



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 17, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

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

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 MAY 4, 2016 AND JULY 6, 2016

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-05. Art Sampognero (Property Owner) and Enrique Eckhaus, (Applicant) are requesting approval of a roof mounted structure to screen mechanical equipment at 1482 Fremont Boulevard, located in the Community Commercial (CC) Zoning District.

PURPOSE: In accordance with Section 17.30.020.G.2 of the Seaside Municipal Code (SMC), roof mounted mechanical equipment shall be screened from view subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends approval of the roof mounted structure subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

B. SIGN PERMIT APPLICATION NO. MSP-16-03. Joseph Cardinale (Property Owner) and Cardinale Nissan, (Applicant) are requesting approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership located at 1661 Del Monte Boulevard, in the Automotive Regional Commercial (CA) Zoning District.

PURPOSE: In accordance with Section 17.40.030.B of the Seaside Municipal Code (SMC), the applicant and property owner are requesting the approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership.

RECOMMENDATION: Staff recommends that the Board of Architectural Review approve the new wall sign and proposed Master Sign Program subject to the findings and Conditions of Approval provided as Attachment 1. Project Plans are provided as Attachment 1, Exhibit A.

C. SPECIFIC PLAN APPLICATION #SPL12-01. The Board of Architectural Review will hold a public hearing to provide the City of Seaside Planning Commission and City of Seaside City Council with a recommendation on the proposed architectural guidelines, development standards and landscaping for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan.

PURPOSE: The purpose of this item is to review the Board's comments that were received at the July 15, 2015 BAR Meeting on the architectural design guidelines and development standards for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Draft Specific Plan (the "draft specific plan"); to receive Staff's recommendations/clarifications on the Board comments; to take additional public comment on the architectural design guidelines and development standards for the draft specific plan; and to provide a final recommendation to the Planning Commission and City Council on the architectural design guidelines and development standards in the proposed "draft specific plan."

RECOMMENDATION: Staff recommends that the Board review their previous recommendation, receive public comments, ask questions of staff and the applicant, and provide recommendations to the Planning Commission and City Council regarding the architectural design guidelines and development standards in the "draft specific plan."

D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08. City of Seaside, property owner, and Pacific Gas and Electric, applicant, are requesting design review approval of a landscape restoration plan as mitigation for the removal of 15 City owned trees located within the public right-of-way at three separate areas on Fremont Boulevard and Monterey Road. The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

PURPOSE: In accordance with Section 17.30.020.B.3 of the Seaside Municipal Code (SMC), landscape and irrigation plans are subject to subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends that the Board of Architectural Review approve the landscape restoration plan subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, September 7, 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&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.



MEETING MINUTES

CITY OF SEASIDE
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
440 Harcourt Avenue
Wednesday, May 4, 2016

TIME 5:30 p.m.

1. CALL TO ORDER at 5:34 PM

2. ROLL CALL – ESTABLISHMENT OF QUORUM

MEMBERS Toby Keller, Kathleen Ventimiglia, Ken Rudisill,
Mitsugu Mori, Bani Khalsa

PRESENT: Toby Keller, Kathleen Ventimiglia, Ken Rudisill,
Mitsugu Mori, Bani Khalsa

ABSENT:

3. REVIEW OF AGENDA

No changes were requested.

4. ORAL COMMUNICATION

No oral communications was received.

5. APPROVAL OF MINUTES

A. Regular Meeting Minutes of March 2, 2016

On motion by Member Rudisill and Seconded by Member Mori and carried by the following vote the BAR approved the regular meeting minutes of March 2, 2016.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

6. BUSINESS ITEMS

A. Board of Architectural Review Application No. Bar-14-20. Seasons Management, applicant, and the city of seaside, property owner, requested that the board of architectural review complete a preliminary review of the architectural design, landscaping, lighting and signs for a 144-bed senior assisted living residential care facility located at 550 Monterey Road in the

community commercial (cc) zoning district. Pursuant to the California environmental quality act (CEQA), a mitigated negative declaration has been prepared for the project.

Rick Medina, Senior Planner; presented the staff report and presentation. The purpose for the item before the board was to accept the presentation from City staff and the applicant, receive public comments and provide its recommendation/direction to the Planning Commission and the City Council on the architectural design, landscaping and irrigation, lighting and monument sign for the proposed construction of an assisted living residential care facility (Seaside Senior Living). The Use Permit application for the project will be reviewed by the Planning Commission and City Council at future meetings which will each be notice separately.

Rick De la Cruz, representative of the applicant and co-owner of Season's Management, provided more of the company background and provided information on other similar projects that are operating in other areas. Consultants involved in the project also provided information on their area of expertise. Architecture and Site Plan review was provided by Hochhause Blatter Architecture and Planning and Landscape Architecture was provided by BFS Landscape Architects.

Public Comment was received from the following on this item:

Tom Mancini – Former Seaside Councilmember & current resident: concerned about the lack of representation that applicants have that are attempting to have projects on the former Fort Ord with Marina Coast Water District. Mr. Mancini expressed his thoughts on the apparent road block that the agency placed and also provided his support in regards to the Senior Living project in general.

Natalie – resident in Seaside Highlands: expressed concerns about increased traffic on Monterey Road, the removal of the Monterey Cypress Trees that will unveil the view of the building and will be a severe contrast to the housing area; recommended removal of the Monterey Pines from the landscape plan which are unsightly, grow aggressively and have the ability to obstruct the views of home owners who purchased their homes with a view.

Mr. Nava – resident in Seaside Highlands: Expressed concerns about increased traffic and pollution, noise caused by the development and frequent sirens from ambulance and other emergency vehicles, the concentration of light the project might have on the surrounding residential properties, and the loss of views and the impact the building may have on the adjoining residential properties.

Chairperson Keller clarified for the public that the purview of the BAR was to review and evaluate the architectural features of the project.

Resident in Seaside Highland – concerned about increased traffic on Monterey Rd and also the impacts it will have on Seaside Highland residents and Hayes school, also wanted to express concern about the height of lights on the project.

Member Rudisill reiterated the purview of the BAR and that architectural details are what the BAR is to consider and that the main purpose is to review those details and make a recommendation based on those items only. The Planning Commission and the City Council will be able to better consider the concerns of operational noise, traffic, and obstruction of views.

Resident in Seaside Highlands – Glad that the project is coming forth and appreciates that senior care is not widely available in the area and that it is an appropriate project for that site. Many of the other projects that have been proposed caused greater concern and this project for the Senior Living is a good one. Also, the resident recognized the fact that Seaside Highland property owners do not have view protection and that their view was not something that they paid for or was guarantee to keep forever.

Patricia – resident in Seaside Highland – Expressed that the projects design was nice and that in particular she liked the courtyard concepts and the height of the windows. Provided some background on her own experiences as a nurse and believes that residents living there will like it. Expressed concern on the planting of Monterey Pines and their ability to become subject to disease and the height can cause issues with home owner’s views.

Public comment was closed.

The BAR moved to recommend the design and site plan to proceed as submitted to the Planning Commission and City Council. Prior to the issuance of a building permit the project will come back to the Board with approval for the final design e.g. Exterior materials, colors and landscaping.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

7. **REPORTS FROM BOARD MEMBERS - None**

8. **REPORTS FROM STAFF - None**

9. **ADJOURNMENT AT 7:37pm**

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR adjourned the meeting at 7:37pm.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
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NOES	0	COMMITTEE MEMBERS
ABSENT	0	COMMITTEE MEMBERS
RECUSED	0	COMMITTEE MEMBERS

DRAFT



MEETING MINUTES
DRAFT

CITY OF SEASIDE
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
440 Harcourt Avenue
Wednesday, July 6, 2016

TIME 5:30 p.m.

1. **CALL TO ORDER at 5:33 PM**

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

MEMBERS Toby Keller, Kathleen Ventimiglia, Ken Rudisill,
Mitsugu Mori, Bani Khalsa

PRESENT: Toby Keller, Kathleen Ventimiglia (arrived 5:34pm),
Ken Rudisill, Mitsugu Mori, Bani Khalsa

ABSENT:

3. **REVIEW OF AGENDA**

No changes were requested.

4. **ORAL COMMUNICATION**

No oral communications was received.

5. **APPROVAL OF MINUTES**

A. Regular Meeting Minutes of June 1, 2016

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote to approve the June 1, 2016 meeting minutes, with the correction to the spelling of Member Ventimiglia last name on item 9 for Adjournment.

AYES 5

COMMITTEE
MEMBERS

Toby Keller, Kathleen
Ventimiglia, Ken Rudisill,
Mitsugu Mori, Bani Khalsa

NOES 0

COMMITTEE
MEMBERS

ABSENT 0

COMMITTEE
MEMBERS

RECUSED 0

COMMITTEE
MEMBERS

6. **BUSINESS ITEMS**

A. **Board of Architectural Review Application No. BAR-16-17:** Daryl Nieto, property owner and applicant, requested Board of Architectural

Review approval for the construction of two small one-story additions (totaling approximately 144 square feet) to Unit B of an existing non-conforming two-unit residential use and a new (replacement) detached one-car garage located at 1033 Olympia Avenue (APN 012-173-018) in the Community Commercial (CC) Zoning District. The project is categorically exempt Class 1, Section 15301(e) from the California Environmental Quality Act Guidelines.

Rick Medina, Senior Planner, presented the staff report and presentation. The project was for the construction of two small additions to Unit B totaling approximately 144 square feet and a new (replacement) one-car garage with access from the adjacent alley at the northwest corner and a 44 square foot half bath/laundry room addition at the northeast corner. Unit B is proposed to become three bedrooms and one and a half bathrooms. Architectural Review is required for additions and alterations to existing nonconforming single and multi-family residences. The BAR is required to evaluate architecture, landscaping and exterior lighting. Staff recommended approval for the proposed additions and exterior alterations to Unit B and the new one-car garage.

The applicant, Daryl Nieto provided further project details and his intentions for the property which is to keep it for private or rental residential uses. As a condition of approval Mr. Nieto agreed to meet with Member Mori to further develop the landscaping ideas and forming a more complete landscape and irrigation plan.

No public comment was received on the item.

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR application BAR-16-17 as submitted and that the applicant meet with Member Mori to incorporate suggestion on an improved landscaping plan.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

B. Architectural Review Application No. BAR-16-02: Martin Morales, Property Owner, and Sergio A. Vaca, applicant requested design review approval to demolish an existing one-story residence and construct a new 1,776 square foot, two story single family dwelling, and anew one story 441

square foot two car detached garage located at 1098 Clementina Avenue in the RH, High Density Residential Zoning District.

Rick Medina, Senior Planner; presented the staff report and presentation. The BAR meeting was continued from a public hearing on June 1, 2016. During the June 1, 2016 meeting the BAR provided comments and recommendations for the plan revisions, and continued the item for further review. The applicant has revised their plans in response to those comments and requested final BAR approval. Staff recommended approval of the revised plans submitted for the proposed two-story, single-family residence, detached garage and site improvements subject to the conditions of approval.

The property owner, Martin Morales, provided further project details on the project design.

The BAR members commended the applicant on the project plans and identified areas in which the landscaping plan could be improved. The applicant was open to the comments made and will review with Board Member Mori so that the plan can be improved accordingly.

No public comment was received on the item.

On motion by Member Rudisill and Seconded by Member Keller and carried by the following vote the BAR approved the architectural design for application NO BAR-16-02 and the landscaping will be further developed and brought back to the BAR for approval.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

C. **Board of Architectural Review Application No. BAR-16-06:** Lea Loumoli, property owner, and Dustin Cook Construction, applicant, requested Board of Architectural Review approval for the construction of a 496 square foot one-story addition to the existing one-story residence (parsonage) associated with the Hilltop Church. The project site is located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single Family Residential (RS-8) Zoning District.

Rick Medina, Senior Planner, presented the staff report and presentation. The project was brought back before the BAR because construction of the project that was approved by the Planning Commission and the Board of Architectural Review in June and August 2014, respectively, was not completed. The applicant did not request an extension of the approval and as a result the approvals have expired. There have been no changes made to the previously approved architecture, nor have there been any changes to the City ordinances or standards since the original 2014 approval.

A church member, served as a representative for the church.

No public comment was received on the item.

On motion by Member Khalsa and Seconded by Member Rudisill and carried by the following vote the BAR approved application NO. BAR-16-06.

AYES	5	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori, Bani Khalsa
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM BOARD MEMBERS

There were no reports provided by Board members.

8. REPORTS FROM STAFF

- A. Update the City's landscaping plan in collaboration with Member Mori
- B. August 2, 2016 – National Night Out – General Plan Update Pop Up Booth
- C. General Plan Update Taskforce Meeting on July 26, 2016

9. ADJOURNMENT AT 6:36pm

On motion by Member Ventimiglia and Seconded by Member Rudisill and carried by the following vote the BAR adjourned the meeting at 6:36pm

AYES	0	COMMITTEE MEMBERS
NOES	0	COMMITTEE MEMBERS
ABSENT	0	COMMITTEE MEMBERS
RECUSED	0	COMMITTEE MEMBERS

MEMBERS

DRAFT



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Dominique Jones, Senior Administrative Assistant

DATE: August 17, 2016

SUBJECT: **Architectural Review Application No. BAR-16-05. Art Sampognero (Property Owner) and Enrique Eckhaus, (Applicant) are requesting approval of a roof mounted structure to screen mechanical equipment at 1482 Fremont Boulevard, located in the Community Commercial (CC) Zoning District.**

PURPOSE

In accordance with Section 17.30.020.G.2 of the Seaside Municipal Code (SMC), roof mounted mechanical equipment shall be screened from view subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION

Staff recommends approval of the roof mounted structure subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

BACKGROUND

The applicant is installing a new walk-in cooler for the La Chiquita Market located at 1482 Fremont Boulevard. The cooler requires the installation of an air cooled condensing unit. The applicant is proposing to mount the condensing unit on the roof of the one-story market. Section 17.30.020.G.2 of the SMC requires that roof mounted mechanical equipment be screened from view from abutting public streets and areas zoned for residential uses subject to approval by BAR.

SITE LOCATION AND DESCRIPTION

The site of the application fronts on Fremont Boulevard between Elm Avenue to the north and Amador Avenue to the south. The 36,333 square foot parcel has been developed with a single story commercial building composed of four contiguous retail spaces located at the northwest corner of the site. The 2,319 square foot La Chiquita Market occupies the two most southerly

of these four spaces. The two remaining 1,035 square foot spaces are occupied by Tran's Beauty Salon and Analy's Fashion. Farmer Joe's Produce is located at the southwest corner of the parcel and fronts on Fremont Boulevard. A row of residential units are located to the rear of the commercial buildings along the easterly property line. The most northerly residential unit gains access from Elm Avenue while the remaining units gain vehicular access from driveways on Fremont Boulevard and Elm Avenue. Figure 1 identifies the adjacent land uses. A Location Map is provided as Attachment 2.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Shopping Center	Vacant lot	Residential	
W	Bank	PROJECT SITE	Residential	E
	Auto Parts store	Retail	Residential	
SW	S			SE

PROJECT DESCRIPTION

applicant is installing a new walk-in cooler which requires an air cooled condensing unit. The applicant is proposing to locate the condenser on the roof of the market. The 24 inch wide by 28 inch long by 18 inch high condenser will be mounted on a six foot wide by seven foot eight inch long wood platform. The platform will have three foot eleven inch high wood framed perimeter walls. The walls slope slightly inward towards the top of the structure and will be covered with Cedar Spectrum (Pewter Grey Wood Grain) vinyl shake exterior siding. The inside surface of the walls will be covered with rigid foam insulation to help dampen noise created by the condenser. The one HP condenser is rated at 48 dB which, per the SMC, is an acceptable noise level for the adjacent residential properties. All exposed wood will be painted to match the color of the building.

STAFF ANALYSIS

Design Criteria

The SMC states that roof or ground-mounted mechanical equipment shall be screened from public view and abutting areas zoned for residential use. The methods of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style. The sloping walls covered with a shingle type material blend the proposed structure into the roof structure of the existing market. Mitigation of noise to surrounding land uses shall also be considered. The walls surrounding the condenser are lined with one and one half inch thick rigid insulation to further reduce the noise of the condenser under the 48dB level.

The market and two adjoining retail spaces are made of CMU and brick construction with gable roofs and composition shingles. The two gable roofs provide a valley where the applicant is proposing to locate the condenser. The top of the proposed structure will be approximately eleven inches above the ridge of the southerly roof and eighteen inches above the ridge of the northerly roof. The sloping side walls and vinyl shake exterior help the structure to appear as an authentic roof element. Colors will be compatible with the existing structure. Site Photographs are provided as Attachment 3.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(2) from the California Environmental Quality Act. Class 1(e) exemption consists of minor interior and exterior alterations and additions that would result in less than 10,000 square feet if:

- (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
- (B) The area in which the project is located is not environmentally sensitive.

Evidence: The proposed project will consist of the construction of a roof mounted structure to screen mechanical equipment for an existing market. City staff has determined that through compliance with code requirements there are no significant environmental effects associated with the project either individually or cumulatively. The rigid insulation combined with the inward sloping walls will help reduce noise escaping to surrounding properties.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with all applicable zoning regulations for the CC Zoning District.

Evidence: The plans have been reviewed in accordance with the General Plan and Zoning Ordinance and it is concluded that the proposed project meets all applicable design requirements and noise standards.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Ex. "A" - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. BAR-16-05
August 17, 2016

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “1482 Fremont Blvd.” stamped as received on July 28, 2016 and approved on August 17, 2016.
2. 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.
3. 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.
4. 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.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Compliance shall be maintained with the 2013 California Building Code.
8. Compliance shall be maintained with the 2013 California Fire Code.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-05

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

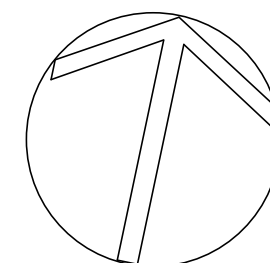
Date

Property Owner's Signature

Date

SITE PLAN

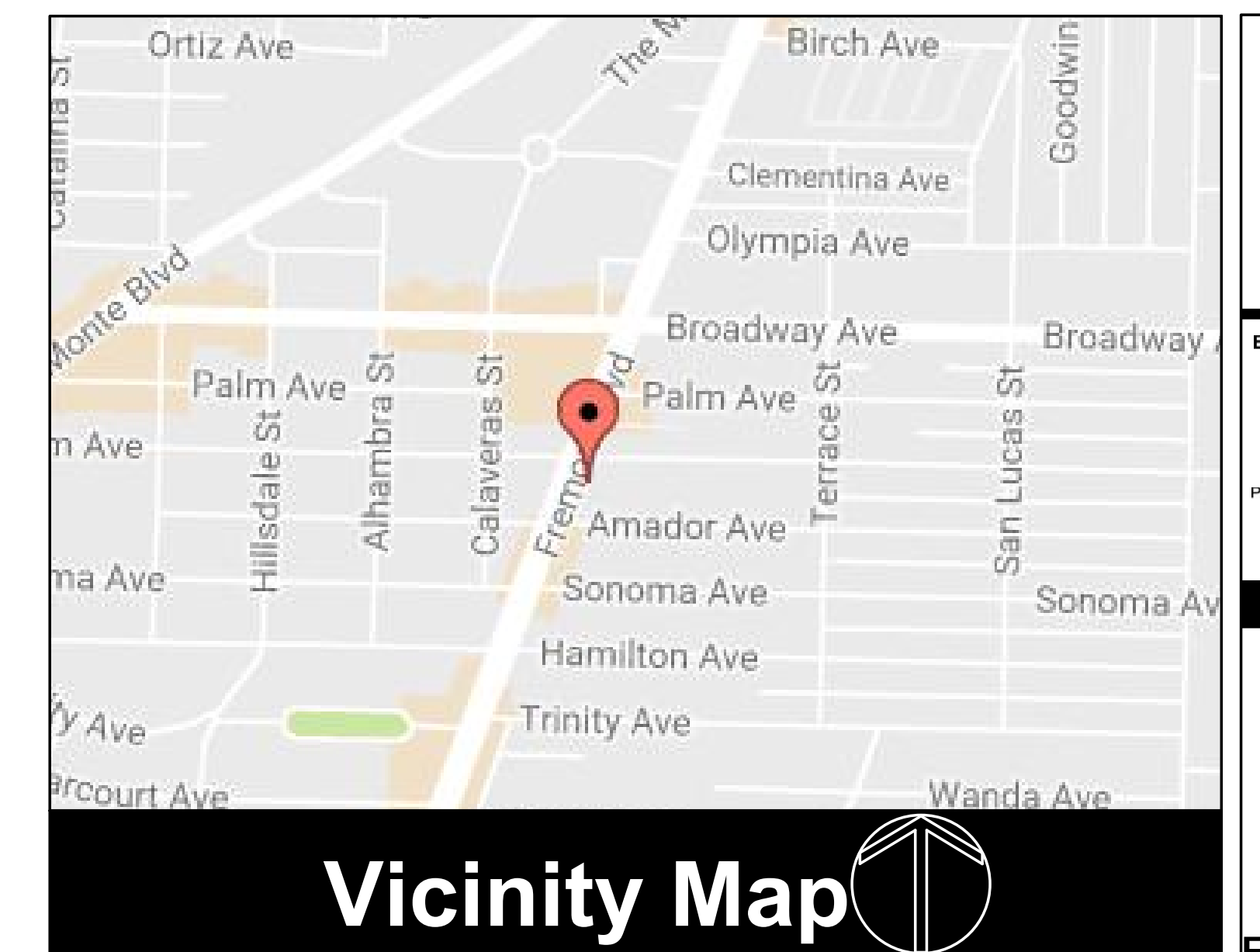
SCALE: 1/16" = 1'-0"



W <E> WATER METER. **E** <E> 200 AMP. ELECT. PANEL **G** <E> GAS METER.

UFER GROUNDING-CONCRETE
ENCASED ELECTRODE, NEC-
250-81 (C). REQ'D.

“REMOVE DIRT, DEBRIS AND WEEDS FROM STORM DRAIN INLETS AND PUBLIC SIDEWALK AREAS.”

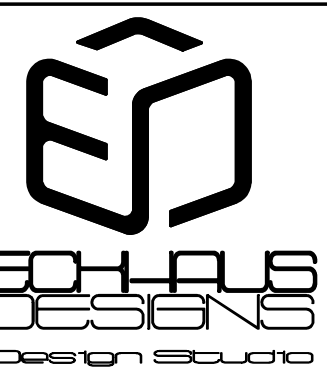


PROJECT DATA:	
ZONING	CR
DESCRIPTION OF USE	CR / RES
OCCUPANCY	M
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	V-B
SPRINKLER SYSTEMS	NO
<E> BUILDING 1 & 2	2319 SF
MAX HIGHT	14'-5"
LOT AREA	36,333 SQ.F.
OPEN SPACE	NA
LOT COVERAGE	45 %

SCOPE OF WORK:
NEW WALKING COOLER WITH
A ROOF SCREEN COMPO.
SHINGLES EQUIPMENT

GREEN BUILDING NOTE:

THIS PROJECT SHALL COMPLY WITH THE 2013
CALIFORNIA GREEN BUILDING STANDARDS
CODE (CGBSC) AND CURRENT EDITION



HENRIQUE ECKHAUS GIL.

D. BOX 783 - SALINAS, CA 93902
 PH. (831) 794 - 2461
 FX. (831) 287 - 0121
 eeckhaus@pacbell.net
 eeeckhaus@gmail.com

OWNER.

**ARTURO
CORRES**

PROJECT.
1482
REMONT BLVD
SEASIDE, CA
93955

012-271-001

ODES.

CBC 2013
 Title 24 Part 2
 CRC 2013
 Title 24 Part 2.5
 DEC 2013
 Title 24 Part 3
 EMC 2013
 Title 24 Part 4
 CPC 2013
 Title 24 Part 5
 EEC 2013
 Title 24 Part 6
 CFC 2013
 Title 24 Part 9
 CALGreen 2013
 Title 24 Part 11

EX PLANS.

1 SITE PLAN

2 FLOOR PLAN

3 ROOF FRAMING

1 WALKING
COOLER

REVISIONS

7-27-16

7

7

7

7

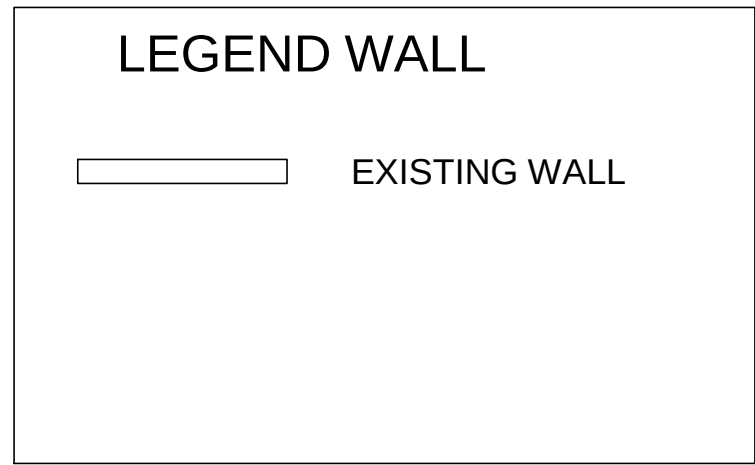
DATE _____

APR-04-2016
DRAWNECKHAUS/F.BALDERAS
JOB

JOE
16-006

SHEET.

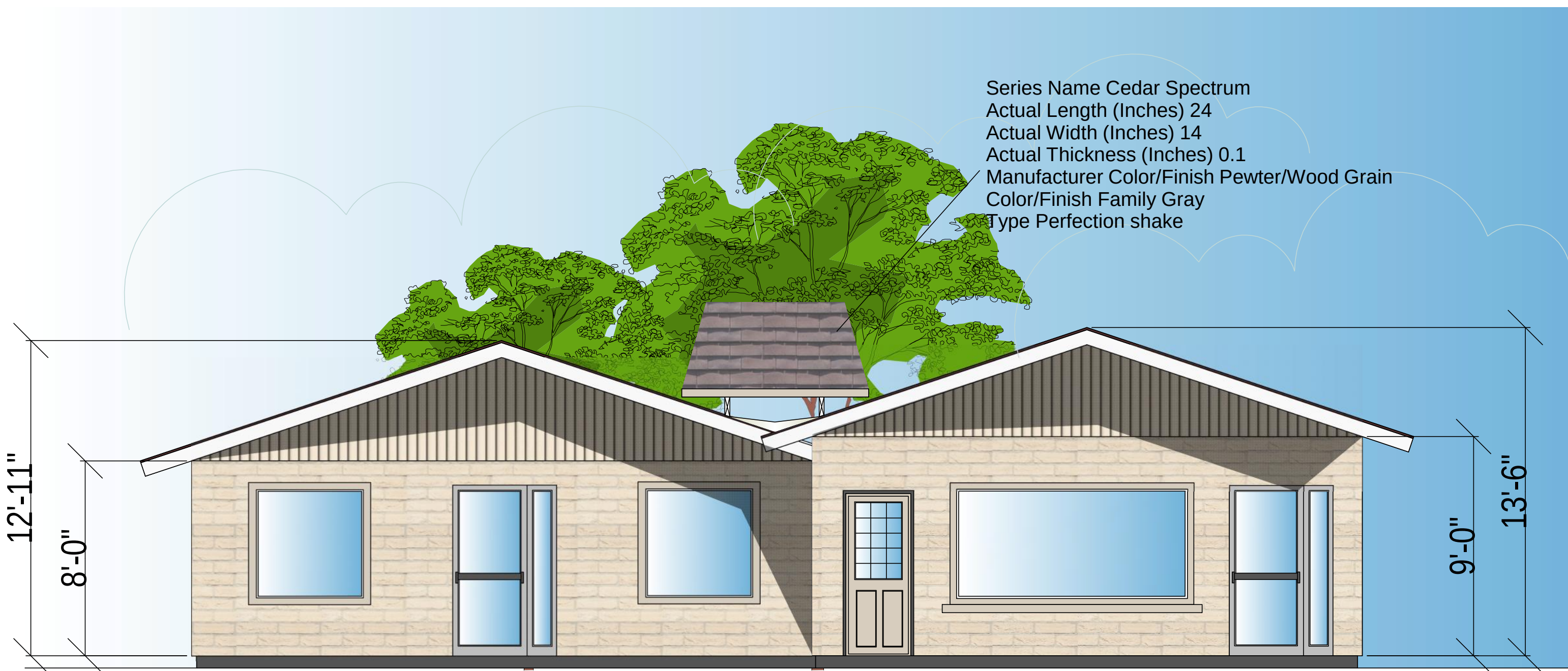
A1



SCALE: 1/4" = 1'-0"



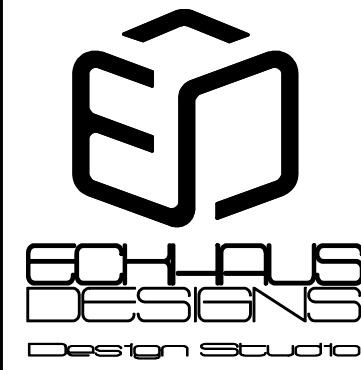
Georgia-Pacific Vinyl Siding Cedar
Spectrum Pewter Wood Grain
Perfection Shake Vinyl Siding Sample



SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES
2. WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2013 C.R.C. EDITIONS OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL PLUMBING, ENERGY CODES AND CITY BUILDING AND PLANNING CODES AND REGULATIONS.
3. CONCRETE WORK SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
4. REINFORCING STEEL SHALL CONFORM WITH and Grade 60 reinforcing steel for residential structures assigned to Seismic Design Category D0, D1, or D2. CRC R404.1.2.3.1
5. LUMBER SHALL BE FOLLOWS (U.O.N.)
2X6 JOIST - STUDS-DF #2 OR BETTER
BEAMS, POST, HEADERS -DF# 1 OR BETTER
SILL PLATE IN CONTACT WITH CONCRETE, DF #1 OR BETTER
6. NAILING SHALL BE COMMON WIRE NAILS GALVANIZED WHEN EXPOSED TO EXTERIOR SIZE SPACING & NUMBERS SHALL BE AS FOLLOW.
PLYWOOD _____ SEE PLANS & SECTIONS
_____ R402.1.1 Fasteners
7. JOISTS HANGERS, SHEET METAL CLIPS AND OTHER CONNECTIONS SHALL BE MANUF. BY SIMPSON OR APPROVED EQUAL.
8. ALL UNDER-FLOOR CRAWL SPACE VENT THAT ARE BLOCK DURING CONSTRUCTION SHALL BE RELOCATED TO EXTERIOR OF THE BUILDING.



ENRIQUE ECKHAUS GIL.

EECKHAUS
P.O. BOX 783 - SALINAS, CA 93901
PH. (831) 794 - 2461
FX. (831) 287 - 0121
eeckhaus@pacbell.net
eeeckhaus@gmail.com

OWNER

ARTURO
CORRES

PROJECT.
1482
FREMONT BLVD
SEASIDE, CA
93955

012-271-001

CODES

CBC 2013
Title 24 Part 2
CRC 2013
Title 24 Part 2.5
CEC 2013
Title 24 Part 3
CMC 2013
Title 24 Part 4
CPC 2013
Title 24 Part 5
CEEC 2013
Title 24 Part 6
CFC 2013
Title 24 Part 9
CALGreen 2013
Title 24 Part 11

INDEX PLANS

A1 SITE PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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A2 FLOOR PLAN
ELEVATION

A3 ROOF FRAM

--

C1 WALKING
COOLER

--	--

REVISIONS

7-27-16



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V	
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5

DATE
APR-04-2016

DRAWN
E.ECKHAUS/F.BALDE

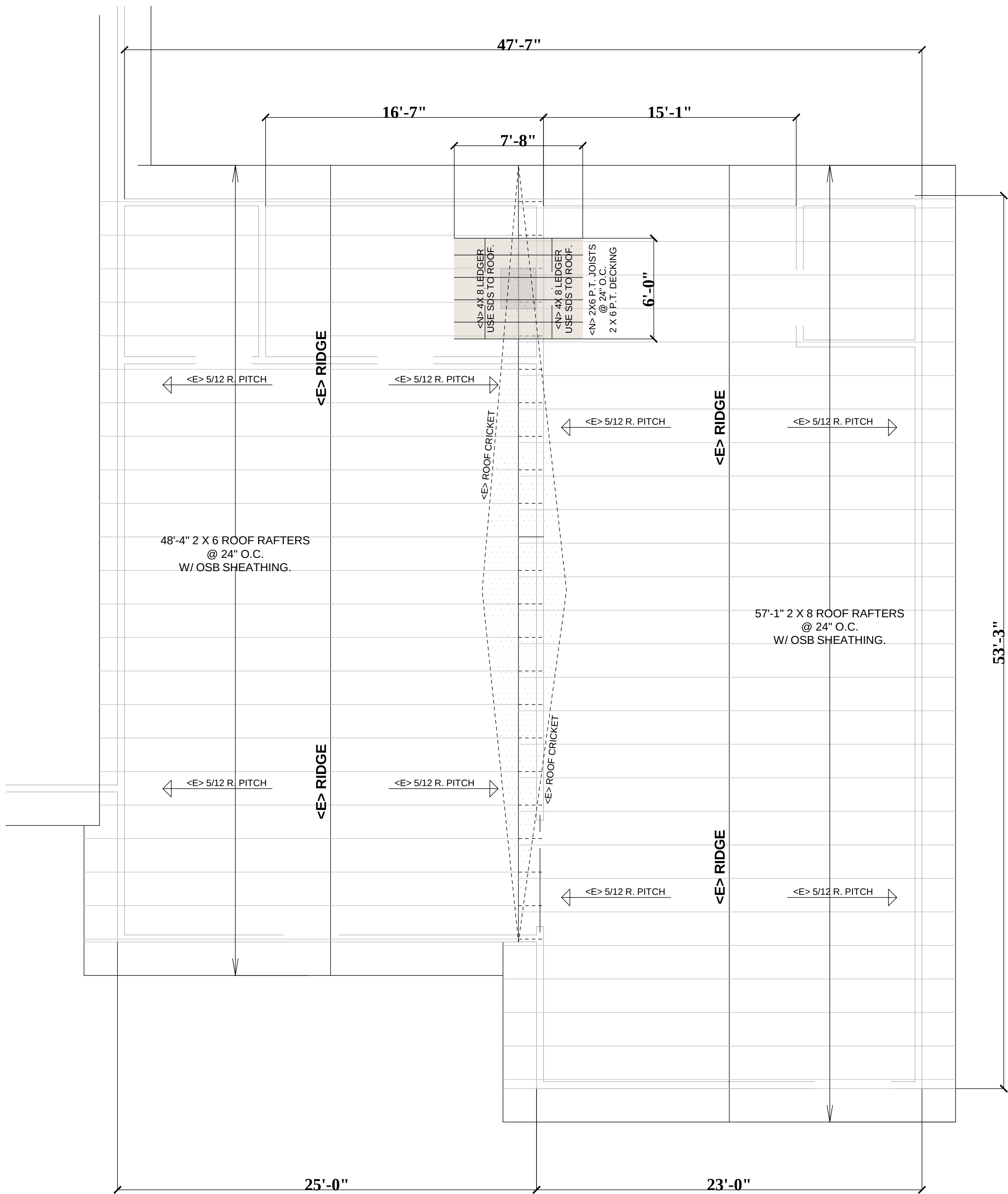
JOB
2016-006

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1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

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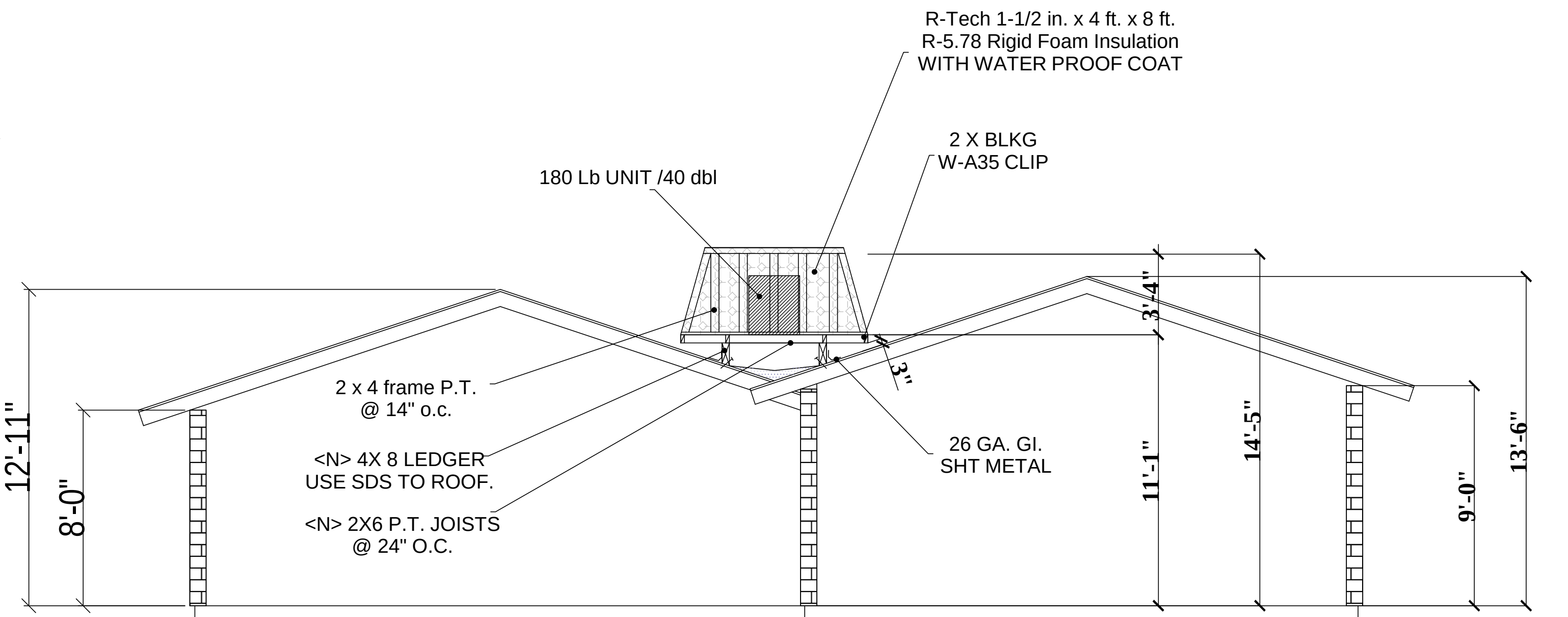
A2



ROOF FRAMING PLAN

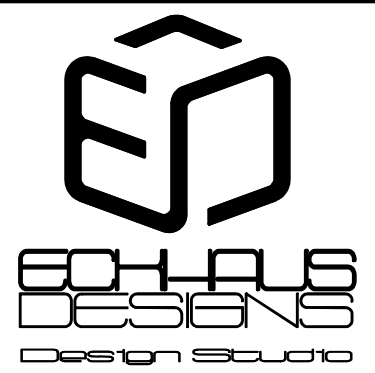
EXISTING

SCALE: 1/4" = 1'-0"



TRANSVERSAL SECTION

SCALE: 1/4" = 1'-0"



ENRIQUE ECKHAUS GIL.
Signature
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eeckhaus@pacbell.net
eeckhaus@gmail.com

OWNER.
ARTURO CORRES

PROJECT:
**1482
FREMONT BLVD
SEASIDE, CA
93955**

012-271-001

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CBC 2013
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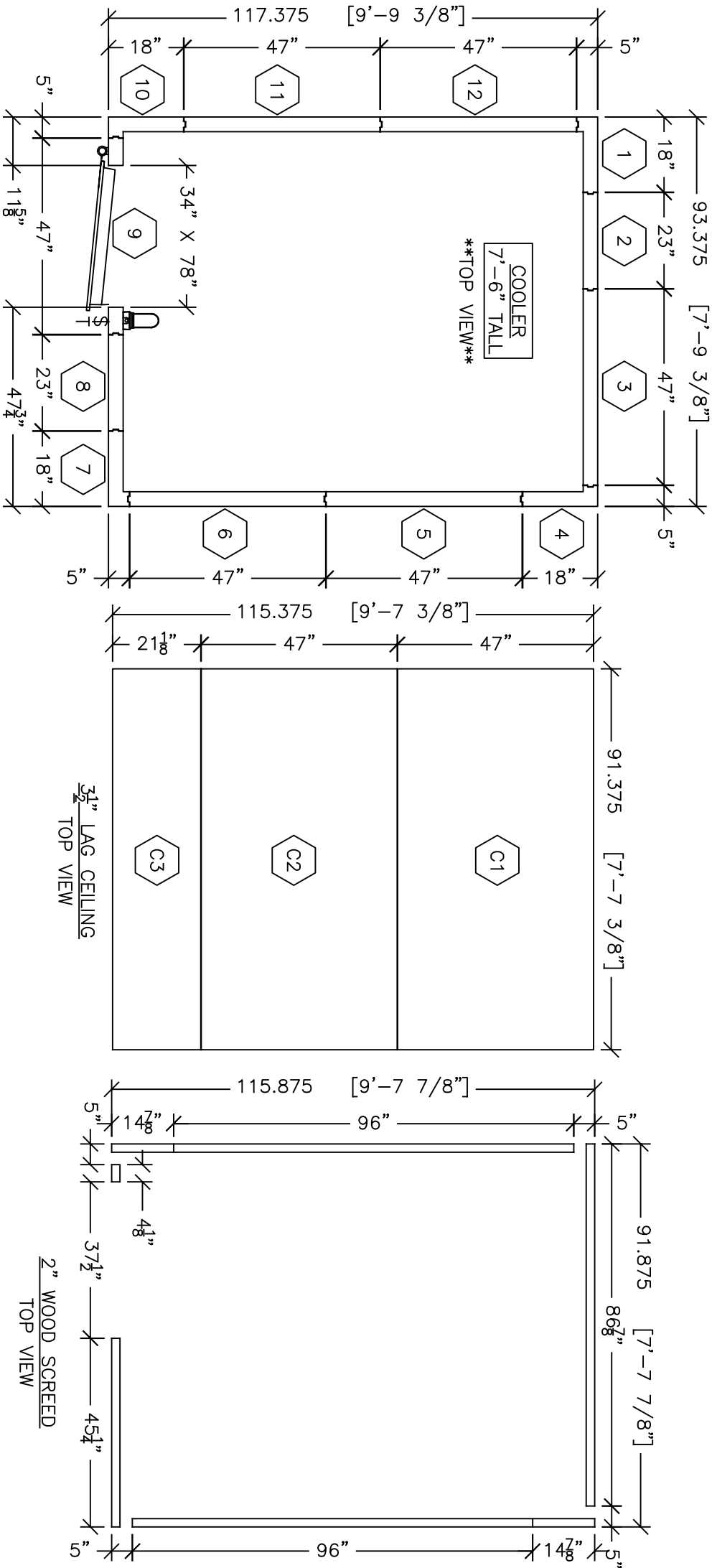
INDEX PLANS.	
A1	SITE PLAN
A2	FLOOR PLAN ELEVATION
A3	ROOF FRAMING
C1	WALKING COOLER

REVISIONS	
△	7-27-16
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DATE
APR-04-2016
DRAWN
E. ECKHAUS/F. BALDERAS
JOB
2016-006

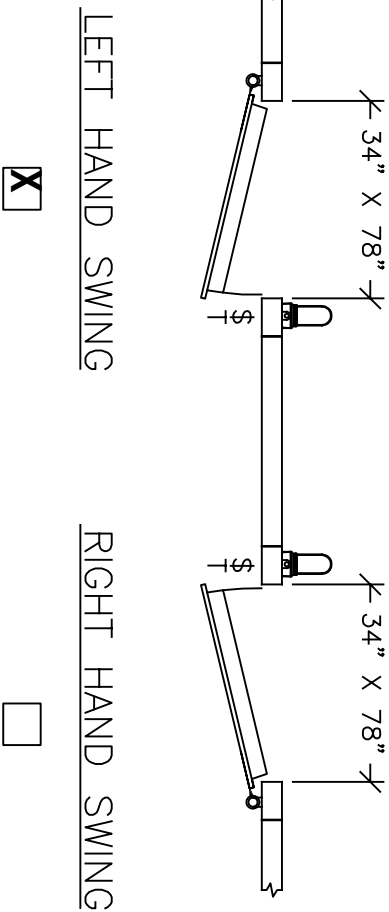
SHEET:

A3



COOLER SPECIFICATIONS

- CHECKED: ☒ SIZE: 7'-9 3/8" x 9'-9 3/8" x 7'-6"
- ☒ PANEL THICKNESS: 3 1/2" WALLS, & 3 1/2" CEILING
- ☒ EXTERIOR FINISH: (01) 26 GA. STUCCO GALVANIZED
- ☒ INTERIOR FINISH: (01) 26 GA. STUCCO GALVANIZED
- ☒ CEILING TYPE: LAG DOWN
- ☒ SCREED TYPE: WOOD SCREED
- ☒ DOOR DESCRIPTION: 1 QTY 34" x 78" OVERLAP SELF-CLOSING DOOR
- ☒ 3 SIDED GASKET W/ BOTTOM SWEEP
- ACCESSORIES:
- ☒ (1) VAPOR PROOF LIGHT 115V. (BULB NOT INCLUDED)
- ☒ (1) WEISS LIGHT SWITCH AND DIGITAL THERMOMETER 115V.
- ☒ (1) COVE MOLDING
- NOTE:
- DOOR CAN BE INSTALLED WHERE ANY 47" PANEL OCCURS.



NOTE: DOOR CAN BE PLACED WHERE ANY 47" PANEL OCCURS.

*** ATTENTION ***
PLEASE SIGN & CHECK BOX

*** ATTENTION ***
PLEASE SIGN

SIGNATURE _____

PRINTED NAME _____ DATE _____

IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL ITEMS ON THE APPROVAL. ALL NECESSARY REVISIONS MUST BE NOTED ON THIS DRAWING. FINAL DRAWING WILL BE PRODUCED USING A SIGNED APPROVAL DWG.

FAX TO CARROLL COOLERS AT (712) 792-6748

☐ APPROVED AS DRAWN

☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT

UL LISTED BUILDING UNITS SURFACE BURNING CHARACTERISTICS 4P37

FLAME SPREAD 25

SMOKE DEVELOPED 450

(INTERIOR BUILDING CONSTRUCTION) 1715 = WALL - CEILING

NOTICE: CONCRETE AND TILE WORKERS

*THE SHEET METAL FACING INSIDE THIS WALK-IN MAY STAIN OR OXIDIZE DUE TO EXCESSIVE MOISTURE CREATED BY HYDRATION OF CONCRETE MATERIALS.

*EXTRA CARE MUST BE TAKEN WHEN USING MURIATIC ACID OR OTHER HARSH CLEANING MATERIALS.

*EXTREMELY IMPORTANT TO VENTILATE THE WALK-IN PROPERLY WHILE CONCRETE IS CURING.

IMPORTANT!

THIS WALK-IN IS DESIGNED TO SUPPORT ONLY ITS OWN WEIGHT. STORAGE ON TOP, MOUNTING TO, OR MODIFYING THE WALK-IN VOIDS ALL MANUFACTURER'S WARRANTIES. ANY OUTDOOR WALK-IN MUST BE DESIGNED TO MEET STATE & LOCAL SNOW LOAD AND LIVE LOAD REQUIREMENTS.

IMPORTANT!

CARROLL COOLERS MUST KNOW IF YOU ARE USING QUARRY TILE IN THE WALK-IN OR BUTTING UP TO THE WALK-IN, ROUGH OPENINGS FOR PASS THRU DOORS AND CCI DOORS WILL NEED MODIFICATION TO ALLOW THE DOORS TO OPEN AND CLOSE PROPERLY.

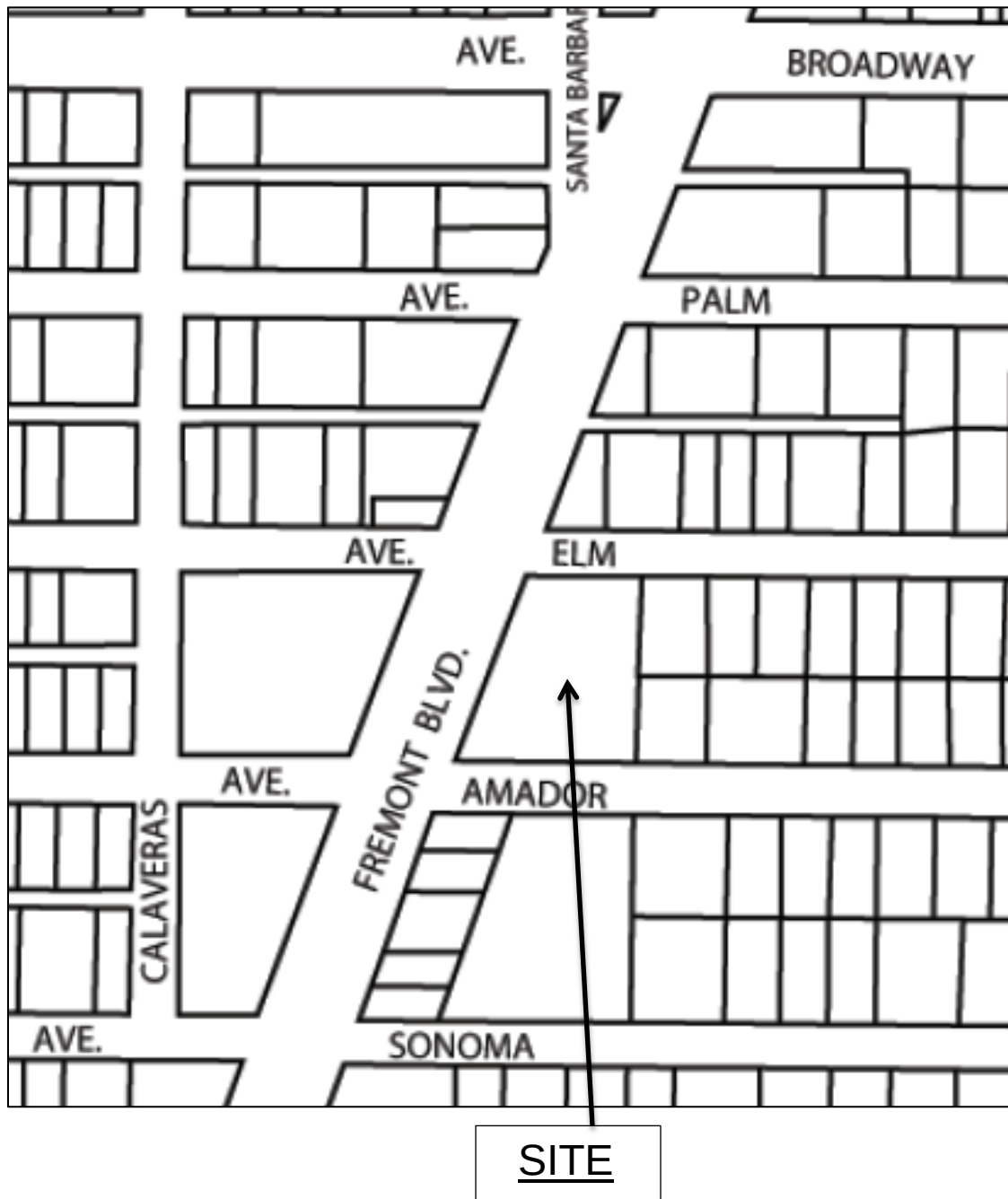
WARNING!

ENGINEERED FOR ON-GRADE INSTALLATION. IF ANY PORTION OR ALL OF THIS WALK-IN IS TO BE INSTALLED IN A DEPRESSION, CONTACT THE CARROLL COOLERS, INC. SALES DEPT. IMMEDIATELY 1-800-764-6834

("BUYER") APPROVES IN ALL RESPECTS THE DRAWINGS PROVIDED BY CARROLL COOLERS ("SELLER") IN CONNECTION WITH THE SELLER'S QUOTE, CI-- , DATED --, 201-- , AND/OR THE BUYER'S PURCHASE ORDER, #-- , DATED --, 201-- .

THE BUYER ACKNOWLEDGES & CONFIRMS THAT THE AGREEMENT BETWEEN BUYER AND SELLER CONSISTS OF THE (i) DESCRIPTIONS AND QUANTITIES OF THE GOODS STATED ON SUCH PURCHASE ORDER, AND (ii) THE PRICES, DELIVERY DATES, AND TERMS & CONDITIONS STATED ON SUCH QUOTE. BUYER FURTHER ACKNOWLEDGES THAT SUCH TERMS & CONDITIONS SUPERSEDE AND REPLACE ANY AND ALL TERMS AND CONDITIONS APPEARING ON/IN THE BUYER'S PURCHASE ORDER FORM.

1482 FREMONT BOULEVARD



SITE PHOTOGRAPHS



1482 Fremont from the northwest



1482 Fremont from the west showing netting for condenser enclosure

SITE PHOTOGRAPHS



Photo from the southwest



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Dominique Jones, Senior Administrative Assistant

DATE: August 17, 2016

SUBJECT: **SIGN PERMIT APPLICATION NO. MSP-16-03. Joseph Cardinale (Property Owner) and Cardinale Nissan, (Applicant) are requesting approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership located at 1661 Del Monte Boulevard, in the Automotive Regional Commercial (CA) Zoning District.**

PURPOSE

In accordance with Section 17.40.030.B of the Seaside Municipal Code (SMC), the applicant and property owner are requesting the approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership.

RECOMMENDATION

Staff recommends that the Board of Architectural Review approve the new wall sign and proposed Master Sign Program subject to the findings and Conditions of Approval provided as Attachment 1. Project Plans are provided as Attachment 1, Exhibit A.

BACKGROUND

The Nissan automobile dealership commenced operation at 1661 Del Monte Boulevard in 2004. At that time the dealership received Board of Architectural Review (BAR) approval for the exterior façade of the building and five signs. The applicant is currently requesting that a new wall sign be added to the existing signs on the northern exterior of the building.

Section 17.16.050.C.2 requires that a Master Sign Program (MSP) be approved for all properties in the CA zoning district. A MSP shall be submitted to the BAR for all proposed permanent sign(s) and relocation of or alterations to existing signs. Review of the proposed MSP will evaluate existing and proposed signs, site conditions and constraints, building uses, and on-site circulation in order to determine sign allowances.

SITE LOCATION AND DESCRIPTION

The project site is located on the west side of Del Monte Boulevard opposite Alhambra Street. The site is developed with an existing auto showroom and auto repair building near the center of the property. The site is bordered primarily by automotive uses on Del Monte Boulevard to the north, east, and south. A mixture of commercial establishments located in Sand City border the site to the west.

The existing Cardinale Nissan dealership consists of two buildings highlighted by a 1,024 square foot showroom located adjacent to the sidewalk on Del Monte Boulevard and the auto service bays. The service entrance and two-story administrative offices angle off of the showroom in a northwesterly direction. The building returns in a southerly direction to form the service bays which are lined up parallel to Del Monte Boulevard behind the main showroom. The remainder of the site is devoted to customer parking, the display of automobiles for sale, service vehicles, and the storage of inventory. A Vicinity Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The site currently has five signs. They include the following:

Sign A is an existing 12 foot high freestanding sign that is located directly behind the sidewalk on the south side of the entry driveway. This sign has an 18 square foot, double sided Nissan logo near the top of the structure. The two sign faces are separated by more than 12 inches, therefore the sign area of each sign is added to the total for the building (36 square feet).

Sign B is an existing internally illuminated 28 square foot "NISSAN" wall sign made of two foot high red channel letters located on the south façade of the showroom above and slightly to the right of the entrance facing the customer parking.

Sign C is an existing internally illuminated 17 square foot "Cardinale" wall sign made of 18 inch high white channel letters and is located to the right of the Nissan logo on the Del Monte Boulevard frontage of the building.

Sign D is an existing internally illuminated 10 square foot Service wall sign made of 15 inch high white channel letters and located over the service entrance on the north side of the building.

Sign E is an existing 14 square foot silver Nissan logo located over the showroom entrance on the Del Monte Boulevard frontage. These five signs currently total 105 square feet in area.

The applicant is proposing to add a sixth sign to the exterior of the dealership. This sign is an internally illuminated 28 square foot wall sign proposed to be located on the easterly elevation of the building near the Del Monte Boulevard frontage. This façade is currently void of any signs. The sign will be composed of 24 inch high red channel letters and will be identical to Sign B in size, color, and structure. The channel letters are illuminated with LED lighting and will protrude 4 inches from the face of the building. The addition of this sign will bring the total sign area for this building to 133 square feet.

STAFF ANALYSIS

The proposed project is located on Del Monte Boulevard in the Automotive Regional Commercial (CA) Zoning District. Section 17.16.050 of the Seaside Municipal Code (SMC) governs signs within the CA zone. The purpose of these regulations is to improve the appearance of the CA zone while providing limitations regarding specific types of signs. The various lot sizes, number of frontages, and buildings located on each property within the CA zone make it impossible to establish a set of sign standards that would effectively apply to all properties and signage needs. Therefore, all signs in the CA Zoning District are subject to the approval of a Master Sign Program.

The Nissan dealership has very limited brand recognition when approached from the north on Del Monte Boulevard. The proposed sign is identical to the “NISSAN” wall sign located on the south facing elevation. The proposed sign is in scale with the building and provides additional brand recognition for the automobile dealership.

The proposed total sign square footage (133 square feet) is less than the total sign area permitted (150 square feet) by the sign standards for commercial and industrial zoning districts.

The addition of the new NISSAN wall sign and the approval of a Master Sign Program for the Cardinale Nissan automobile dealership is consistent with the objectives of the General Plan and the CA Zoning District.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 1, Section 15301(e)(2) from the California Environmental Quality Act. Class 1(e) exemption consists of minor interior and exterior alterations and additions that would result in less than 10,000 square feet if:

- (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and
- (B) The area in which the project is located is not environmentally sensitive.

Evidence: The proposed project will consist of installing a 28 square foot wall sign to an existing automobile dealership. City staff has determined that through compliance with code requirements there are no significant environmental effects associated with the project either individually or cumulatively.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with all applicable zoning regulations for the CA Zoning District.

Evidence: The sign plans have been reviewed in accordance with the General Plan and Zoning Ordinance and it is concluded that the proposed sign meets all applicable design requirements.

2. The proposed sign offers the dealership greater visibility from Del Monte Boulevard thereby providing the potential of increasing its economic viability and tax base for the community.

Evidence: The proposed sign will offer greater brand recognition and increase the visual connectivity for this portion of Del Monte Boulevard thereby increasing the potential for sales and the tax base for the community.

3. The design of the sign, including the character, scale, building materials, and colors is compatible with the character of signs on adjoining and nearby properties.

Evidence: The proposed design of the sign, including scale, color and sign modifications provide all required design elements that will add to an attractive building, and will be compatible with adjoining and nearby properties.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1, Ex. "A" - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. MSP-16-03
August 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 “Cardinale Nissan” stamped as received on July 11, 2016 and approved on August 17, 2016.
2. Per Section 17.40.030.B of the Seaside Municipal Code, subsequent signs that are required to comply with an existing approved Master Sign Program shall be reviewed and approved by the Zoning Administrator through a Zoning Clearance, in compliance with Section 17.62.020.

Building:

3. The proposed project shall be constructed in compliance with the 2013 California Building Code. Building permits shall be obtained for all construction work, as required by the Seaside Building Official.
4. Building permit plans shall be prepared and stamped by a licensed architect or engineer.

Fire Department:

5. The proposed project shall be constructed in compliance with the 2013 California Fire Code.

Public Works:

6. Applicant shall comply with the requirements of the Public Works Department for any encroachment permits or modifications to existing paving/concrete areas.

Standard:

7. 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.
8. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

9. 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.
10. 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.
11. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
12. 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.
13. 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.
14. 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.
15. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. MSP-16-03

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

one world. one brand.

Dealer Presentation Package

"Nissan's new Brand Identity must not be a reflection of what we currently are, it has to represent the vision of where we want to be."
-Carlos Ghosn



Nissan Retail Environmental Design Initiative

Cardinale Nissan (3905)
Seaside, CA



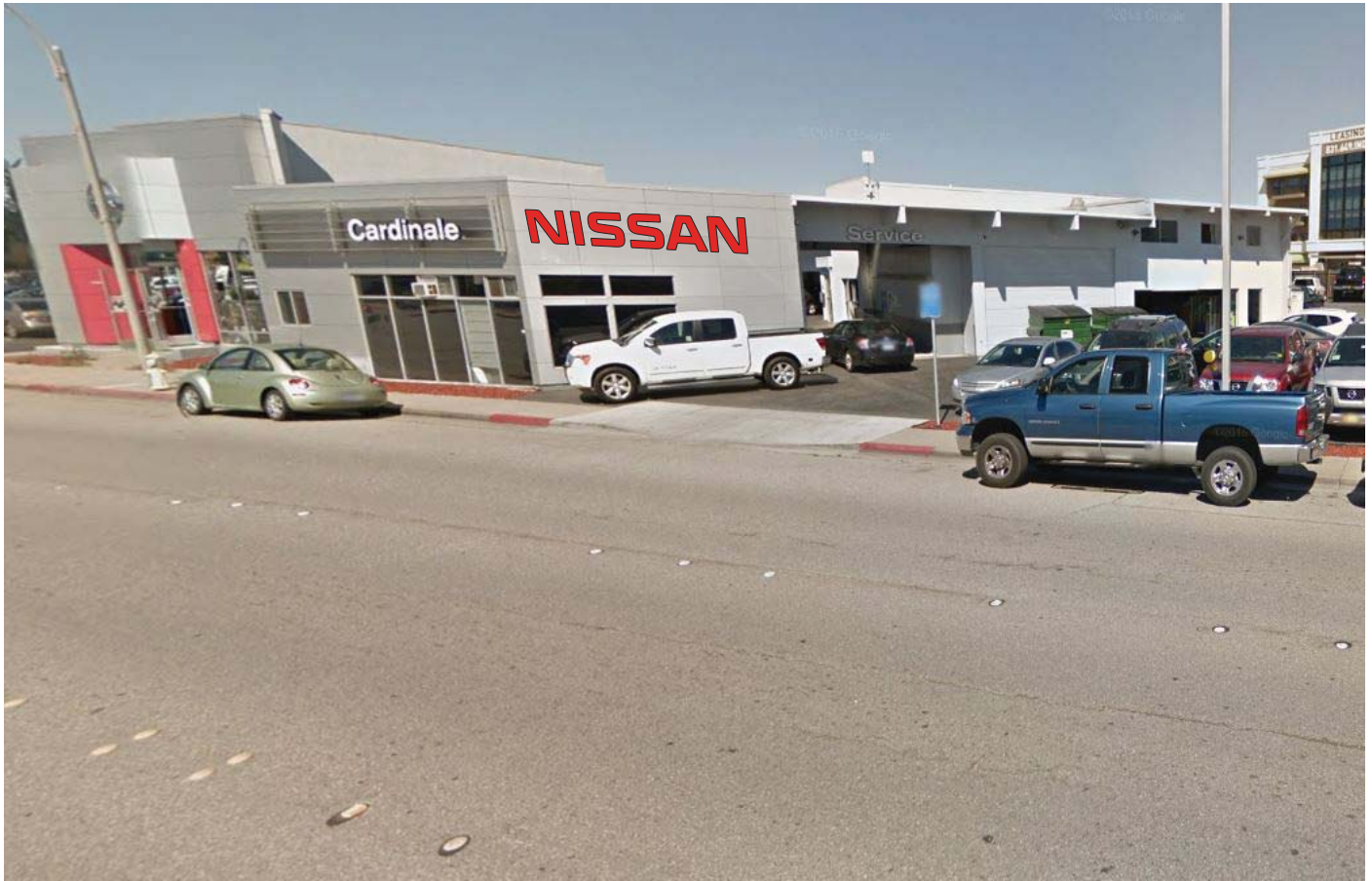
Architectural Graphics, Inc.
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com



NISSAN NORTH AMERICA, INC.

Nissan Retail Environment Design Initiative

Sign Program



PREFACE

The Dealer Presentation Package is issued to the Principal Owner or Dealer Principal as appropriate. It defines the signage solution for the Dealership Facility, subject to successful permitting by Architectural Graphics, Inc.

APPROVALS

The Principal Owner or Dealer Principal should execute the Participation Agreement provided in this proposal and return the original to your Nissan Regional Representative.

NEXT STEPS

Upon receipt of the executed Participation Agreement, Nissan will direct Architectural Graphics, Inc., to begin the next phase of the sign installation process.

NISSAN NORTH AMERICA, INC.

Nissan Retail Environment Design Initiative

Sign Program



CONTENTS

I. Estimated Lease and Maintenance Monthly Payment

II. Site Plan and Color Renderings

III. Schedule of Signs

IV. Dealer Enabling Works

V. Architectural Graphics, Inc. Ancillary Works

VI. General Time Line

Exhibit A- Participation Agreement

NISSAN NORTH AMERICA, INC.

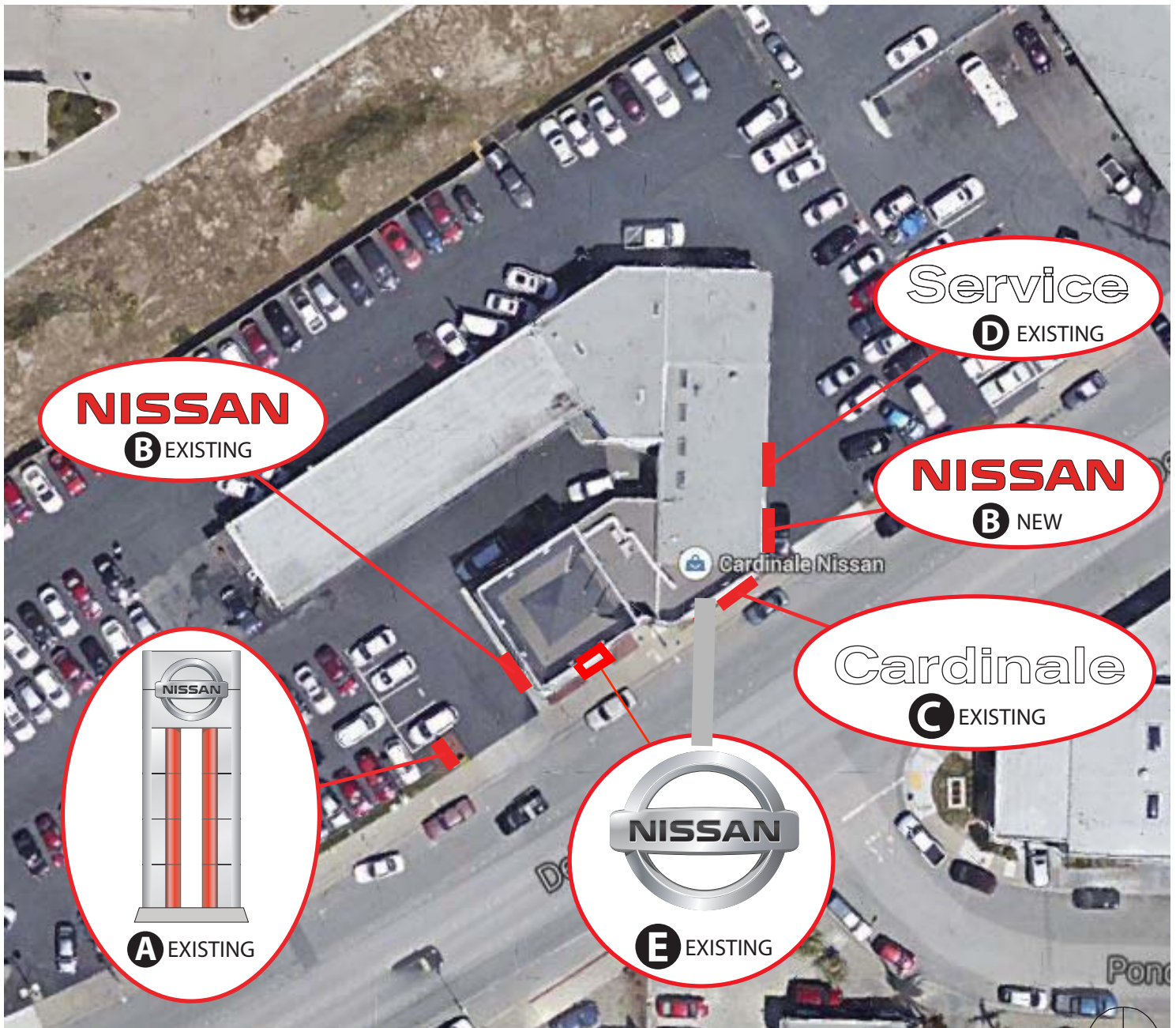
Nissan Retail Environment Design Initiative

Sign Program



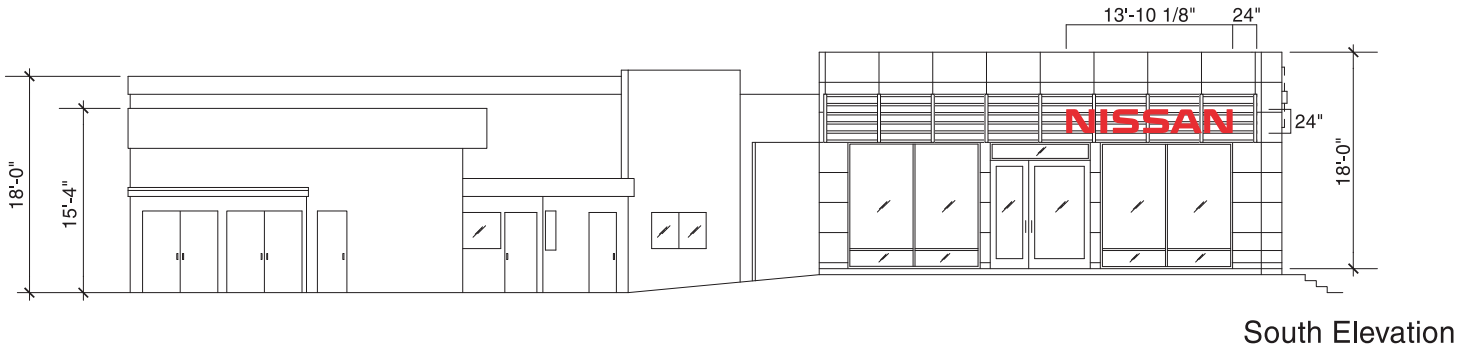
II. SITE PLAN AND COLOR RENDERINGS

The following provide a visual representation of the prepared solution.





SITE BEFORE NEW CONSTRUCTION



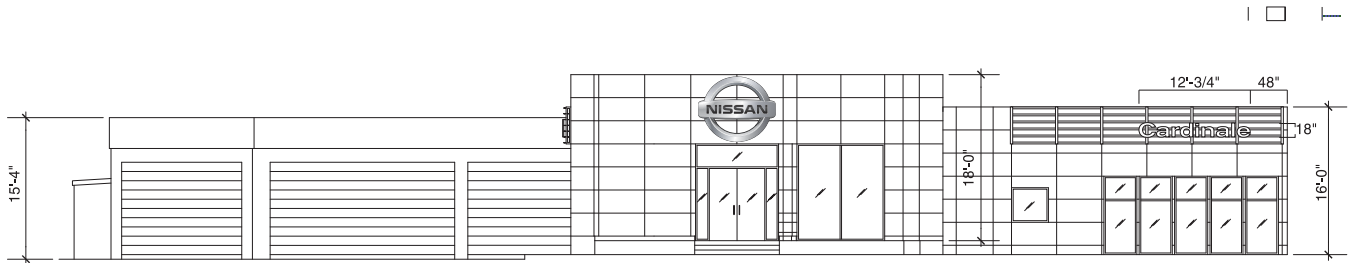
PROPOSED BUILDING AND SIGNAGE



B: 24" NWM Channel Letters

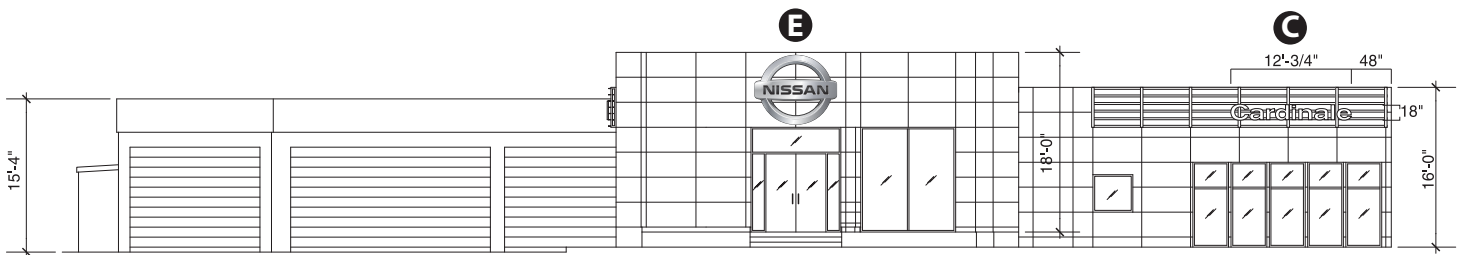


SITE BEFORE NEW CONSTRUCTION



East Elevation

PROPOSED BUILDING AND SIGNAGE



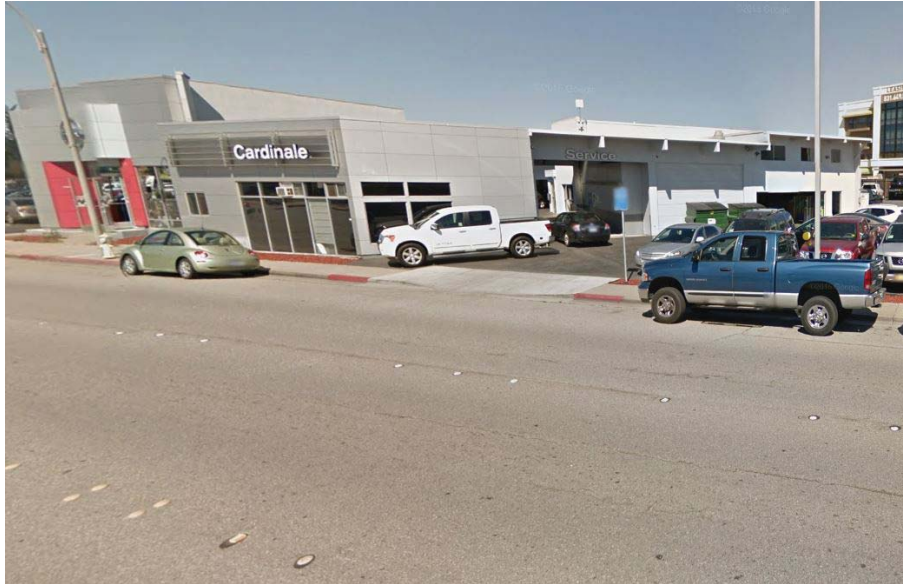
East Elevation

C: 18" DNL Channel Letters

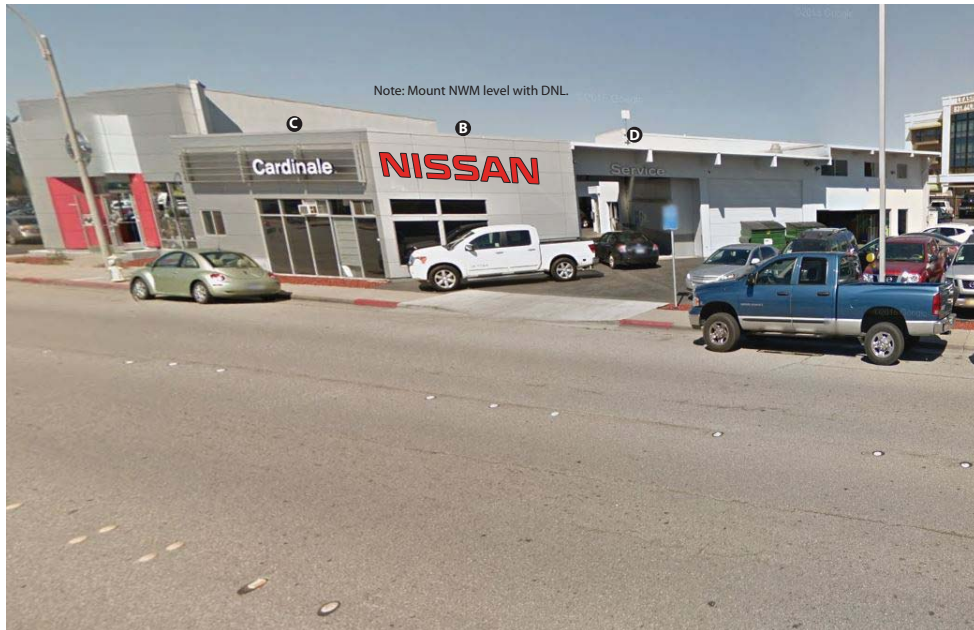
E: 42" Entry Element



SITE BEFORE NEW CONSTRUCTION



PROPOSED BUILDING AND SIGNAGE



B: 24" NWM Channel Letters

C: 18" DNL Channel Letters

D: 15" Service Letters



III. SCHEDULE OF SIGNS



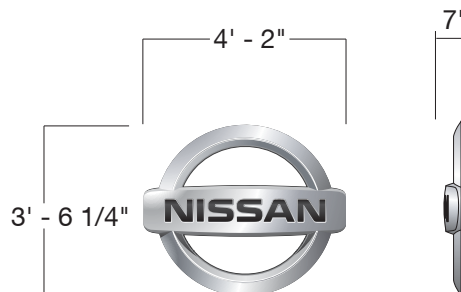
- B** Nissan Word Mark Channel Letters
 24" Channel Letters (Total of 2) 27.71 sq.ft.
 1 EXISTING, 1 NEW



- G** Dealer Name Letters
 18" Channel Letters (Total of 1) 17.10 sq.ft.
 EXISTING



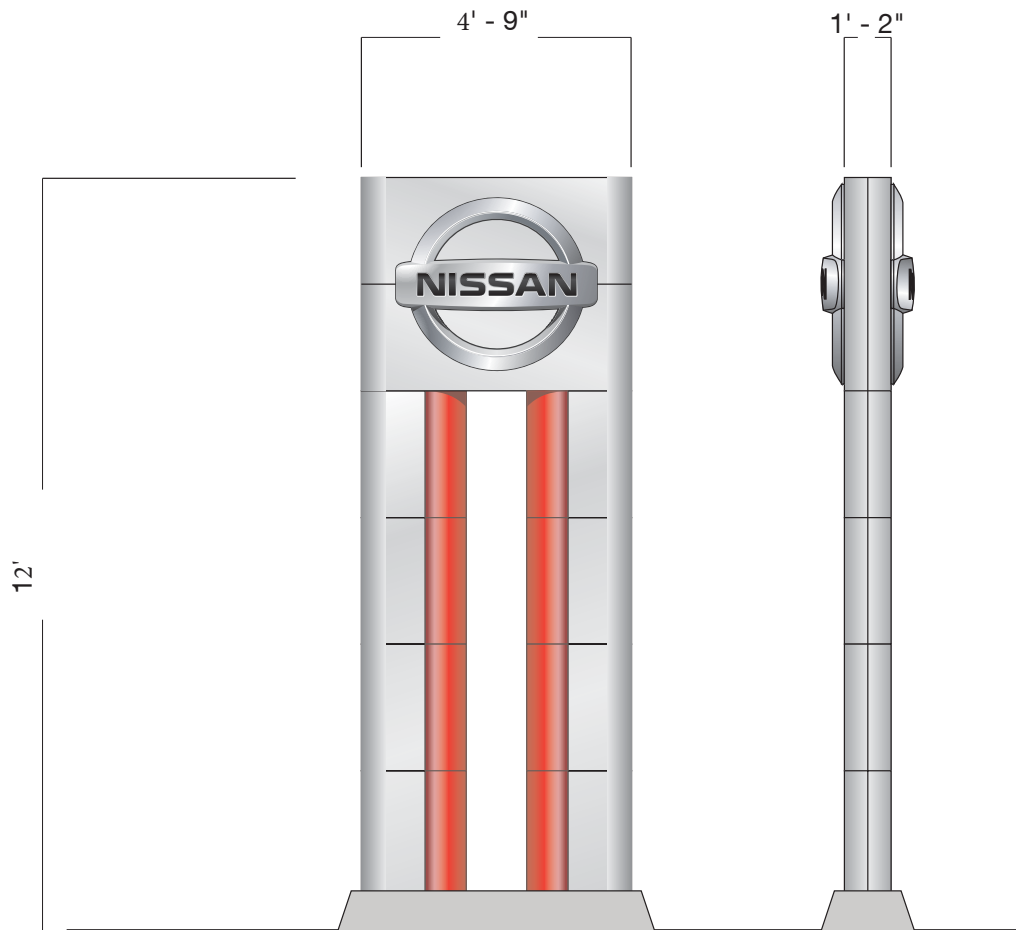
- D** Service Channel Letters
 15" Channel Letters (Total of 1) 9.53 sq.ft.
 EXISTING



- E** Entry Element - 42"
 14.44 Sq. Ft. Main Brand Sign (Total of 1) 3'-6 1/4" OAH
 EXISTING

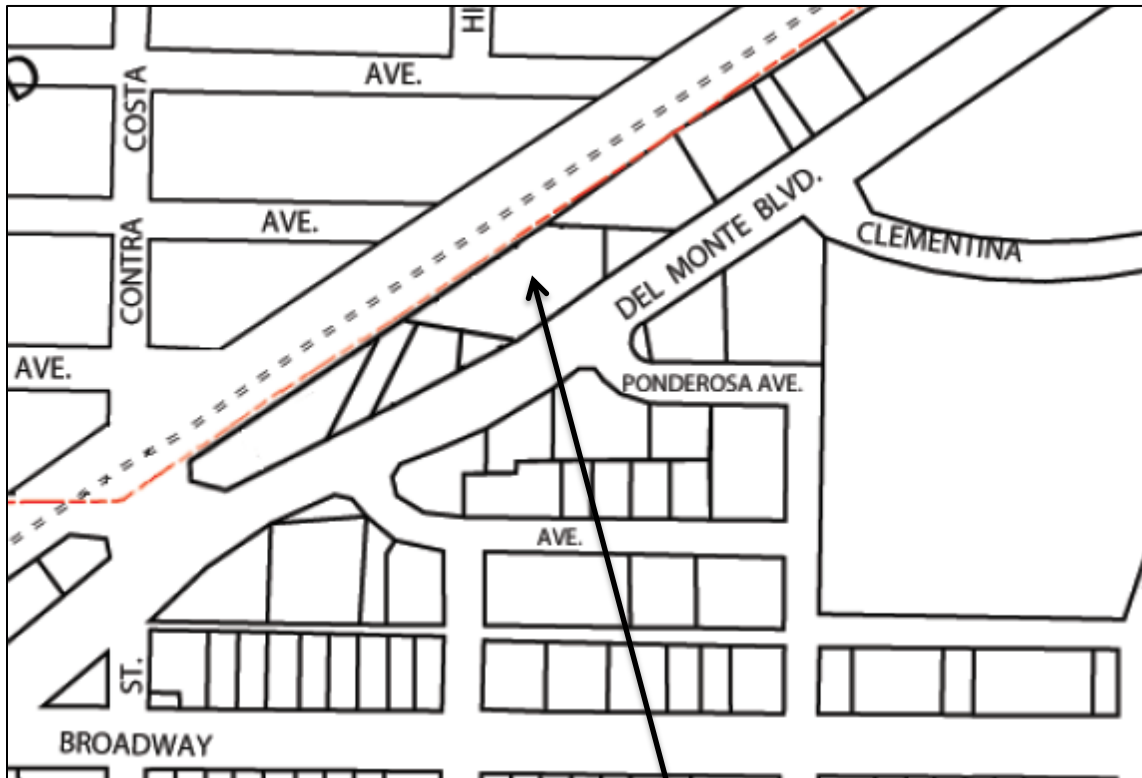


III. SCHEDULE OF SIGNS CONTINUED



- A** MBS-18 Pylon
18 Sq. Ft. Main Brand Sign (Total of 1) 12'" OAH
EXISTING

1661 Del Monte Boulevard



SITE

SITE PHOTOGRAPHS



Nissan dealership from the opposite side of Del Monte Boulevard



Nissan dealership from the north

SITE PHOTOGRAPHS



Nissan dealership from the southeast



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: August 17, 2016

SUBJECT: SPECIFIC PLAN APPLICATION #SPL12-01. The Board of Architectural Review will hold a public hearing to provide the City of Seaside Planning Commission and City of Seaside City Council with a recommendation on the proposed architectural guidelines, development standards and landscaping for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan.

PURPOSE

The purpose of this item is to review the Board's comments that were received at the July 15, 2015 BAR Meeting on the architectural design guidelines and development standards for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Draft Specific Plan (the "draft specific plan"); to receive Staff's recommendations/clarifications on the Board comments; to take additional public comment on the architectural design guidelines and development standards for the draft specific plan; and to provide a final recommendation to the Planning Commission and City Council on the architectural design guidelines and development standards in the proposed "draft specific plan."

RECOMMENDATION

Staff recommends that the Board review their previous recommendation, receive public comments, ask questions of staff and the applicant, and provide recommendations to the Planning Commission and City Council regarding the architectural design guidelines and development standards in the "draft specific plan."

BACKGROUND

This is a second meeting of the Board of Architectural Review regarding this item. The first was held on July 15, 2015. The staff report for that hearing can be accessed by the following link: <http://seasideca.boardsync.com/Web/GenFile.aspx?ar=717>. It addresses the project background, site location, land use designations, project description, an overview of the development review and approval process, and staff's analysis of the architectural design guidelines and development standards. It also includes an illustrative conceptual site plan, specific plan land use plan, and specific plan architectural design guidelines. The Draft Monterey Downs and Monterey Horse Park and Central Coast Veterans

Cemetery Draft Specific Plan can be accessed by the following link

:

http://seasidemontereydownsandveteranscemeteryspecificplan.com/Documents/specific_plan/default.htm.

The Board deliberated on the architectural design guidelines and development standards. 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.

July 15, 2015 MEETING TRANSCRIPT RECOMMENDATIONS

Staff reviewed the July 15, 2015 meeting transcript and has identified the Board's key design comments/discussion points in the Table 1 listed below.

Table 1

Board of Architectural Review (BAR) Comments/Discussion Points	City staff recommendation on the BAR Comments/Discussion Points
What is an Urban Design Program?	Clarification: In accordance with Section 8.3.3.2 –Development Review and Application Procedures – of the Specific Plan, development applications shall include a Landscape and Urban Design Program (Including detailed landscaping, architectural elevations, signage program and other design details pertinent to the residential or commercial project); Storm Water Control Plan; Statement of Compliance with the Specific Plan, design guidelines, design standards and other elements as required by California Code of Regulations; Statement of Consistency with the Fort Ord Reuse Plan and Master Resolution.
What is a “Cluster Development”?	Clarification: This design would include four-to-six units closely situated together or with common wall development in a clustered townhouse or garden apartment formation. The units would share a common driveway.
Board expressed concern with the large number of small lots (less than 3, 750 sq. ft.).	Recommendation: City staff recommends that the Board continue to discuss the location and grouping of lots of less than 3,750 sq. ft., and provide City staff with a recommendation or direction on what type of design amenities or design elements should be considered for this type of lot in the Specific Plan.

Board expressed concern with the provision of a 3'-5" foot side yard setback.	Recommendation: In the Boards deliberation of a side setback of less than five feet, the Board discussed whether to then increase the side setback on the other side to provide a minimum distance of 10 feet between adjoining structures on that side. City staff recommends that the Board review this recommendation and provide City staff with recommended language to amend Table 6.1 in Chapter 6 of the Specific Plan to include the combined setback distances the Board prefers when a setback of less than five feet occurs on one side of a parcel for a single family dwelling.
Board sought clarification on the use of a 10-foot front yard setback.	Clarification: The use of a minimum 10-foot front yard setback is proposed in order to provide variation in the front facades of the dwelling on a block and to allow for a porch projection to pop-put in front of the garage entry. This design feature would also decrease the dominance of the garage door.
Board inquired how the design of a specific style would be carried out on all sides of the dwelling.	Clarification: In accordance with Section 5.2.2.b in Chapter 5 of the Specific Plan, the front façade treatment of single family homes detached and cluster residential buildings should wrap partially around onto the side and rear of the house. The Board would have the ability to condition this type of design feature within the Urban Design Program that would be required for each development phase.
Board discussed the number of housing types and layouts that would be required in the Residential 1 area.	Clarification: Table 5.1 of the Specific Plan indicates that a minimum of three floor plans and three elevations would be required. The Board would have the discretion to require additional floor plans and building elevations as part of the approval process of an Urban Design Program for each development phase. The proposed standard is a minimum requirement.
Board inquired to the location of multi-family campus housing	Clarification: The multi-family campus/apartments will be located within Residential Area 3.
The Board inquired about the provision of solar access.	Recommendation: The Board can provide further information and development standards under Chapter 6 of the Specific Plan to provide for the location of solar equipment on roofs

	and design standards to minimize glare of roof panels.
The Board inquired about bicycle and pedestrian connections to areas within Seaside proper, Marina and CSUMB.	Recommendation: The Board can provide further information and development standards to address how bicycle and pedestrians could be feasibly accommodated within a development Phase as part of the Urban Design Program that would be approved for each development Phase.
The Board inquired about property Maintenance.	Clarification: A set of Conditions, Covenant and Regulations will be adopted for the Specific Plan. The CC&R's will include maintenance standards and programs for the dwellings, front yards, streets, and common open space/trails.

It is within the Board's purview to continue to deliberate on the draft specific plan's proposed architectural design guidelines and development standards. Should the Board determine to do so, staff recommends the Board consider discussing the architectural design guidelines and development standards component by component. The components are:

1. Architectural Design Guidelines (Chapter 5)
2. Residential(Single-family and multi-family)
3. Commercial (Country Walk)
4. Hotels and Office Park
5. Horse Park, Training Track, and Sport Arena
6. Central Coast Veterans Cemetery (Ancillary Structures)
7. Development Standards (Chapter 6)
 1. Residential
 2. Commercial and Mixed-use
 3. Recreational
 4. Central Coast Veterans Cemetery Ancillary Structures
8. Landscape Design Standards (Chapter 7)
9. Circulation Design Standards (Streets and Trails) (Chapter 3)

July 15, 2015 MEETING TRANSCRIPT PUBLIC COMMENTS

The following public comments were received at the July 15, 2015 meeting.

Roelof Wijbrandus – Property Owner of 1495 Mescal Street

- You're looking at zoning. One of the things that didn't come up on the zoning question is – that Seaside does have a zoning law and that you do not allow for card rooms or any kind of gambling. Horse racing does involve gambling and betting, and so I'm really concerned as a

resident that this is not compatible with our current zoning laws.

- Two thirds or three quarters of the project does not belong to Seaside yet. So, as a Seaside resident, why not tell the applicant “work it out with Monterey County and then come back to us and we’ll take a look at the plan – because that’s an unknown.”
- As a Seaside resident, I’m really living with a drought situation and I don’t see two hotels, all these residences and a horse park using water that I don’t have myself right now, so I think the water issue is really an important component to review.

Nina Beatty – No address given

- The reason setbacks exists is because they protect against many things. One of them is noise; and your neighbors; another one is privacy. With less setbacks, that means you’re more prone to the radios that are going on that are going on in the house, the kids that are chattering in the yards, the parties that are going on; its less protection for residents. Smaller lots, as you know, by going through streets in Seaside; people are crammed in and it’s not a conducive environment for – I mean, you go through a wide street, bigger setbacks; and then you go on a street like Soto and it’s difficult to even drive down the street. And I wonder in this “new urbanism neighborhoods”, will the applicants be living in these neighborhoods? Or is this something that we’re trying to – I fear tonight a language of – we’re moving people into this concept but it’s not them, its other people that have to get use to a new concept, a new mindset of living in something that isn’t natural for them.
- People want yards, they want their privacy. If they have children, they want the safety there. I understand about lawns, I’m an environmentalist, lawns are a thing but at the same time, where are the children going to play? Does the mom always have time to take them across to the park? Not going to take them across to the stadium, not going to take them across to the tennis courts – you know this is families, if you want to attract families to the peninsula, this seems to fly in the face of it.
- There’s not enough parking, I mean all of us have fought areas where it was in the legal limits but there wasn’t enough parking, especially if you’re putting people, a bed, a king size bed means 2 people and that means probably two cars. In a family that has multiple adults, you’re going to have multiple cars and fighting for spaces and all of the problems that a neighborhood can generate with that. If Seaside doesn’t have standards for certain things, like I saw up on the slides, why didn’t the planning department go to other cities that do have these types of housing development? And say, well for Santa Cruz...or for Salinas...or for Monterey, these are the comparable standards; so you have a comparison. This again, is trying to change people and children; this is not taking into consideration the real needs of people.
- I understand that the tree destruction has already started at the cemetery since there have been no

permits (as I understand) issued and nothings been ok'd why has that begun?

- As I look at these plans, too bad this isn't for a blighted area in Fort Ord instead of going over habitat. There's lots of new green areas in this plan that are predicated on water, anybody who gardens knows that maintenance of established planting has less water needs than getting new planting established; and much more so in a drought – we don't get the usual winter rains when plants typically get a burst of growth, without water this will be a desert. International reports say that California has less than 1 year left in water.
- Shrinking habitats are already shrinking, this is destroying more. I was thoroughly on board with the cemetery until I saw where it was going. And I just think there's a lot of issues with it that I think need to be dealt with.

Kathy Anderson – No address given

- The City of Seaside needs to take its course and get some tax revenues, the small yards and the parks that's ok – I have children, I have grandchildren, we don't have time for the back yard anymore, so the park is just fine. The smaller yards and the higher ceilings, I really like that because it makes the house seem larger.
- I wasn't really going to come up with this project, but because I lived here all my life and I'm a homeowner in Seaside; nothing gets done unless the positive part comes through. And I have confidence in the City of Seaside, that they've been working closely with this developer and I don't believe that they would do something, the City of Seaside and their team that would be in any partnership or anything that would create nothing but positive development for the City of Seaside.
- The water conservation, we certainly need that and I'm sure the City of Seaside and their team has well thought this out. We're in a drought, this is nothing new to them and I'm sure that they've talked to the developer. I think we need to have some confidence in the City of Seaside and the developer. I think they want to work together and pull together a positive project. I've lived in Seaside for 15 years; and I still have my home after 35 years. So Seaside I do have a passion for, and I'm looking forward to this development. Because it's not only about horses, it's other entertainment, and other things that could come here that we could enjoy here in the City of Seaside.; which their lacking within our community. I encourage you to give that recommendation to the Planning Department to go forward, and go to the next step; and see how we could agree on this wonderful project for the city of Seaside. Thank you.

Steve Ecklin (Salinas)

- I hope you say no to this project. Marina has an equestrian center so horses have somewhere that's around, Salinas has rodeo grounds. Horse parks are going out of business all over the country. So there's absolutely no need to have a horse park around here. There's a couple of things that came up, not too long ago, we have some of the cleanest air in the country, according to this article; this county is healthier than most, and in this region we have some of the best air quality in the country. One of the reasons we have this wonderful air quality is we have trees and trees and trees that absorb carbon dioxide and produce oxygen. At least what I heard is that trees are being removed because of Monterey Downs, at least 50,000 trees – it's because of all the trees that we have this clean air. So, what's that going to do to our air quality. Salinas has the cleanest air out of the cities in the State. There's not enough water for the downs, and we certainly do need water now. Thousands of homes have already been approved for construction in Monterey County, so if there's a need for housing, I don't think there is right now but if there is then use the barracks in Fort Ord, tear down all those barracks, and put the houses in there so you don't have to destroy the environment and its already infrastructure there, it'll have to be fixed but it's there; so use that instead of destroying the environment to putting stuff there that we don't really need. There's a dangerous milestone of carbon dioxide in the atmosphere and trees absorb the carbon dioxide. And, I believe, I'm not quite certain that most of people who walk into Monterey Downs, they don't live around here so they don't really care about our environment. There's no need for any of this stuff now, now you want to put the cemetery in, and I can understand that but when I lived at Fort Ord, I hated the place but that's... To tear down 50,000 trees to put in stuff that we don't need is not good. Thank you.

Cameron Binkley (Seaside - lives in the area next to where the project is proposed)

- I'd like to see the project housing incorporate more of a sense of military heritage in Fort Ord both in the architectural considerations and also in the naming and the retention of names that relate to the previous military use of the area; like Parker Flats – with the names of roads and trails and things like that should be retained to the extent possible and while I do quiver with the name "Monterey Downs" itself, because it has no historic association with the area. So that's kind of my critique there; and an example of how this can be done successfully to some extent is the East Garrison development which has incorporated some architectural influences of the late military aspects and designs in their building styles and so I think that could be done here. I didn't see any of that in the presentation tonight so to the extent that that could be worked into, I would support that. Finally, I think that the military historic plans, use of patterns, should be considered and I'm not a big fan of squeezing all the houses close together and not having any yards. If you look at the adjacent neighborhoods in this project area, you've got, if you actually go out and visit Fitch Park which is a military housing area which has been redeveloped in recent years. The homes aren't separated by quite more than the margins that are being talked about is being here. And those are very nice neighborhoods, they're very walkable and they in the move of urbanism design philosophy, and I just would like to see more continuity, instead of having a stark contrast between the neighborhoods and the previous military usage that are going to be immediately adjacent to this project. So those are basically my comments, I would also say that as a former dog owner, it is very difficult to have a dog in a small space and the yards that I've

seen in recent development, the yards don't provide enough space. Also, I know that there is a tendency, with the parks, which it's great to have these park in these areas, I appreciate that but it's often a tendency to impose restrictions on dogs in those parks so then you'll have the combination of having very small yards for dogs and then you'll have...and you can't predict this but there can be restrictions on the open space use where people can't take their yards. So it's nice to have a bigger yard that is more appropriate for dog use.

- I'd like to put in a good word of support for FORA and their Regional Urban Design Guidelines that were mentioned previously. I'm a big supporter of that, you've heard of this in concept so more power there. I kind of wish the development would be focused more towards the center of town rather than on the very extreme edges but as it is I am a supporter of those guidelines so that's a good thing.

Dawn Posten, Non-Profit "Monterey Horse Park"

- Our project has been described in this presentation tonight and I just want to tell you that the horse park will be built in phases and every step of the way we will be coming to the appropriate agencies getting approval, and/or recommendation on how we build our horse park. Our intent is to work with the natural beauty of the former Fort Ord, we anticipate our building to be with local and historical architecture and style to reflect the equestrian nature of the venue. We hope to use the services of John Blackburn a noted equestrian center architect, he's famous and specializes in healthy barns that are real far out and . His designs include consideration to do traffic flow, efficiency and aesthetic use of the natural environment. Our landscaping will be drought tolerant and native to the area. Monterey Horse Park will be an aesthetic use of the land. Also, the Monterey horse parks acts as a natural transition between the more urban areas and as you're moving to the more active recreational, equestrian competitions, and dog shows, we intend to have at our site – it won't be just horses, and that sorts of things, to the more passive recreation of the national monument. While we don't border on the national monument, we also plan to provide trail connection and staging areas, and in the more developed areas to the less developed areas of the national monument. Thank you very much!

Peter Kaiser, Seaside resident

- I don't think we want to stack and pack people in there like other people have mentioned and put them in smaller-sized lots. Where will people park their RVs and their motor homes? Let's say they have a family business, where do they have some of the things that they need to be self-sufficient and have their family businesses. What do you do when the grandchildren come? And they're not going to want these small houses.
- Looking at the big picture, I think we need to consider looking at the name. If it's "Monterey Downs" another words the center of the city of Monterey is maybe 9 miles from the project, and if you're going to have advertisements to go to the Monterey Downs from the freeway, then people are thinking Monterey, and well, then they go down to dinner in Monterey and where's Seaside? How about requesting the project developers to change it to "Seaside Resort"? The second part of the name is also inappropriate, it's "Downs", that usually refers to a racing facility

and if you look at the FORA general plan, it outlaws certain types of gambling; specifically casino gambling is outlawed. And I went out there and read it one of the planners, and he says that each city, like Seaside and Marina are required to put that in their general plan so that you can't have casinos, etc on Fort Ord. So, in the spirit of that it shouldn't say "Downs" and if we look more closely at that horse race gambling is the most addictive form of gambling; about one-third (1/3) of people who participate in horse race gambling are either addicted or problem gamblers. They spend more money than other gamblers, and if that's the purpose of having the facility is to prey upon these people, that's going against the...like if you're running a bar and you encourage alcoholics to come in there and drink excessively, that's abusing your neighbor. So we are abusing our neighbors who are prone to gamble too much. Also, if we look at the money part of this, a State commission is studying gambling and said that every \$1 of gambling revenue from horse tracks, cost the city \$3 in policing cost and other cost, so they estimate 6 million dollar in gambling revenue times 3 is 18 million dollars in negative cost to the city. I've been here long enough, we have a Measure D in Seaside, they were going to have a large card room, on Laguna Grande land, we voted against Measure D, and it was defeated. That's the sense of Seaside against gambling. Also, I think we should be using the already used land in Fort Ord that haven't been developed and put the project on there first and foremost. So change the name away from Monterey Downs to Seaside Resort and in the spirit of the FORA general plan drop the gambling part. Thank you.

Bill Weigle, Seaside resident

- I think these are architecturally related. I heard it referred to a parking structure, and I guess I hadn't heard that before. But there have been so many pages between the specific plan and the EIR, I think it's close to 4,000 pages, I haven't gotten through it all. So I used Google Earth Pro to try and estimate the size of the large parking lot, so it goes North to Northwest to west of the arena and I ended up with about a 20 acre parking lot. So, I guess my question is, is that a parking structure or is that a parking lot and what is the size of it?
- It was pointed out by one of the earlier speakers here that there are just 10 very small structures on that land right now. There's some old 8 holer outhouses out there that we used for training and some of them are falling down. And there are two roads that go through there. So basically we have over 600 acres of totally permeable soil and the national weather services, we get 21 inches of rain per year. So you figure that out, that means that we have close to 900 acre feet of water that falls in that particular permeable soil and soaked into our ground table. So my question is then, how many acres of non-permeable surface will we have when this is done? That would include the parking that would include streets, it'd be side road, houses...all of that, because that is something that will not be soaking into the water table. Now, I realize, some of it will be preserved in other ways but we need if it comes up as questions, we need to have some answers. How much non-permeable surface will we have? Thank you.

Kay Kline, Seaside Resident

- When I heard that there is a parking structure that is 5 stories and 60 feet high, and that there will be some other buildings that are 50 feet high, I'm realizing that those of us that go up to the National Monument to go hiking, that will be in our view. We're going to see because that land is really high and those buildings are high. I'm hoping and this may not be your area, that another site such as Seaside East could be considered, you know and it wouldn't have to squeeze in there and it wouldn't have to be right next to the National Monument.
- I too am concerned about the amount of pavement, it seems like today there is a lot of permeable pavement that could be put in and I would hope this project would use some of that, so that we can retain the water that we are now retaining through the trees and everything and at least some of the water could be retained that way. I'm also concerned about the three (3) ponds that are on that property and how are we going to have ponds in this drought? And, that soil is very, everything goes right through it so...I don't understand that at all and I'll hope you look at that as part of the landscaping of the area.
- And the other thing I was wondering about, were the trees along the road, because I look at General Jim Moore and the medium, those trees are doing very, very poorly; and some of them are Oaks and don't grow in a row, they grow in a community which is why the forest is so healthy up there. Also, that soil has been, and those trees have been there for so long that they've embellished the soil. I think that once you grade everything and disturb everything, how do we know that those trees are going to remain? And who will maintain them? That is something that concerns me.
- And I didn't hear any accommodation for camping or people to come to the...right now Gigling and 8th is the way people enter for the National Monument. I don't know how we can walk through country walk, but it doesn't seem like there's going to be much access for the public to go to the National Monument from Seaside. And I think as people are talking more and more about walkability and walking in nature, the health factor, Seaside may not have much access to that; and that's my concern, Thank you.

Bill Light, Resident of Monterey County

- There are some high buildings out there currently, like the old hospital that's out there, which is now run by the DOD and you can see it as I ride my bike out there. It's actually a nice signal that I'm almost close to the finish line of my ride.
- I think a lot of thought has gone into this design and architecture, how it merges from the University to the National Monument, it's very thoughtful.

- I know that the initial design of the project has changed multiple times, the developer has gone to the community and asked for feedback, cyclist have been talked to, I know horse people have been talked to, I know the City, Seaside, has been talked to and asked to make some changes and modifications and I think the developer, in this case has done a lot of hard work to make sure to incorporate a lot of the people's feedback, the people of Seaside's feedback and the people of Monterey County to build a world class facility right here in our backyard. One that meshes very well with the National Monument, I ride my bicycle for the last year and a half back in that area; the National Monument is huge and there's a lot of space out there.
- I think that this kind of project is a big project obviously; I think it's beneficial to the City. I appreciate your time tonight. Thank you very much.

PUBLIC NOTICE

A legal notice regarding the Board of Architectural Review hearing on the draft specific plan architectural design guidelines and design standards was published in the Monterey Herald Sunday, August 9, 2016. No written comments have been received in advance of the staff report publication.

NEXT STEPS

After the Board of Architectural Review provides a recommendation to the Planning Commission and City Council on the architectural design guidelines and development standards of the Draft Specific Plan, the project applications and Final EIR will be reviewed by the Planning Commission, who will then make a recommendation to the City Council. If the City Council approves the proposed project and certifies the Final EIR, the Fort Ord Reuse Authority (FORA) will review the project for consistency with the Fort Ord Base Reuse Plan. The next step would then be for the City to submit an application to the Monterey County Local Agency Formation Commission (LAFCO) for approval of a Sphere-of-Influence Amendment and Annexation. Prior to LAFCO approval, a Sphere-of-Influence Amendment agreement would need to be executed by the City of Seaside and the County of Monterey.

Individual residential subdivisions, retail and commercial development, recreational developments, and development of the cemetery ancillary parcels will require permits (e.g. use permits, site plan review, subdivision/parcel maps) and Design Review applications. Each of these future projects will come before the Board of Architectural Review to ensure they are consistent with the Specific Plan's Architectural Design Guidelines.

ENVIRONMENTAL DETERMINATION

Development pursuant to the Specific Plan will be required to comply with mitigation measures in the Specific Plan EIR. The Draft EIR (DEIR) was circulated for public review from March 31, 2015 through June 19, 2015. The DEIR can be accessed by the following link:

<http://seasidemontereydownsandveteranscemeteryspecificplan.com/Documents/deir/default.htm>.

A Final EIR was prepared in July 2016 and can be accessed by the following link:

<http://seasidemontereydownsandveteranscemeteryspecificplan.com/Documents/feir/final.htm>.

CEQA Guidelines section 15125 (c) states, “Where an advisory body such as a planning commission is required to make a recommendation on a project to the decision-making body, the advisory body shall also review and consider the EIR or Negative Declaration in draft or final form.” The Board of Architectural Review is also in an advisory role, however addressing only the design guidelines and development standards in the draft Specific Plan.

ATTACHMENTS

<http://seasidemontereydownsandveteranscemeteryspecificplan.com/Documents/feir/final.htm>.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: August 17, 2016

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08.** City of Seaside, property owner, and Pacific Gas and Electric, applicant, are requesting design review approval of a landscape restoration plan as mitigation for the removal of 15 City owned trees located within the public right-of-way at three separate areas on Fremont Boulevard and Monterey Road. The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

PURPOSE

In accordance with Section 17.30.020.B.3 of the Seaside Municipal Code (SMC), landscape and irrigation plans are subject to subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION

Staff recommends that the Board of Architectural Review approve the landscape restoration plan subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

BACKGROUND

Pacific Gas and Electric (PG&E) has recently initiated a Community Pipeline Safety Initiative to check the condition of its natural gas high pressure lines and determine if there are any structural or landscape issues that have the potential to affect the safety and maintenance of its gas pipelines. In the City of Seaside, the primary high pressure gas lines extends along the western boundary of Highway 1 where it then extends along Monterey Road to Fremont Boulevard and then to Del Monte Boulevard at Fremont Boulevard and La Salle Avenue. In review of the segment beginning at Monterey Road and Coe Avenue to Fremont Boulevard and La Salle Avenue, PG&E has identified 15 unacceptable trees planted within the public right-of-way at three different locations (**See Sheet 2 on Exhibit A to Attachment 1 for site locations**). The trees designated for removal are either in close proximity to the gas line or directly above the gas line. The type of trees being removed at each location consist of mature Monterey Pines and Monterey Cypress which have large, invasive root systems which pose a high probability of

adversely affecting the safety or puncturing the gas line. In response to concerns the City has expressed to PG& on the removal of these mature trees and its impact on the natural scenic quality that these trees provide, PG&E has submitted a landscape restoration plan.

PROJECT DESCRIPTION

The Landscape Restoration Plan is provided as Exhibit “A” to Attachment 1. The tree removal and landscape replacement plan for each of the three areas is listed below:

Location	Tree Removal	Replacement Landscaping
“A”	Three Monterey Cypress trees	Three 15 gallon Fremontodendron californicum (California Flannelbush) shrubs
“B”	Three Monterey Pines	Five 15 gallon Heteromeles arbutifolia (Toyon) trees
“C”	Nine Monterey Pines	Five 15 gallon Fremontodendron californicum (California Flannelbush) shrubs 20 Pone gallon Pennisetum setaceum (Fountain Grass) shrubs. 21 one gallon Stipa tenuissima (Mexican Feathergrass) shrubs. 18 one gallon Helictotrichon sempervirens (Blue Oat Grass) shrubs. 15 one gallon Festuca glauca (Blue Fescue) shrubs

The approximate location of the planting plan for each site is depicted on Sheet 3 (Area “A”), Sheet 4 (Area “B”), and Sheet 5 (Area “C”) on the project plans provided as Exhibit “A” to Attachment 1. The project plans also include photograph of the existing location being modified and a photo simulation what the restoration planting plan will appear as at maturity.

STAFF ANALYSIS

City staff finds that the proposed restoration plan at all three areas will adequately address the proposed tree removal and will consist of drought tolerant plants compatible with the Monterey Peninsula environment. The area with the largest impact is Area “C” located within the landscape median on the east side of Fremont Boulevard between La Salle Avenue and Playa Avenue. City staff finds that the five different varieties and spacing of the plants will provide an attractive appearance and serve to provide a visual break in contrast with the existing trees that will remain to the north.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

Evidence: The proposed project will consist of a landscape restoration to address the removal of five Monterey Pines and 10 Monterey Cypress trees. The restoration plan will be consistent with the City of Seaside landscape policies to encourage the use of drought tolerant plant materials.

FINDINGS

The proposed project is consistent with the objectives of the Seaside General Plan.

Evidence: The proposed landscape restoration plan will be compatible with the surrounding open space areas and will enhance the appearance of the City's open space areas.

FISCAL IMPACT

There will be no fiscal impact with the project.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Exhibit A - Project Plans
-

Conditions of Approval
File No. BAR-16-05
August 17, 2016

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Community Pipeline Safety Initiative.” stamped as received on August 5, 2016 and approved on August 17, 2016.
2. 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.
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. Compliance shall be maintained with the 2013 California Building Code.
7. Compliance shall be maintained with the 2013 California Fire Code.
8. 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.

9. 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.
10. 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.
11. 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.
12. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

**Community Pipeline Safety Initiative
Proposed Restoration Plan for
Seaside Franchise - Seaside, CA
RW_V_7725_15**

June 2016

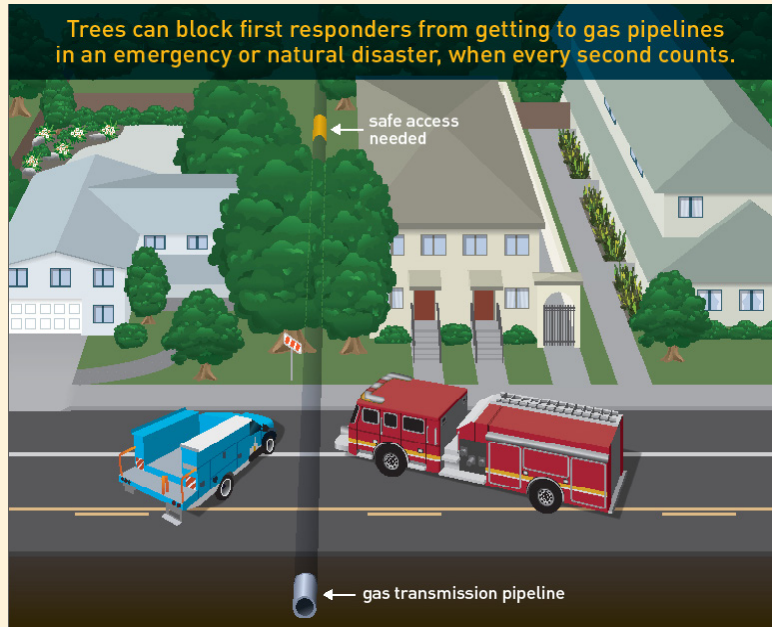




Community Pipeline Safety Initiative

Seaside Franchise Restoration Plan

About the Community Pipeline Safety Initiative

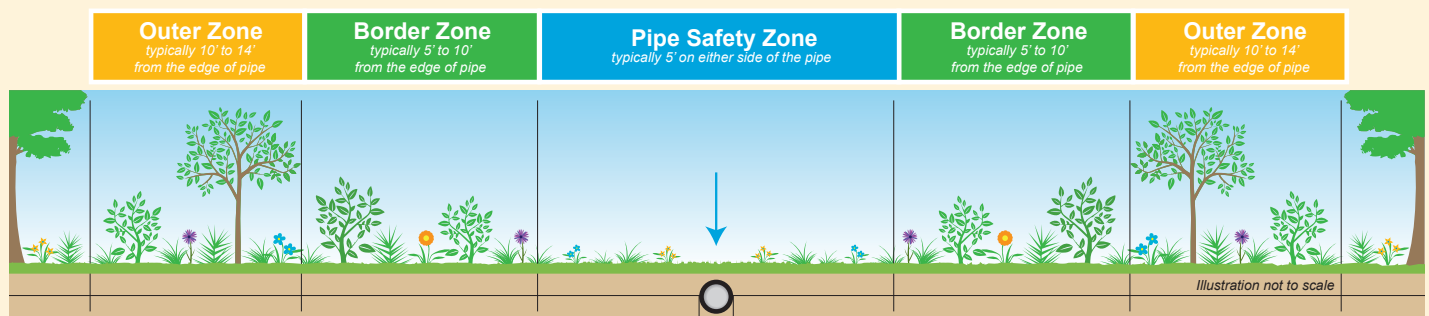


Pacific Gas and Electric Company's (PG&E) top priority is the safety of our customers and the communities we live in and serve. As part of this commitment to safety, we are checking the area above and around our natural gas transmission pipelines to help ensure firefighters and our safety crews are able to get to the pipe in case of an emergency or for important pipeline safety work.

In an emergency, every second counts and items like structures, trees and bushes located too close to gas pipelines can threaten safety because they can block first responders and emergency response crews from getting to the pipeline and making it safe. They can also prevent our crews from performing important safety and maintenance work, and tree roots can damage the underground pipeline, leading to corrosion and leaks.

Safe Landscaping Near Pipelines

Making sure the right plants and trees are located in the right place adds to the safety and natural beauty of the community. When a tree or shrub needs to be replaced for safety reasons, we work with the property owner to offer a variety of landscaping options, including planting a new tree in a safe location. The following are some helpful guidelines for landscaping above and around the pipeline.



Please note easement widths can vary and the above represents best practices and guidance for safe landscaping near gas pipelines.

Pipe Zone	Lawns, flowers, low-profile grasses and low-growing herbaceous plants work well within the Pipe Safety Zone
Border Zone	Small to medium shrubs with a trunk or main branch less than 8" in diameter at full maturity work well within the Border Zone. Diameter is measured four and a half feet from the ground.
Outer Zone	Large shrubs and small trees with a trunk less than 36" at full maturity work well within the Outer Zone. Diameter is measured four and a half feet from the ground.

Proposed Restoration Plan

Making sure the right plants and trees are located in the right place adds to the safety and natural beauty of the community. When a tree or shrub needs to be replaced for safety reasons, we work with the property owner to offer a variety of landscaping options, including planting a new tree in a safe location - all at PG&E's expense. The following is a proposed restoration concept that works well near gas pipelines and can add to the safety and beauty of the area. Please note the proposed restoration represents the vegetation at full maturity.



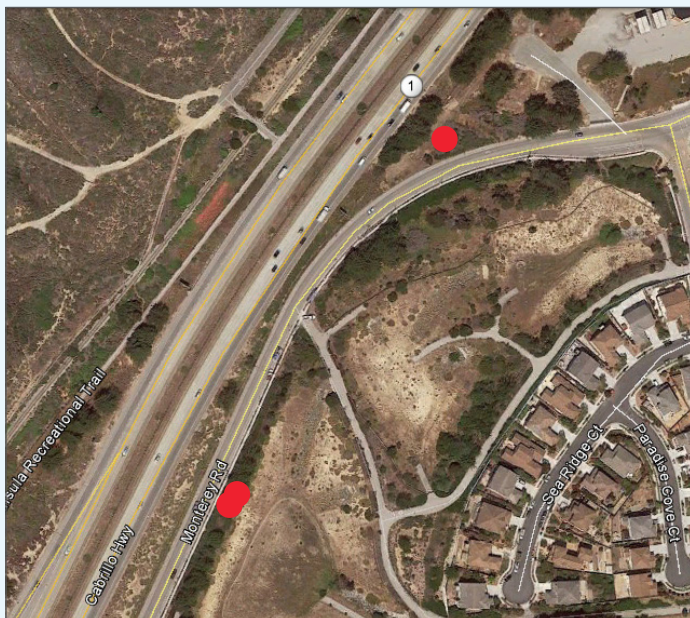
List of Proposed Replacement Plants and Trees

Below is a list of plants and trees proposed for replacement.

Common Name	Scientific Name	Container Size
Blue Fescue	<i>Festuca glauca</i>	1 gal
Blue Oat Grass	<i>Helictotrichon sempervirens</i>	1 gal
California Flannelbush	<i>Fremontodendron californicum</i>	15 gal
Fountain Grass	<i>Pennisetum setaceum</i>	1 gal
Mexican Feathergrass	<i>Stipa tenuissima</i>	1 gal
Toyon	<i>Heteromeles arbutifolia</i>	15 gal

The following is a proposed restoration concept that works well near gas pipelines and can add to the safety and beauty of the area. Please note the proposed restoration represents the vegetation at full maturity.

Vegetation Removal Plan



● Unacceptable risk tree to be removed.

Proposed Vegetation



California Flannelbush
(*Fremontodendron californicum*)

Proposed Restoration



Existing



Proposed

PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Pipeline and work area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig.

This restoration plan is an example of a safe landscaping above and around the natural gas transmission pipeline on your property. In addition, the proposed vegetation includes water-wise plants suited for most California climate zones, however each location is different. Please consult your local nursery for more information.

The following is a proposed restoration concept that works well near gas pipelines and can add to the safety and beauty of the area. Please note the proposed restoration represents the vegetation at full maturity.

Vegetation Removal Plan



● Unacceptable risk tree to be removed.

Proposed Vegetation



Toyon
(*Heteromeles arbutifolia*)

Proposed Restoration



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Pipeline and work area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig.

This restoration plan is an example of a safe landscaping above and around the natural gas transmission pipeline on your property. In addition, the proposed vegetation includes water-wise plants suited for most California climate zones, however each location is different. Please consult your local nursery for more information.

The following is a proposed restoration concept that works well near gas pipelines and can add to the safety and beauty of the area. Please note the proposed restoration represents the vegetation at full maturity.

Vegetation Removal Plan



● Unacceptable risk tree to be removed.

● Trees to remain.

Proposed Restoration



Proposed



Existing



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Pipeline and work area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig.

Proposed Vegetation



Blue Fescue
(*Festuca glauca*)



Blue Oat Grass
(*Helictotrichon sempervirens*)



California Flannelbush
(*Fremontodendron californicum*)



Fountain Grass
(*Pennisetum setaceum*)



Mexican Feathergrass
(*Stipa tenuissima*)

This restoration plan is an example of a safe landscaping above and around the natural gas transmission pipeline on your property. In addition, the proposed vegetation includes water-wise plants suited for most California climate zones, however each location is different. Please consult your local nursery for more information.



Remaining Trees

Existing
Landscaping

Pennisetum rubrum

Stipa tenuissima

Helictotrichon sempervirens

Festuca glauca

Fremontodendron californicum

Note: Plants are for representative purposes only,
The plants are not actual size.