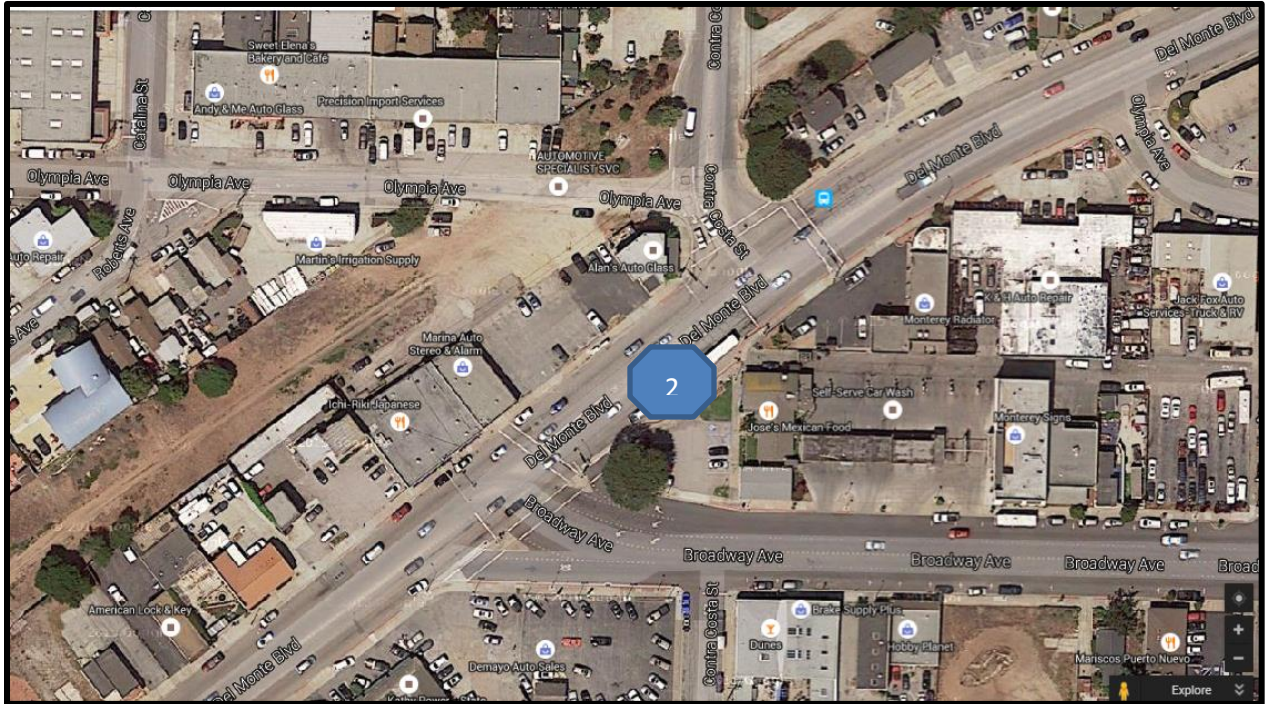
No. 1 - 1490 Del Monte Boulevard

In front of Skip's Auto parts



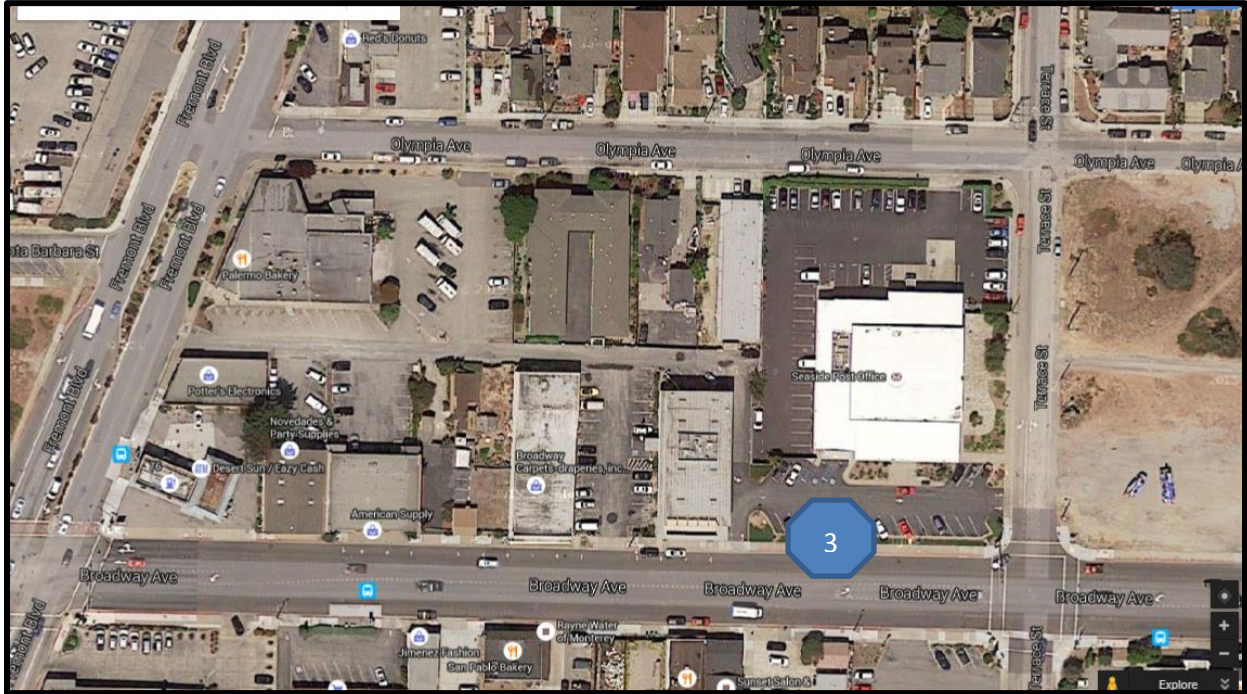
No. 2 – West of 1612 Del Monte Boulevard

In front of Jose's Restaurant



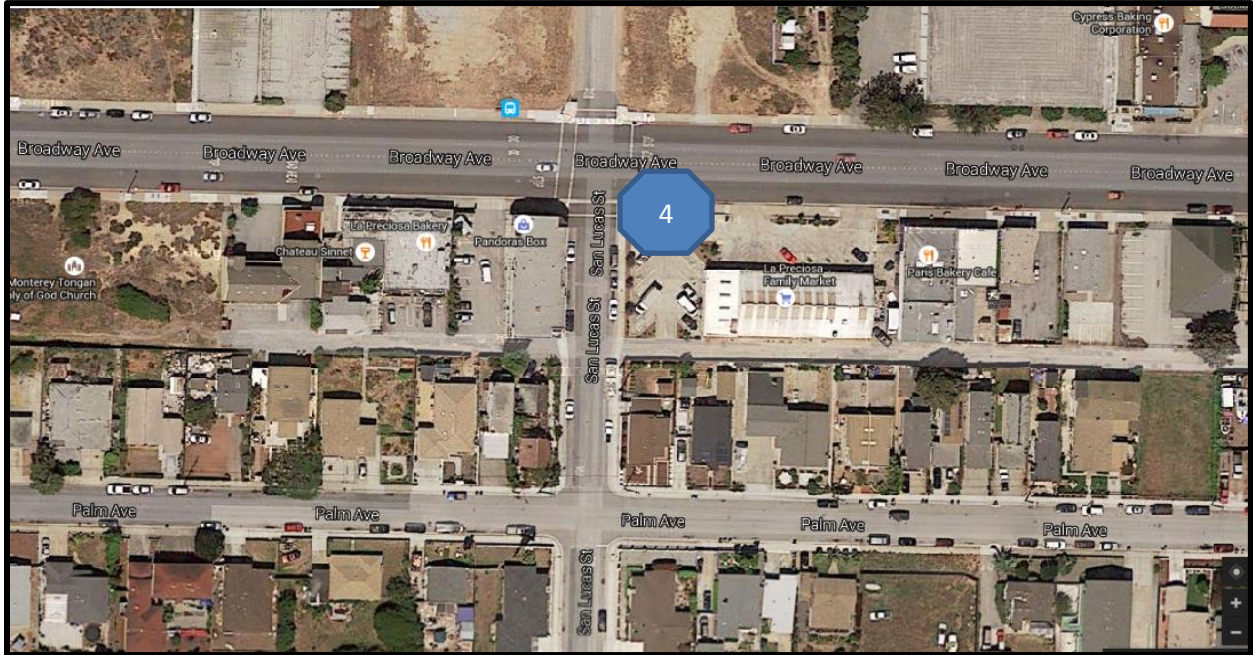
No. 3 – 1093 Broadway Avenue

In front of US Post Office

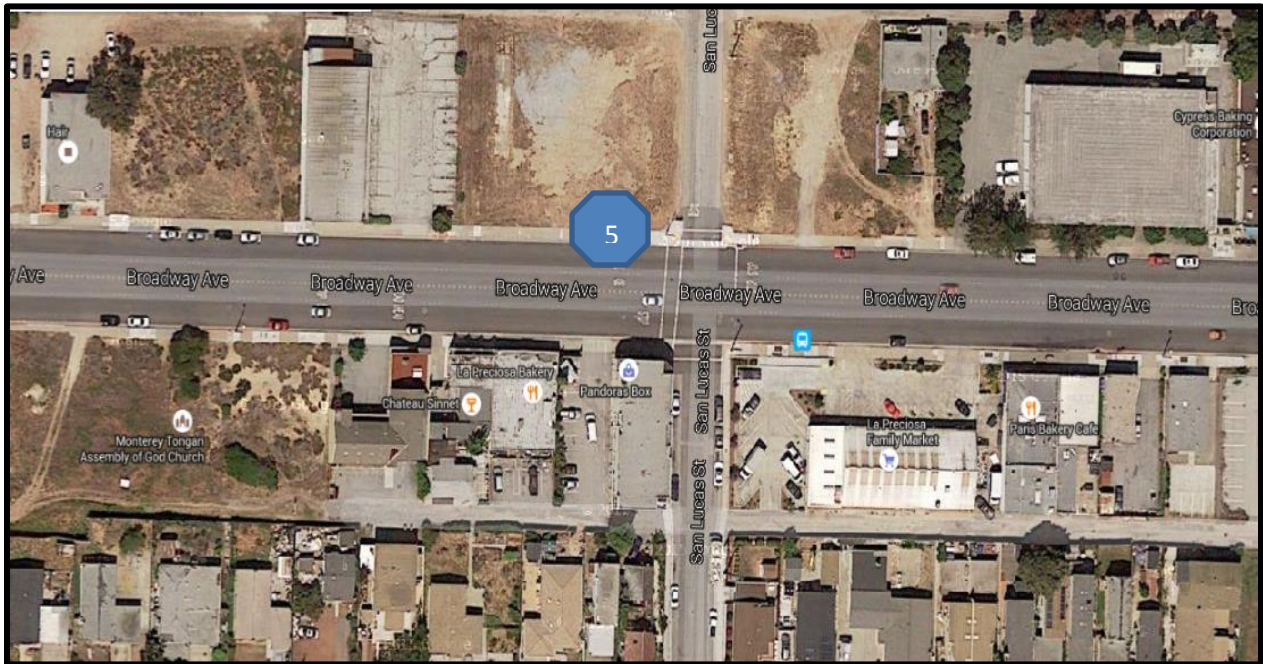


No. 4 – 1220 Broadway

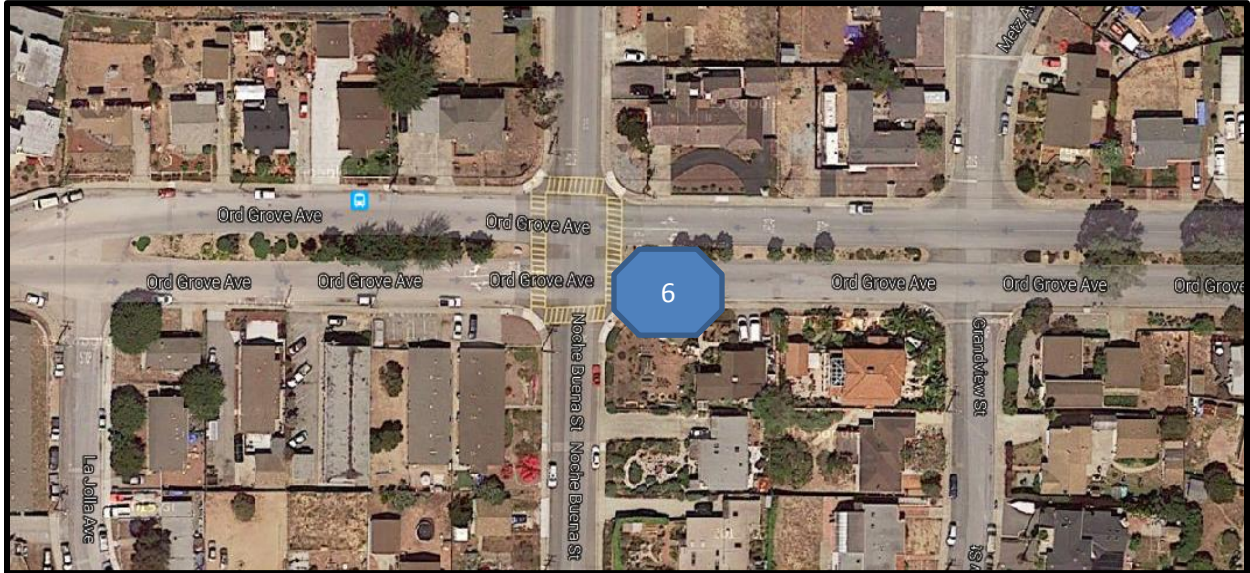
In front of La Preciosa Market



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.

Applicant's Statement

MST appreciates the time Seaside staff and the Board of Architectural Review took to consider its application to install six bus shelters at various locations around the city. After reviewing the feedback from city staff and the BAR, MST is willing to accept the conditions of approval of city staff - in particular those laid out by the public works department. However, please note that these conditions of approval will most likely incur additional costs to MST above and beyond the finite budget allocated to this project through MST's bus shelter state-funded grant. In that regard, meeting those conditions of approval will have the potential impact of reducing the overall number of shelters to be purchased and installed in the city of Seaside. As long as city staff understands that potential impact, MST will agree to those conditions.

With regards to comments from the BAR about the style of the shelters, MST conducted an exhaustive IFB (Invitations for Bid) for this product, which was approved by the MST Board of Directors at its December 14, 2015, meeting. This approval followed extensive research into shelter types, building materials, durability, weather-proofing and warranties, including a review by the MST Facilities Committee, which consists of a subset of the MST Board of Directors. Because of procurement rules regarding Invitations for Bid, which are governed by MST, state and federal regulations, we are prohibited to substitute a different model of shelter from the same company, or a different model from a different company, or make changes to the design of the shelters that were originally bid.

We look forward to appearing again before the BAR next week and will be happy to answer any additional questions that arise.

*Hunter Harvard
Assistant General Manager
Monterey Salinas Transit*