



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 19, 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. APPROVAL OF MINUTES FROM THE OCTOBER 5, 2016 REGULAR MEETING.

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF AN AUTOMOTIVE NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. CONTINUED FROM THE OCTOBER 5, 2016 BAR MEETING.

PURPOSE: In accordance with Section 17.16.030 of the Seaside Municipal Code (SMC), design review approval by the Board of Architectural Review is required for the establishment of new car dealerships located within the Automotive Regional Commercial (CA) Zoning District.

RECOMMENDATION: City staff recommends that the Board of Architectural Review approve the proposed exterior façade and parking lot improvements for the proposed automotive new car dealership in accordance with the Conditions of approval and project plans provided as Attachment 1.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 2, 2016
Seaside City Hall
5:30 p.m.

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

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

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

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

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, October 5, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:35 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Mori, Ventimiglia, Rudisill

Absent: Khalsa

3. **REVIEW OF AGENDA**

No changes were requested.

4. **ORAL COMMUNICATION**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF THE MINUTES FROM THE SEPTEMBER 21, 2016 REGULAR MEETING**

On motion by Chair Keller and seconded by Board member Mori and passed by the following vote the Board approved the minutes.

RESULT: **Approved**

MOVER: Board Member Toby Keller

SECONDER: Board Member Mitsugu Mori

AYES: Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller

NOES: None

ABSENT: Bani Khalsa

6. **BUSINESS ITEMS**

A. **ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF A NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE**

PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Staff report presented by Senior Planner, Rick Medina. Application was represented by Rick Cartel, applicant. Mr. Medina provided overview of the primary improvements which would consist of using two separate contiguous parcels to establish an ACCURA new car dealership on the combined area of the project site. The existing building at 1845 Del Monte Boulevard would be converted into a Showroom/Office/Vehicle Service use while the vacant lot to the north would be developed with a parking lot for the vehicle display and customer parking area. Mr. Medina mentioned that due to the current moratorium on water meters that the landscape areas would be required to consist of a decorative type of decomposed granite, gravel/rock or artificial turf surface until water meters become available. A visual rendering was provided of the building and the parking lot. There were some questions for staff regarding having the applicant providing a color elevation for all four sides, specific about the water moratorium, and the canopy structure on the north side of the building.

Mr. Rick Cartel addressed the design questions raised by the Board. Chair Keller opened the public hearing to the Board. There were no comments from the public on this item. Board member Rudisill made motion and Board member Mori seconded, that the board allow the proposal to move forward to plan checking of the interior remodeling and improvements but have the exterior façade and parking lot improvements be brought back before the Board. Chair Keller announces that an appeal of the Board decision to the Planning Commission may be submitted within 7 calendar days along with filing fees to the Planning Department.

On motion by Board member Rudisill and seconded by Board member Mori and passed by the following vote the Board allowed the proposal to move forward to plan checking of the interior remodeling and improvements but have the exterior façade and parking lot improvements be brought back before the Board.

RESULT:	Approved
MOVER:	Chair Ken Rudisill
SECONDER:	Board Member Mitsugu Mori
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller
NOES:	None
ABSENT:	Bani Khalsa

7. REPORTS FROM BOARD MEMBERS

Board member Ventimiglia announced that she will not be at the next meeting due to being out of town.

8. REPORTS FROM STAFF

Senior Planner, Rick Medina announced that there is an upcoming joint meeting with Planning Commission and City Council on October 27th on the General Plan Update.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:04 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: October 19, 2016

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF AN AUTOMOTIVE NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. CONTINUED FROM THE OCTOBER 5, 2016 BAR MEETING.

PURPOSE

In accordance with Section 17.16.030 of the Seaside Municipal Code (SMC), design review approval by the Board of Architectural Review is required for the establishment of new car dealerships located within the Automotive Regional Commercial (CA) Zoning District.

RECOMMENDATION

City staff recommends that the Board of Architectural Review approve the proposed exterior façade and parking lot improvements for the proposed automotive new car dealership in accordance with the Conditions of approval and project plans provided as Attachment 1.

BACKGROUND

The Board of Architectural Review is in the process of reviewing an application for the approval of exterior facade improvements and a new parking lot for the establishment of an ACCURA new car dealership franchise. The project site is located on Assessor's Parcel No's 011-522-001,002 and 004, generally located at 1845 Del Monte Boulevard.. See Exhibit "B" for location map. Assessor's Parcel 011-522-004 is currently developed with an existing 8,320 square foot commercial building that currently being used as an auto body shop and an auto detail shop. Assessor's Parcel No's 011-522-001 and 002 consist of an undeveloped sandy

parcel. The vacant parcels are proposed to be developed with a new parking lot for parking of customer vehicles and the display of new and used vehicles associated with the new car dealership. The project site is bordered to the north by a TESLA new car dealership, to south by a Porsche new car dealership, to east by an auto repair and new car dealership parking (Ford), and to the west by Costco. See Attachment 3 for an aerial photo. See Attachment 4 for site photographs.

At the conclusion of the most recent meeting on October 5, 2016, the Board acted to continue the hearing to the October 19, 2016 BAR meeting with the applicant to provide additional information on the following items:

1. Provide building elevations with color sample on all four elevations.
2. Provide color rendering of site.
3. Submit color/material board.
4. Provide dimensions on the exterior channle letter signs.
5. Provide example on the use of artificial turf within landscape planters
- 6 Provide details/roof design of the canvas awning proposed to be used as the covered parking area over the entrance to the showrrom/office area on the north side of the building.

The applicant has submitted the revised material in redsponse to the Board comments. The revised project is now before the Board for continued review.

PROJECT DESCRIPTION

The proposed project consists of a design review approval for the following scope of work:

Exterior Facade

1. ElevationsExisting tilt-up concrete will remain and will be painted with medium Gray finish.
2. Future drop-off canopy on north side of the building. Material will consist of a canvas fire rated material and painted with a medium gray color to match the color of the building.
3. New glazed, clear anodized aluminum butt joint storefront windows and doors with one-inch insulated, clear dual pane glazing by Arcadia on the front (East facing Del Monte Boulevard) and Side (North facing the parking lot) facades of the building.
4. Painting existing roll-up metal doors on the front (Del Monte Boulevard) and rear elevations to match medium Gray finish on the building
5. Exterior sconce wall mount lights.
6. New signage will consist of placing internally illuminated channel letters representing the Acura dealership corporate image on the front facade (East) facing Del Monte Boulevard and the north side facade facing the parking lot.

Parking Lot

1. New asphaltic concrete parking lot on north side with 50 parking stalls.
2. New exterior concrete pavers/decorative stamped concrete paving for pedestrian access to the entrance of the building on the north side.
3. Three landscape planters totaling 1,546 square feet of landscaping.
4. New parking lot lights within the parking lot.

The revised project plans are provided as Exhibit "A" to Attachment 1

STAFF ANALYSIS

The proposed project is located in the Seaside Auto Center and is subject to the Automotive Regional Commercial (CA) Zone standards Center contained in Chapter 17.16 of the Seaside Municipal Code. The requirements of this Chapter are intended to encourage modern and contemporary building styles in order to modernize and update the older building styles within the CA Zone. The Auto Center Design Standards are provided as Attachment 5.

Due to the existing moratorium on the installation of new water meters, the proposed landscape planters will contain a combination of artificial turf along the Del Monte boulevard frontage and decorative decomposed granite along the side and rear planter areas until water meters become available in the future. It is anticipated that water meters may be available by 2021.

Proposed parking lot will be constructed in compliance with Low Impact Development Standards in order for all storm water to be collected on-site.

The following sign text is proposed:

East Front Elevation (Front)

ACCURA Logo and ACCURA Text	- 58 Sq. Ft.
Monterey Peninsula Text	- 28.8 Sq. Ft.
ACCURA Text	- 49.5 Sq. Ft.

Total	136 Sq. Ft
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North Side Elevation

ACCURA Text	- 49.5 Sq. Ft.
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Per Section 17.16.050.C.2 of the SMC, a Master Sign Program is required for new car dealerships. The signs proposed would establish the Master Sign Program. City staff finds that the Navy Blue sign face for the channel letter and logo would be compatible with the exterior materials on the building. Additionally, the scale and professional quality of the signs

will avoid visual clutter.

ENVIRONMENTAL DETERMINATION

The project is Categorically exempt from the California Environmental Quality Act pursuant to Section 15303(e), Class 3 (New Construction). Class 3 consists of construction of limited numbers of new, small facilities or structures.

Evidence: The proposed project would result in the construction of façade improvements on an existing building, the construction of a new asphaltic concrete parking lot, and new lighting for an auto dealership. The proposed improvements consist of accessory (appurtenant) structures for the new car dealership and would not result in any change or use of the facility that would result in a significant impact on the environment.

CONCLUSION

City staff finds that the proposed building façade and parking lot improvements will be constructed in compliance with the Auto Center Design Standards

FISCAL IMPACT

There will be no fiscal impact.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Site Plan, Building Elevations, Trash Enclosure, Photometric Lighting Plan, Signs
 3. Attachment 1 - Exhibit A Wall Light Design
 4. Attachment 1 - Exhibit A Color Board
 5. Attachment 1 - Exhibit A Service Canopy/Awning Concept
 6. Attachment 1 - Exhibit A Artificial Turf Example
 7. Attachment 2 - Location Map
 8. Attachment 3 - Aerial Photo
 9. Attachment 4 - Site Photos
 10. Attachment 5 - CA Zone Design Standards
-

Conditions of Approval
File No. BAR-16-11
October 19, 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 "Accura New Car Dealership." stamped as received on "September 29, 2016" and approved on October 19, 2016. The project plans are attached as Exhibit "A".
2. Prior to the issuance of a Building Permit for the building façade and parking lot improvements, the property owner's shall be required to submit a Deed Restriction stating that both parties agree that if the parking lot or showroom building is separated from being operated as a single auto dealership site that the door and window openings on the north side of the building must be removed and sealed in accordance with the applicable version of the California Building Code and Fire Code that is in place when the separation of the project sites occurs.
3. Prior to the issuance of a Building Permit, the property owners must submit request to the City of Seaside for the establishment of an easement over the City of right-of-way that extends into the site between Assessor's Parcel No's 011-522-001 and 002. The easement or abandonment must be completed prior to the issuance of a Certificate of Occupancy.
4. The property owners agree that the planting of landscape materials must be addressed within three months of the removal of the water moratorium that is currently restricting the installation of a new water meter to serve the proposed landscape planters. The final landscape plan must be submitted to the Board of Architectural Review for final approval.

Building:

5. The applicant shall comply with the 2013 California Building Code.

Fire Department:

6. Applicant shall comply with the 2013 Fire Department Code.

Public Works:

7. Applicant shall comply with Public Works Department for any work conducted within the public right-of-way.
8. Applicant to obtain encroachment permit for construction of proposed sidewalks and driveway approaches.
 - a. Civil public improvement plans shall provide an ADA compliant path of travel across existing and proposed driveway approaches along Del monte Boulevard and Tioga Avenue. Path shall be minimum of 4 feet wide with a cross slope less than 2%.
9. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)

- a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
- 10. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
- 11. As part of building permit application, develop civil grading and drainage plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
- 12. Drainage shall not be directed to adjacent properties.
- 13. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant has submitted a Preliminary Stormwater Control Plan demonstrating compliance with performance requirements #1, #2 and #3.(SMC 8.46.130)
- 14. Applicant shall submit a final Stormwater Control Plan with building permit application.
- 15. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved final Stormwater Control Plan.
- 16. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all SCMs, and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Stormwater Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
- 17. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

18. 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.
19. 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.
20. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
21. 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.
22. 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.
23. 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.
24. 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.
25. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11

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).

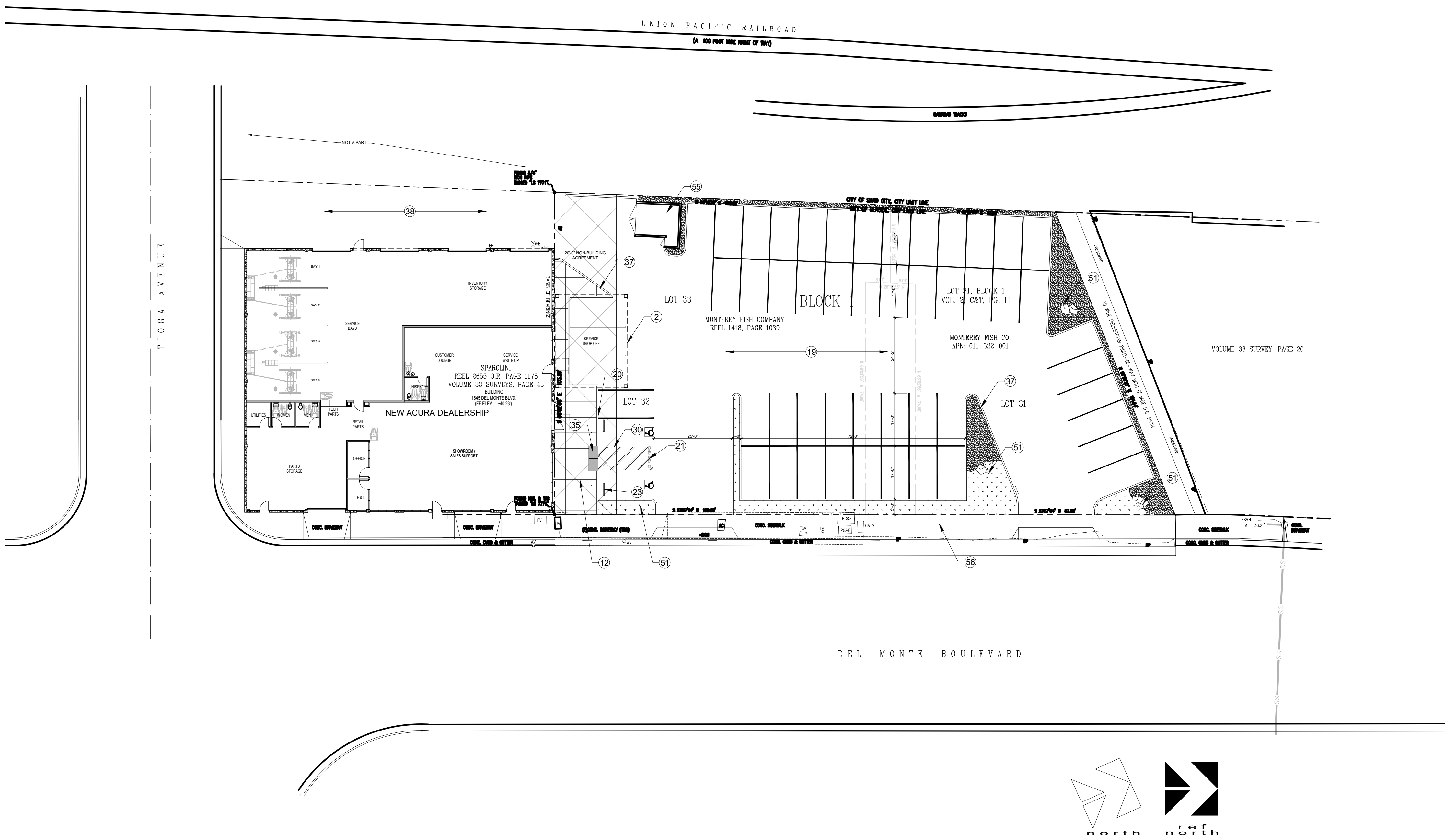
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



SITE PLAN

SCALE: 1" = 20'-0"

- 1 EXISTING TILT-UP CONC WALL TO REMAIN - COLOR: MEDIUM GREY
- 2 FUTURE SERVICE DROP-OFF CANOPY
- 3 ADA PARKING SIGNAGE
- 4 NEW 4" WIDE PAINTED WHITE STRIPING
- 5 DIRECTIONAL ARROWS
- 6 SINGLE PLY ROOF & WALL REGLET, TYP
- 7 NEW FURNITURE - BY OWNER
- 8 NEW FRONT-GLAZED, CLEAR ANODIZED ALUMINUM BUTT JOINT STOREFRONT W/ 1" INSULATED, CLEAR, DUAL-PANE GLAZING (TEMPERED) - BY ARCADIA AR451 OR AP EQUAL
- 9 LIGHT FIXTURE - SEE ELECTRICAL DWGS
- 10 ELECTRICAL PANEL - SEE ELECTRICAL DWGS
- 11 ADA DIRECTIONAL SIGNAGE
- 12 NEW EXTERIOR CONCRETE PAVING - 5" THICK W/ #4 REBAR @ 18" O C EACH WAY
- 13 ADA STRIPING - SEE DETAIL 23/GN.3
- 14 DEALERSHIP DIRECTIONAL SIGN - NIC
- 15 WATER SHUT-OFF
- 16 STRUCTURAL INSULATED PANEL SYSTEM W/ PEBBLE FINISH COLOR: SILVER METALLIC
- 17 EXISTING CONCRETE PAVING
- 18 ADA ENTRANCE SIGN
- 19 NEW ASPHALTIC CONCRETE PAVING
- 20 0' CURB FACE
- 21 12" HIGH WHITE PAINTED LETTERING
- 22 12" WIDE GROOVED CONCRETE BORDER W/ GROOVES 1/4" WIDE X 1/4" DEEP AT 3/4" ON CENTER ON LEVEL SURFACE
- 23 6" HIGH X 6" WIDE X 48" LONG CONC WHEEL STOP
- 24 LINE OF SOFFIT ABOVE
- 25 EXIT SIGN - TYP
- 26 LINE OF CEILING BEYOND
- 27 EXISTING CONCRETE PAVING
- 28 2% MAXIMUM SLOPE - 60" MIN DEEP LANDING
- 29 3-5/8"x20 GA METAL STUD FRAMING W/ 5/8" GYPSUM BOARD EACH SIDE - LEVEL 5 FINISH FOR INT WALLS - SEE WALL SECTIONS AND DETAILS FOR EXT WALL STUDS & SHEATHING
- 30 PARKING LOT 4" WIDE BLUE PAINTED ACCESSIBLE STRIPING
- 31 R-30 BATT INSULATION - UNDER ROOF
- 32 R-19 BATT INSULATION - FULL HEIGHT IN EXTERIOR NEW WALLS
- 33 SITE ACCESSIBILITY SIGNAGE
- 34 STOREFRONT DOOR
- 35 TRUNCATED DOME WARNING SURFACE - SEE 11/GN.3
- 36 BOLLARD - SEE SITE PLAN
- 37 6" CONC CURB
- 38 EXISTING ASPHALTIC CONCRETE PAVING
- 39 NEW MECHANICAL - SEE MECHANICAL DWGS
- 40 WATER SHUT-OFF
- 41 PAINT EXTERIOR DRs AND FRMS TO MATCH BUILDING COLOR
- 42 BUILT-IN MILLWORK BY G C
- 43 EXISTING MECHANICAL UNIT
- 44 GAS METER
- 45 NEW 2"x4 1/2" CENTER-GLAZED, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1/4" CLEAR GLAZING BY ARCADIA AR450 OR AP EQ 24 GA GALV SHEET METAL CAP FLASHING PAINTED - COLOR TO MATCH WALL BELOW
- 47 STEEL COLUMN - SEE STRUCTURAL DWGS
- 48 MECHANICAL DUCT GRILLES
- 49 STREET LIGHT - EXISTING
- 50 ROOF DRAIN & OVERFLOW DRAIN
- 51 NEW DROUGHT-TOLERANT LANDSCAPING PER CITY OF SEASIDE REQUIREMENTS
- 52 PATCH EXISTING ROOF
- 53 MECHANICAL VENT - SEE MECH DWGS
- 54 LINE OF STRUCTURE BEYOND
- 55 NEW TRASH ENCLOSURE
- 56 R O W PAVING
- 57 SERVICE LIFT

KEYNOTES

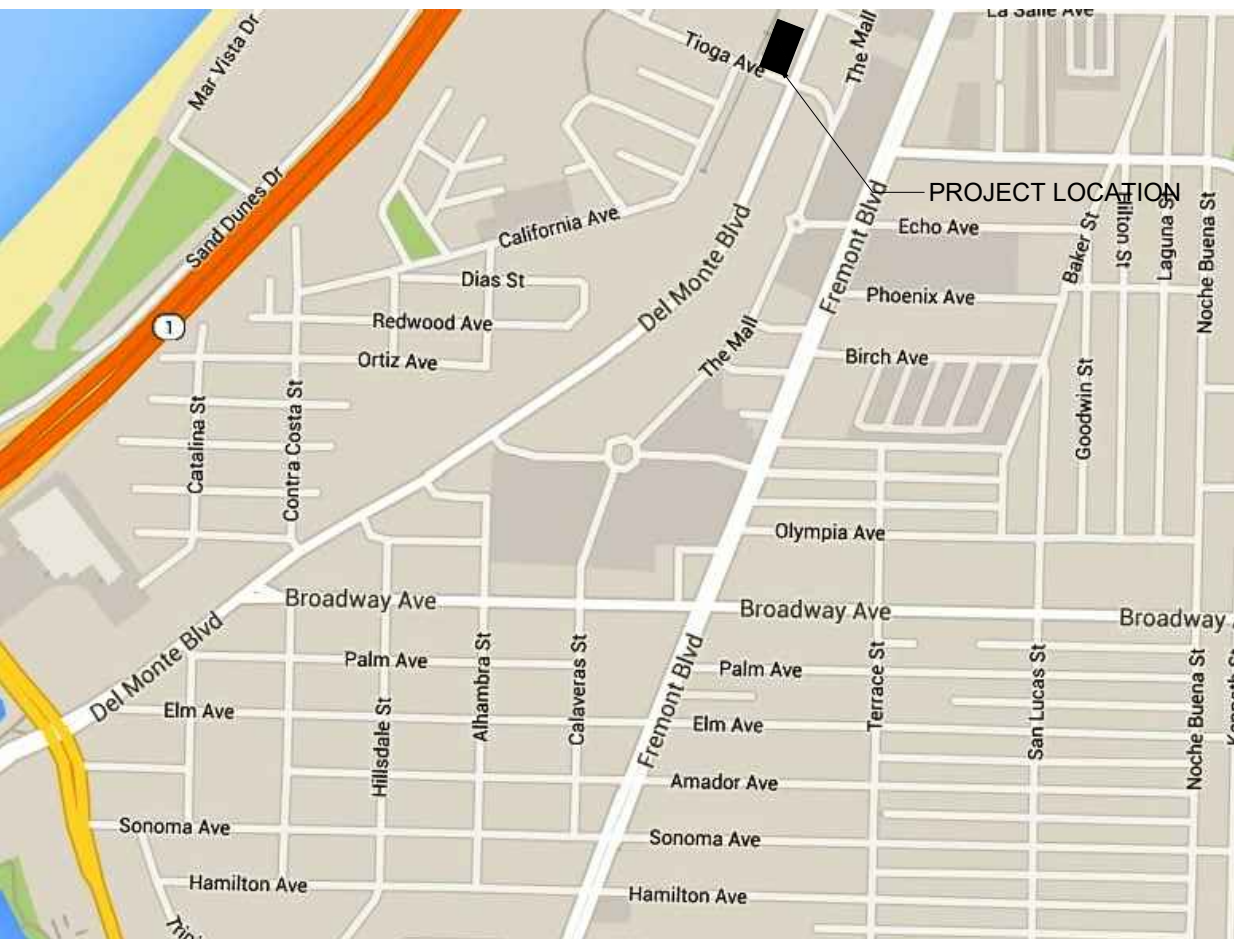
TABULATIONS
SITE ADDRESS: 1845 Del Monte Blvd
SEASIDE, CA 93955
ASSESSOR'S PARCEL NUMBER:
OWNER'S NAME: S GO, LLC
ADDRESS: 5 HEITZINGER PLAZA
SEASIDE, CA 93955
PROJECT DESCRIPTION: REMODEL EXISTING BUILDING FOR NEW DEALERSHIP W/ 4 NEW SERVICE BAYS & SUPPORT AREA
CONSTRUCTION: TYPE V-B
LOT AREA: .66 ACRES (APPROXIMATELY)

BUILDING:	
EXISTING SQUARE FOOTAGE:	8,320 SQ FT
SHOWROOM/ADMINISTRATION (B OCCUPANCY):	8,320 SQ FT
SERVICE BAYS:	4 BAYS

PARKING REQUIRED:	
SHOWROOM/ADMINISTRATION: (1/400 SF) X 4,710 SF=	12 STALLS
SERVICE BAYS 4 X 4 (STALLS/BAY)	16 STALLS
TOTAL PARKING REQUIRED:	28 STALLS
REQUIRED STALLS:	28 STALLS
INVENTORY STALLS:	22 STALLS
TOTAL PARKING PROVIDED:	50 STALLS

LANDSCAPE AREA REQUIRED (28,459 SF X .05):	1,423 SQ FT
LANDSCAPE AREA PROVIDED:	1,546 SQ FT

TABULATION NOTES



VICINITY MAP NOT TO SCALE

MONTEREY PENNINSULA ACURA

5GO, LLC
5 HEITZINGER PLAZA
SEASIDE, CA 93955

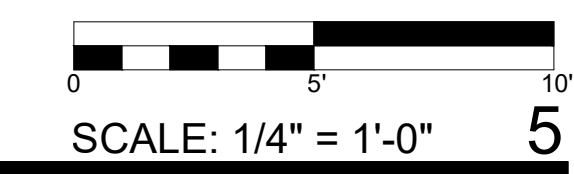
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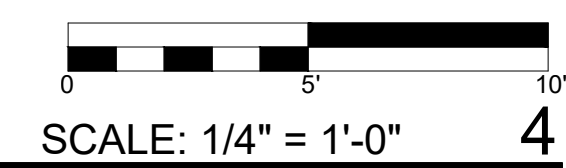
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Lake Forest California 92630
949.598.9544



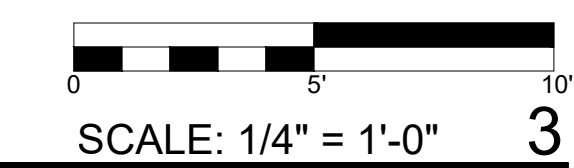
Monterey Peninsula Acura
DRAWING PREPARATION DATE: 08-08-16



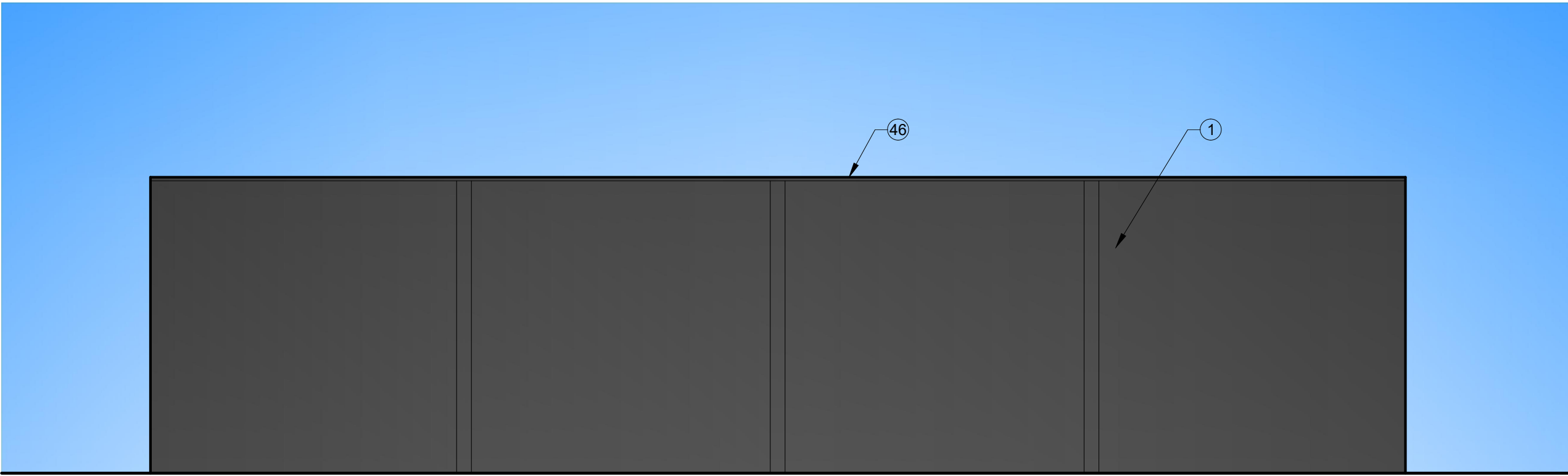
TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE ROOF PLAN



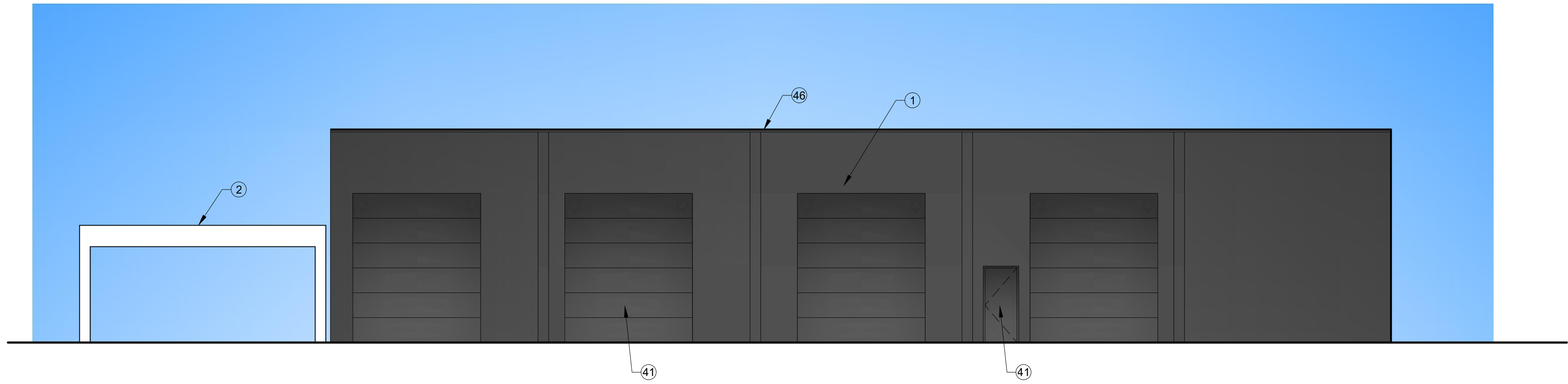
TRASH ENCLOSURE PLAN



SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

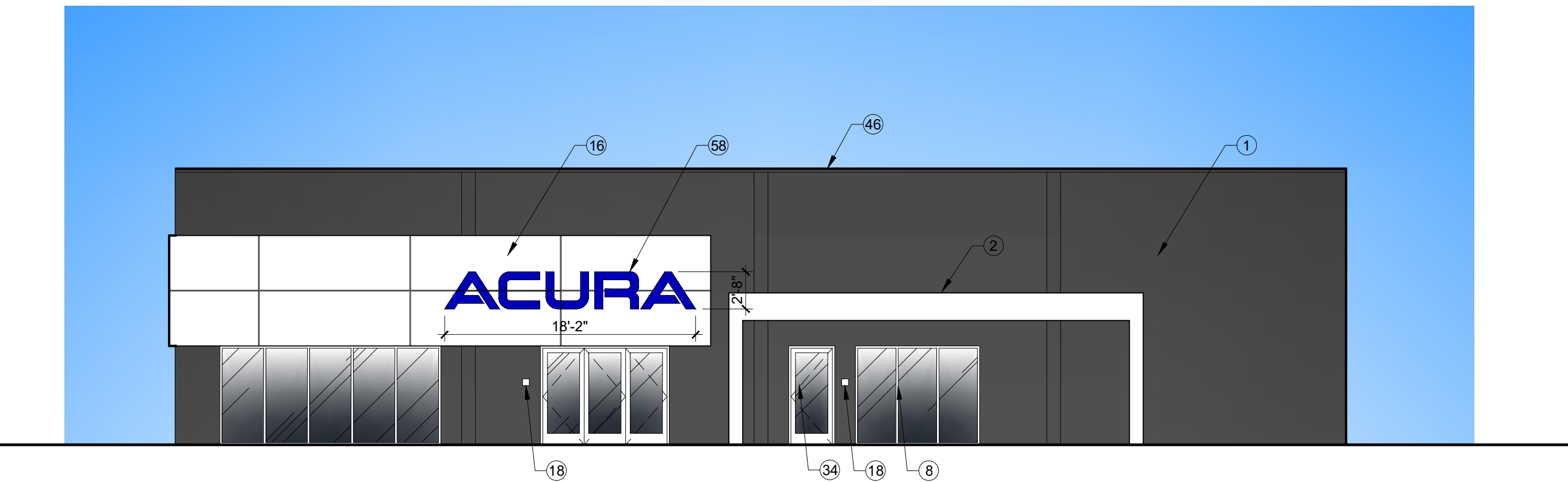
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WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

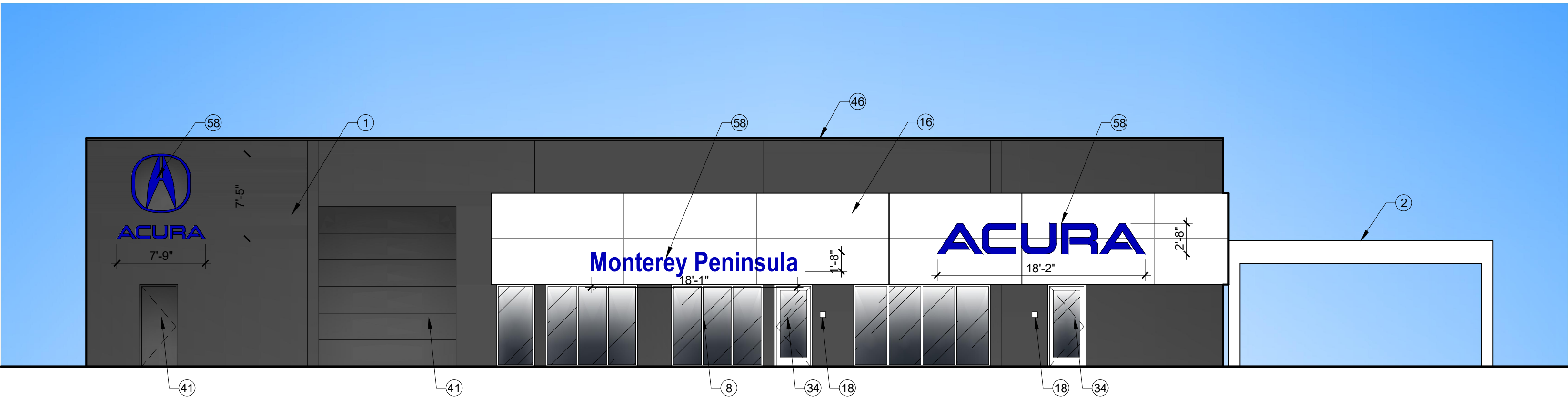
3



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

2



EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

1

- 1 EXISTING TILT-UP CONC WALL TO REMAIN - COLOR: MEDIUM GREY PAINT FINISH
- 2 FUTURE SERVICE DROP-OFF CANOPY
- 3 ADA PARKING SIGNAGE
- 4 NEW 4" WIDE PAINTED WHITE STRIPING
- 5 DIRECTIONAL ARROWS
- 6 SINGLE PLY ROOF & WALL REGLET, TYP
- 7 NEW FURNITURE - BY OWNER
- 8 NEW FRONT-GLAZED, CLEAR ANODIZED ALUMINUM BUTT JOINT STOREFRONT W/ 1" INSULATED, CLEAR DUAL-PANE GLAZING (TEMPERED) - BY ARCADIA AR451 OR AP EQUAL
- 9 LIGHT FIXTURE - SEE ELECTRICAL DWGS
- 10 ELECTRICAL PANEL - SEE ELECTRICAL DWGS
- 11 ADA DIRECTIONAL SIGNAGE
- 12 NEW EXTERIOR CONCRETE PAVING - 5" THICK W/ #4 REBAR @ 16" O C EACH WAY
- 13 ADA STRIPING - SEE DETAIL 23/GN.3
- 14 DEALERSHIP DIRECTIONAL SIGN - NIC
- 15 WATER SHUT-OFF
- 16 STRUCTURAL INSULATED PANEL SYSTEM W/ PEBBLE FINISH COLOR: SILVER METALLIC
- 17 EXISTING CONCRETE PAVING
- 18 ADA ENTRANCE SIGN
- 19 NEW ASPHALTIC CONCRETE PAVING
- 20 0" CURB FACE
- 21 12" HIGH WHITE PAINTED LETTERING
- 22 12" WIDE GROOVED CONCRETE BORDER W/ GROOVES 1/4" WIDE X 1/4" DEEP AT 3/4" ON CENTER ON LEVEL SURFACE
- 23 6" HIGH X 6" WIDE X 48" LONG CONC WHEEL STOP
- 24 LINE OF SOFFIT ABOVE
- 25 EXIT SIGN - TYP
- 26 LINE OF CEILING BEYOND
- 27 EXISTING CONCRETE PAVING
- 28 2% MAXIMUM SLOPE - 60" MIN DEEP LANDING
- 29 3-5/8"x20 GA METAL STUD FRAMING W/ 5/8" GYPSUM BOARD EACH SIDE - LEVEL 5 FINISH FOR INT WALLS. SEE WALL SECTIONS AND DETAILS FOR EXT WALL STUDS & SHEATHING
- 30 PARKING LOT 4" WIDE BLUE PAINTED ACCESSIBLE STRIPING
- 31 R-30 BATT INSULATION - UNDER ROOF
- 32 R-19 BATT INSULATION - FULL HEIGHT IN EXTERIOR NEW WALLS
- 33 SITE ACCESSIBILITY SIGNAGE
- 34 STOREFRONT DOOR
- 35 TRUNCATED DOME WARNING SURFACE - SEE 11/GN.3
- 36 BOLLARD - SEE SITE PLAN
- 37 8" CONC CURB
- 38 EXISTING ASPHALTIC CONCRETE PAVING
- 39 NEW MECHANICAL - SEE MECHANICAL DWGS
- 40 WATER SHUT-OFF
- 41 PAINT EXTERIOR DRs AND FRMS TO MATCH BUILDING COLOR
- 42 BUILT-IN MILLWORK BY G C
- 43 EXISTING MECHANICAL UNIT
- 44 GAS METER
- 45 NEW 2"x4 1/2" CENTER-GLAZED, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1/4" CLEAR GLAZING BY ARCADIA AR450 OR AP EQ COLOR TO MATCH WALL BELOW
- 46 STEEL COLUMN - SEE STRUCTURAL DWGS
- 47 MECHANICAL DUCT GRILLES
- 48 STREET LIGHT - EXISTING
- 49 ROOF DRAIN & OVERFLOW DRAIN
- 50 NEW DROUGHT-TOLERANT LANDSCAPING PER CITY OF SEASIDE REQUIREMENTS
- 51 PATCH EXISTING ROOF
- 52 MECHANICAL VENT - SEE MECH DWGS
- 53 LINE OF STRUCTURE BEYOND
- 54 NEW TRASH ENCLOSURE
- 55 R O W PAVING
- 56 SERVICE LIFT

KEYNOTES

MONTEREY PENNINSULA ACURA

5GO, LLC
5 HEITZINGER PLAZA
SEASIDE, CA 93955

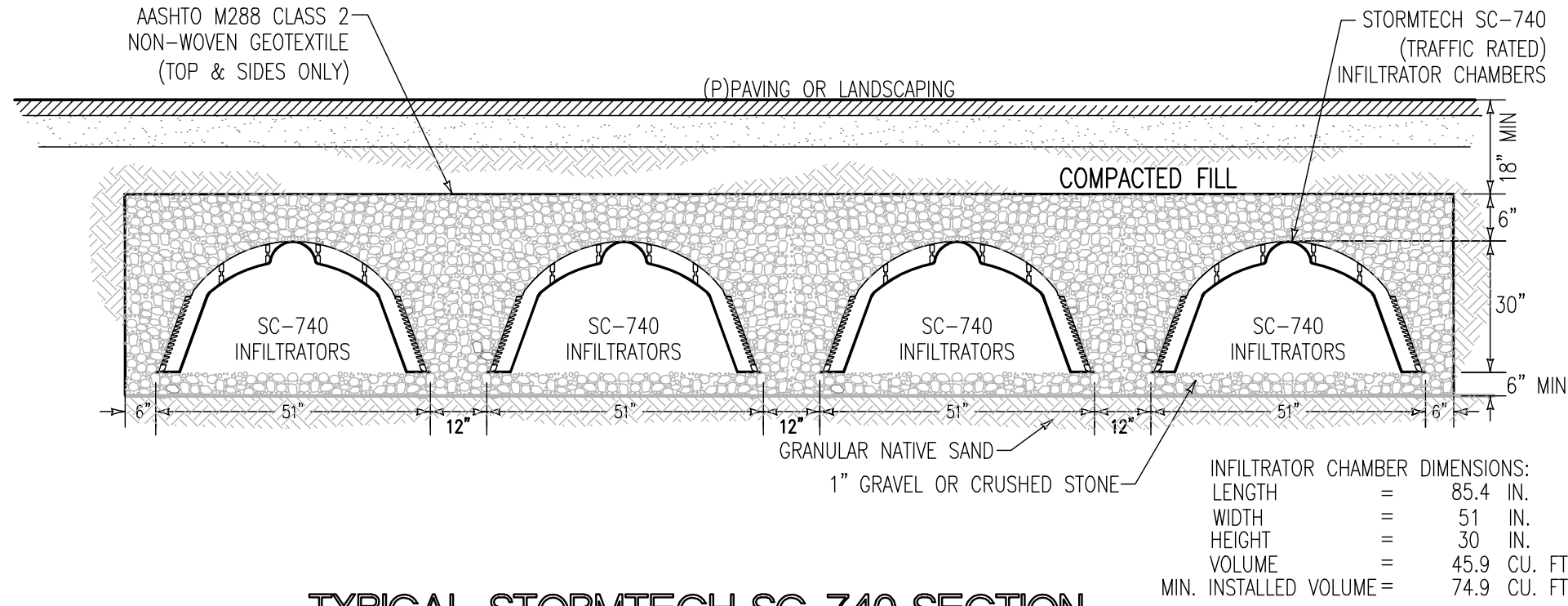
EXTERIOR ELEVATIONS



25691 Atlantic Ocean Drive Suite B-17
Lake Forest California 92630
949.598.9544

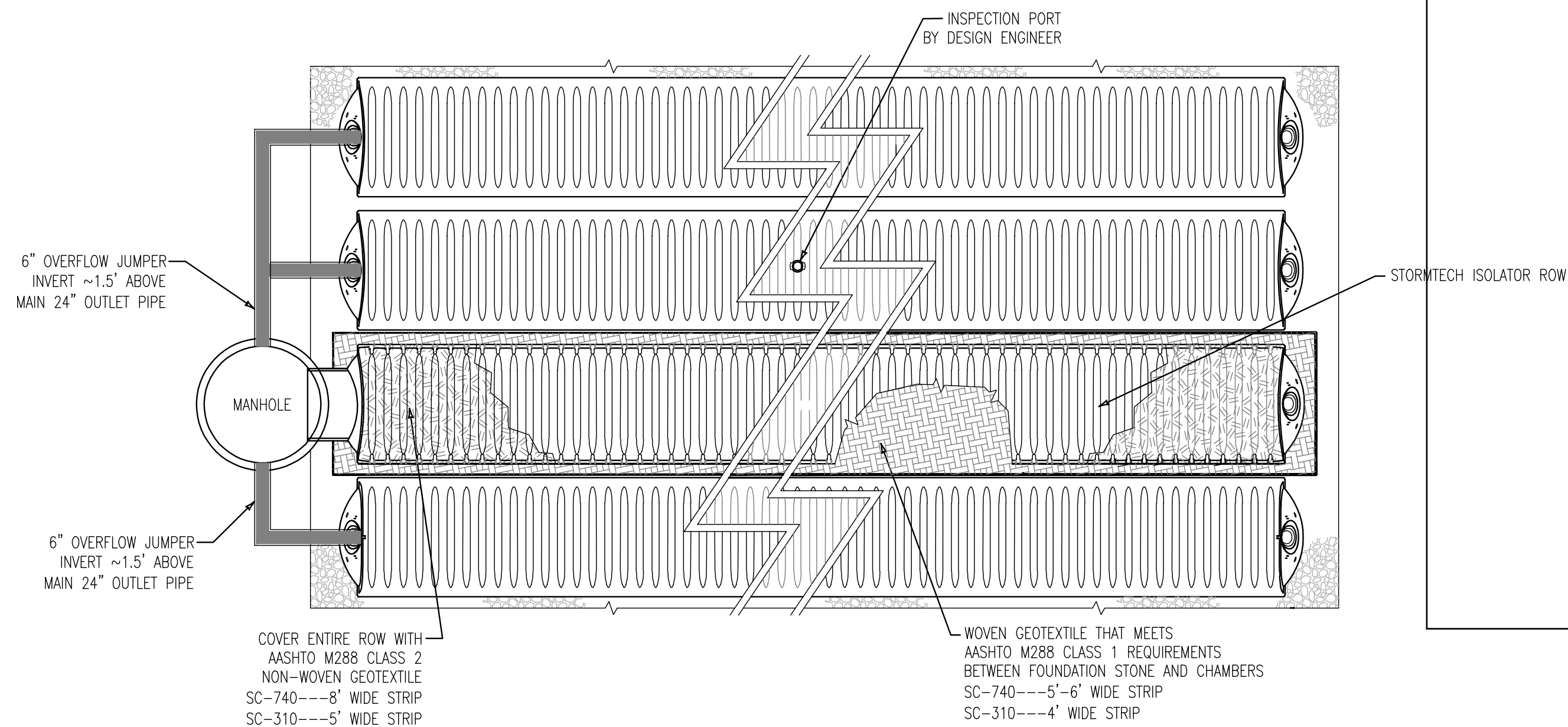


Monterey Peninsula Acura
DRAWING PREPARATION DATE: 08-08-16



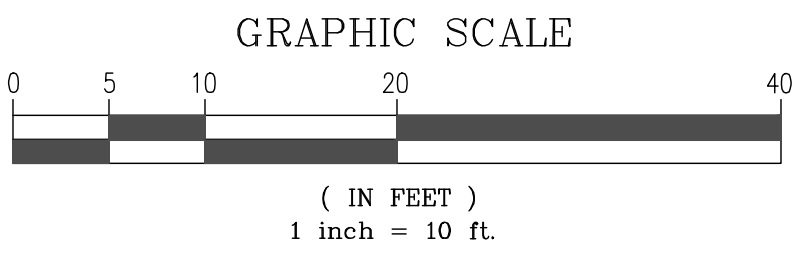
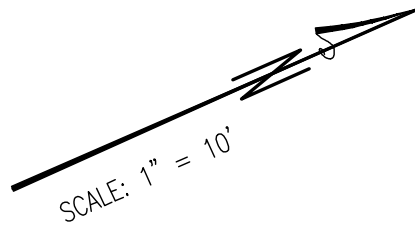
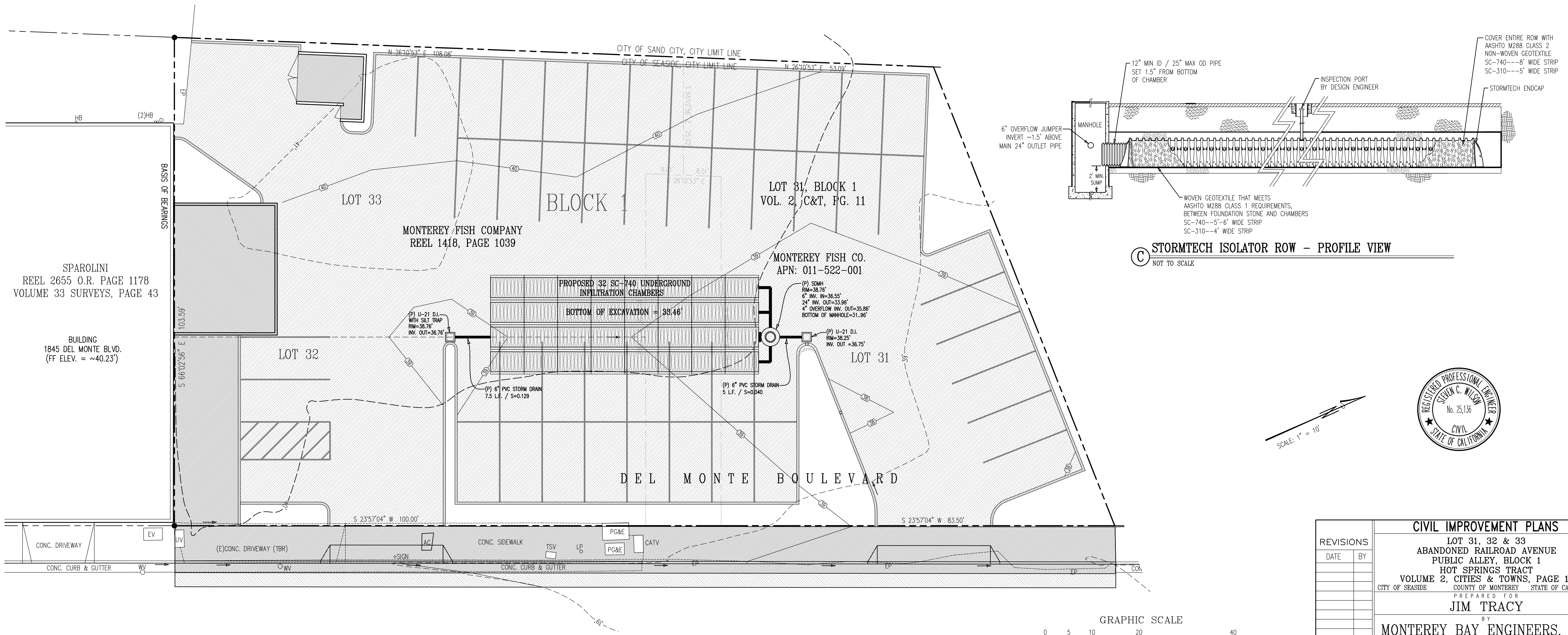
A STORMTECH SC-740 CHAMBER SYTEM CROSS SECTION

NOT TO SCALE

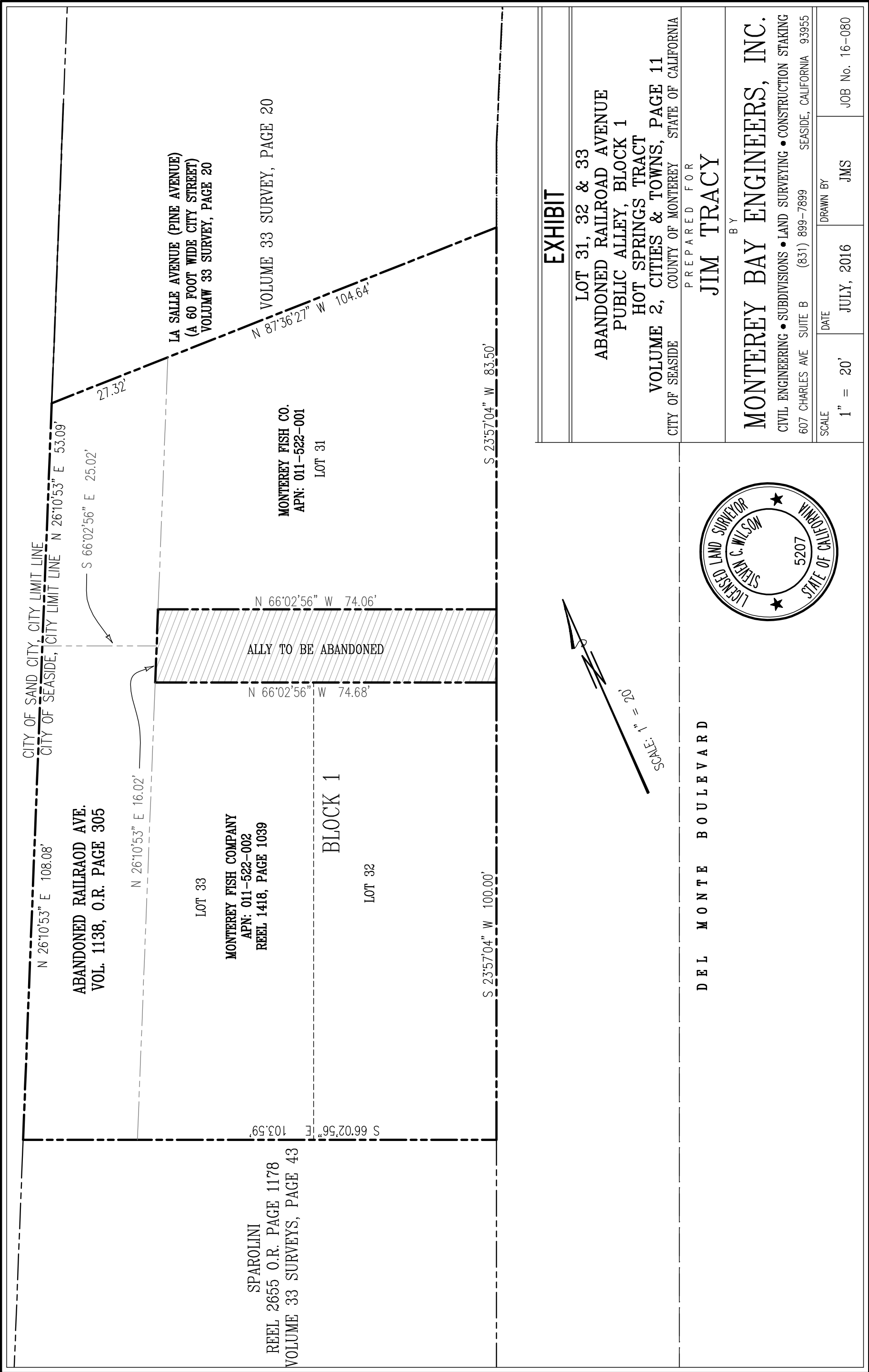


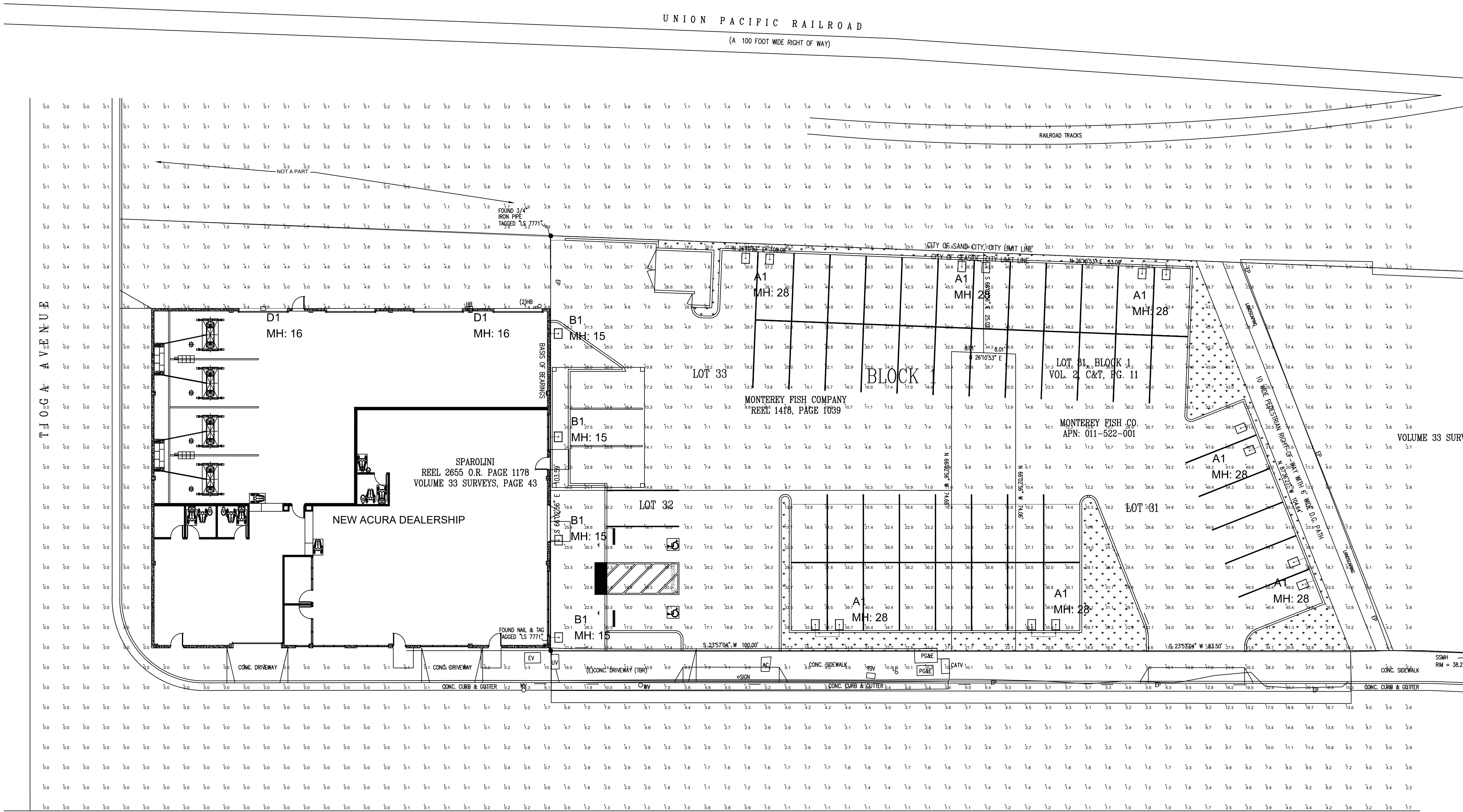
LEGEND:

AC	ASPHALTIC CONCRETE
CATV	CABLE TV VAULT
CONC.	CONCRETE
(E)	EXISTING
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
HB	HOSE BIB
INV	INVERT
LP	LIGHT POST
(P)	PROPOSED
PG&E	PG&E VAULT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBR	TO BE REMOVED
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
UV	UTILITY VAULT
WV	WATER VALVE



REVISIONS		CIVIL IMPROVEMENT PLANS			
DATE	BY	LOT 31, 32 & 33 ABANDONED RAILROAD AVENUE PUBLIC ALLEY, BLOCK 1 HOT SPRINGS TRACT VOLUME 2, CITIES & TOWNS, PAGE 11 CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR			
		JIM TRACY			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 10'	JULY, 2016	BCW	C2 OF FIVE
JOB No. 16-080					





1 Acura MP- Photometrics
SCALE: 1"=15'-0"

Lighting Schedule						
Symbol	Qty	Location	Description	LLF	Lot Length	Lot Width
	4	B1	VMX-1-T4-96LC-7-4K-UNV	0.950	19923	214
	2	D1	VSC-1-T2-48LC-5-4K-UNV	0.950	8313	81
	7	A1	VFLX-1-T4A-192LC-7-4K-UNV	0.950	44238	414

Calculation Station	Center	Unit	Area	Major	Minor	Area/Min	Major/Min
Site Point	Location	Foot	11.64	57.3	0.0	N.A.	N.A.
Front Road	Location	Foot	30.04	40.6	13.5	2.23	3.01
Street Lot	Location	Foot	26.85	57.3	3.9	6.88	14.69
Service Drive	Location	Foot	4.31	11.8	0.5	8.62	23.60

ABBREVIATIONS:
A= Alter
AFG= Above Finished Grade
CF = Contour Elevation
CV= Coefficient of Variation
f= Footcandle
HPS = High Pressure Sodium
LLF= Light Loss Factor
MH = Mounting Height
NTS = Not to Scale
PSMH = Pole Street Mounting Height
SF = Street Foot
W = Width

- NOTES:
- A. CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
 - B. REFER TO PLAN FOR FIXTURE MOUNTING HEIGHTS.
 - C. CALCULATION POINTS TAKEN AT GRADE.

PROJECT NAME
Acura MP-
Photometrics

CLIENT
EDSS
7050 Jordon Dr
White Horse Lake, MI 48189

SEAL

REVISIONS		
No.	Description	Date
5.		
4.		
3.		
2.		
1.		
Issue Date: September 29, 2016		
Project #: 16186		
Drawn: AD		
Checked: TJ		
Approved: JS		
Scale: AS NOTED		

DRAWING NAME
Lighting Plan,
Schedules and
Specifications

DRAWING NUMBER
SL1

Project Name	Date
Catalog #	Type

VIENTO LARGE

SITE & AREA LED LUMINAIRE



APPLICATIONS

- Auto Dealership Sales Lots
- Parking Lots
- Educational/Business Campuses
- Parks & Recreation Areas
- Security Areas
- Mall & Retail Spaces

APPROVALS

- ETL Listed: Complies with UL 1598 and CSA C22.2 No. 250.0-08 Suitable for wet locations.
- 3G Vibration Rated for Bridge/Overpass Applications per ANSI C136.31-2010, Test Level 2.
- IP 66 Optics and Housing.
- Select models DLC Premium or Standard. For a complete list, please visit: www.xtralight.com/dlc

AT A GLANCE

REPLACES	MODEL	INPUT WATTS	LUMENS	LUMENS PER WATT
Up to 1000W HID	231 300	See page 2	Over 32000	Up to 111

FEATURES

- Energy-efficient replacement for up to 1000W HID.
- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density.
- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Field serviceable luminaire utilizing Lumileds LED technology.
- Controls ready luminaire for independent operation or remote management.
- Operating temperature -40°C to +40°C (-40°F to +104°F).

CONSTRUCTION

- Housing: One-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental durability.

MOUNTING

- Integral arm facilitates quick and easy installation.
- Stainless steel hardware fastens the integral arm securely to poles.

OPTICS

- Precision molded optics for superior uniformity, minimal light trespass and maximum pole spacing.
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II, Type III, Type IV and Type V. Types II, III, and IV available rotated right or left 90°, factory installed.
- Best in class Lumileds LEDs with 3000K (min 80 CRI), 4000K, 5000K and 5700K CCT (min 70 CRI).
- Zero uplight (UO) is night sky friendly, reduces wasted light.
- Lumen Maintenance: >100,000hrs L70 @ 25 °C (see page 2 for details).

ELECTRICAL

- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Surge Protection: 10kV/10kA standard.
- NEMA twist-lock receptacle available as an option, complete with photocontrol.
- Dimming: 0-10v dimmable driver available as an option.
- Occupancy (PIR) sensor available as an option.

WARRANTY

- 10-year limited warranty.



WHITE METAL PANELS



CLEAR GLASS AND ALUMINUM STRUCTURE



LIGHT GRAY
EXTERIOR PANEL

MATERIALS & COLORS MONTEREY PENNINSULA ACURA

Service Canopy Concept Elevation

UNREGISTERED VERSION

www.avs4you.com



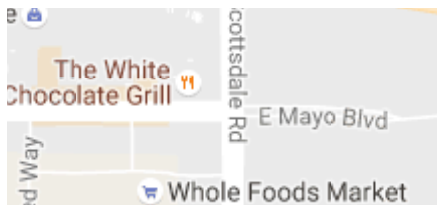
Google Maps N Scottsdale Rd



Image capture: May 2016 © 2016 Google

Scottsdale, Arizona

Street View - May 2016

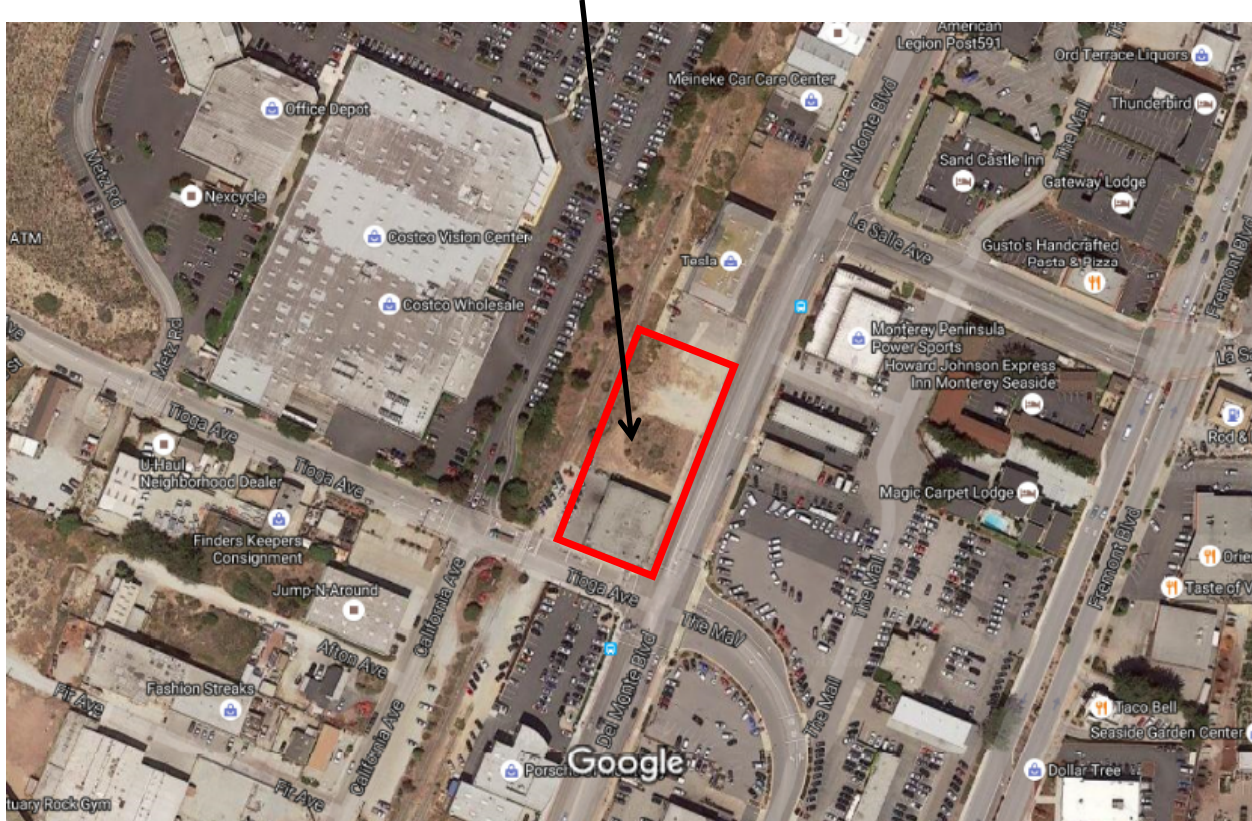


Location Map

Project Site: 1845 Del Monte Boulevard



Project Site: 1845 Del Monte Boulevard





View of Rear (West) Elevation



View of Southeast corner of existing auto body shop building



View of northeast corner of the proposed parking lot and north elevation of the existing building

CHAPTER 17.16 - AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONE STANDARDS

Sections:

- 17.16.010 - Purpose
- 17.16.020 - Applicability
- 17.16.030 - Submittal Requirements
- 17.16.040 - Architectural Design Requirements
- 17.16.050 - Sign Requirements
- 17.16.060 - Landscape Design Requirements
- 17.16.070 - Screening, Fences/Walls/Gates, and Outdoor Storage Areas
- 17.16.080 - Lighting Design Requirements

17.16.010 - PURPOSE

The purpose of this Chapter is to establish development standards for all uses within the CA (Automotive Regional Commercial) zoning district by ensuring that the character of the area is presented with integrity and creativity while maintaining a congruent appearance throughout the zone. These standards will ensure consistency and compatibility between the exterior appearances of buildings while providing flexibility for tenants to identify themselves through innovative design. The landscaping standards will result in well designed and maintained sites, while the lighting standards will provide for safety of pedestrians and motorists as well as protection of adjacent properties from glare and light spillover

17.16.020 - APPLICABILITY

All uses within the CA (Automotive Regional Commercial) zone, with the exception of public safety facilities and automated teller machines, shall be subject to the standards set forth in this Chapter (see Figure 2-1, Automotive Regional Commercial Zone).

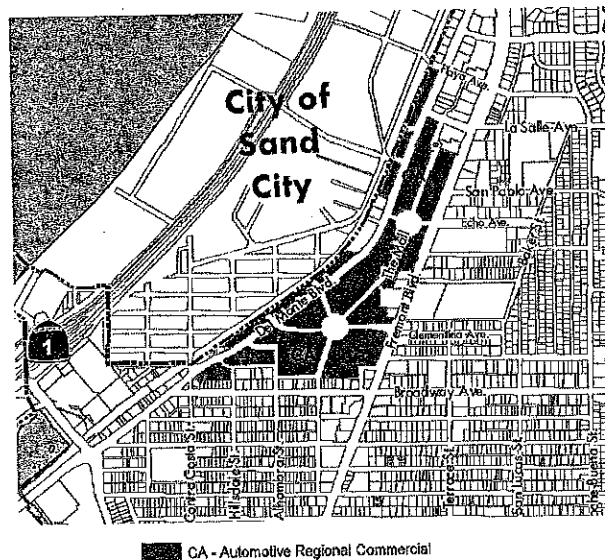


Figure 2-1 - Automotive Regional Commercial Zone

17.16.030 - SUBMITTAL REQUIREMENTS.030

Elements regulated by Sections 17.16.040 through 17.16.080 must receive design approval from the Board of Architectural Review. At the time a project application is filed, all plans and information, along with any necessary forms and fees, shall be submitted to the City as outlined in the Automotive Regional Commercial Submittal Guidelines (available from the Planning Department).

17.16.040 - ARCHITECTURAL DESIGN REQUIREMENTS

A. Purpose. The requirements of this Section are intended to provide for pedestrian- and customer-oriented design and encourage modern and contemporary building styles in the CA zone. The primary design objectives of this Section are to create a unified CA zone district and attractive streetscapes. The intent of these standards is not to limit innovative design approaches, nor is it to have all dealerships look exactly alike. Manufacturer image programs are acceptable. The Board of Architectural Review may grant exceptions to the requirements of this Section that are not otherwise subject to Zoning Code Section 17.62.080.C.2 (Minor Variance).

B. Building design requirements.

1. Colors. The color palette used on the exterior of the main showroom building shall be used on each subsequent building located on the property and shall work to integrate all architectural elements of the building.

2. Facade articulation.

- a. To encourage visual continuity, at least 60 percent of the total length of any new or reconstructed building wall/facade shall be differentiated architecturally by using a combination of recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, or other details or displays of interest to pedestrians (see Figure 2-2, Facade Articulation).
- b. Facade elements (e.g., windows, doors, bays, joints) shall display a logical rhythm and order. Articulation shall be simple in form, avoiding overly articulated and random features, which can be visually confusing. Articulation and detailing shall not consist solely of color changes without changes in material or planes, as color change alone does not create a feeling of permanence, variety, or interest (see Figure 2-2, Facade Articulation).

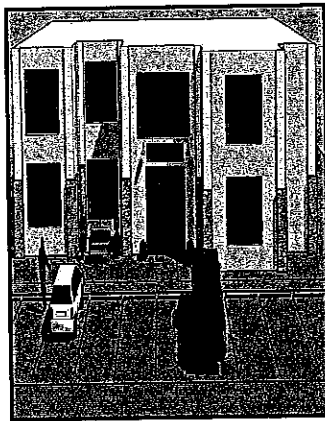


Figure 2-2 - Facade Articulation

- c. Building facades shall be articulated at the street level to provide visual interest to through the use of materials, colors, and architectural detailing.

- d. All sides of a building visible from the public right-of-way shall have a consistent style and use of materials. While the primary frontage may utilize special architectural treatments, a common theme of basic primary exterior finish materials and colors shall be used on all building facades.
- e. In no case shall any facade consist of unarticulated blank walls visible from the public right-of-way, exterior vehicle display areas, or other areas accessible to the public.

3. Windows.

- a. Clear glass on the ground floor of each building shall be used to facilitate maximum visual interaction between exterior vehicle display areas and the interior of buildings. "Clear glass" means glass that is generally transparent (e.g., less than 50 percent tinting). The use of mirrored, reflective, tinted, or smoked glass is strictly prohibited (see 17.16.040.C.7, Prohibited Building Materials).
- b. After installation, clear glass windows shall not be treated to become mirrored, reflective, tinted, or smoked or prevent visibility of the building's interior from public spaces or the public right-of-way in any other manner.

- 4. **Upper-story design features.** A minimum of 50 percent of the length of each building facade above the first story shall be differentiated by architectural details that provide dimensional relief (see Figure 2-3, Upper-Story Design Features).

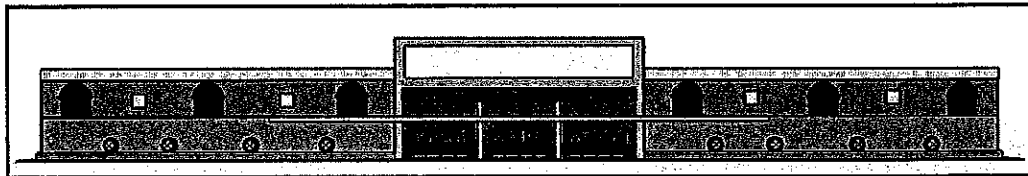


Figure 2-3 - Upper-Story Design Features

5. Screening.

- a. Roof-mounted mechanical equipment, ductwork, vents, access ladders, and any other equipment located on any roof visible from public rights-of-way, pedestrian walkways, and areas accessible to the public shall be screened. The equipment shall be screened through the use of architectural elements (parapets, roofs, etc.) (see 17.16.070.B.7, Screening Requirements – Ground-Mounted Equipment).
- b. Individual equipment screens are not permitted unless they are determined by the Board of Architectural Review to be consistent with the overall building design.

6. Building orientation.

- a. Service bays and required parking spaces shall be oriented, and located at, the rear of the property or in a location that limits visibility of the bays from the public right-of-way (see Section 17.16.060, Landscape Design Requirements).
- b. Buildings and exterior vehicle display areas shall be sited to complement the existing topography, site configuration, and adjacent uses.
- c. No building shall be closer than 15 feet from the back of the public rights-of-way along Fremont and Del Monte boulevards. Exception: The setback requirement along Fremont and Del Monte boulevards may be reduced for the following use (as listed in Table 2-4, Allowed Land Uses and Permit Requirements for Commercial Zones): Auto and Vehicle Sales, new vehicles, with accessory used sales which include showroom, administrative offices and work bays when screened.

C. Prohibited building materials. The following building materials are prohibited (also see 17.16.070.D.1, Prohibited Materials).

1. Exposed wood siding.
2. Corrugated metal, unless powder coated (or similar treatment proved to prevent rusting) on both sides and approved by the Board of Architectural Review.
3. Unpainted metal trim or flashing.
4. Wood shakes or shingles.
5. Fiberglass.
6. Materials that create glare.
7. Mirrored, reflective, tinted, or smoked glass.
8. Unfinished concrete masonry units or tilt-up panels.
9. False fronts.

D. Exterior vehicle display pads. Automobile display pads or structures may be provided for each automobile dealership subject to the following.

1. Prohibited locations.

- a. Within traffic safety visibility areas.
- b. Within any required landscaped areas, including the landscaped areas dedicated by the City of Seaside. **Exception:** Vehicle display pads that incorporate permeable pavers or other permeable paving materials shall count toward the minimum landscape requirement (see Section 17.16.060.D.1.b).
- c. On building rooftops.
- d. In areas designated as walkways, driveways, parking lot aisles, or other areas designed to provide on-site vehicular and pedestrian circulation for customers.

2. Siting.

- a. The vehicle display pad shall be located within the exterior vehicle display area.
- b. The vehicle display pads shall be separated by a minimum of 100 feet.
- c. Dual-fronted lots are encouraged to place display pads in areas visible along each frontage.
- d. If located within an exterior vehicle display area, the placement of the display pad shall not result in the reduction of required parking or required landscape areas.

3. Vehicle display pad requirements.

a. Maximum area and height.

- (1) A vehicle display pad shall not exceed a width, length, or diameter of 30 feet.

- (2) The overall height of a vehicle display structure shall not exceed 5 feet.
- b. **Design.** The entire area of on-grade display pads shall be differentiated from the surrounding hardscape through the use of a non-asphaltic concrete material, such as permeable pavers, colored and/or textured concrete, stamped concrete, or permeable concrete.
- c. **Display pad structures.**
 - (1) Display pad structures that elevate vehicles above the surrounding grade are permitted provided the following.
 - i. The base and underside of the display structure shall be covered so it is not visible from any location on or off the site.
 - ii. A solid "skirt" shall be securely attached to the base of the display structure.
 - iii. The skirt shall be a finished material that is architecturally compatible with other site development features in terms of colors and materials.
 - (2) Plants shall not be used as screening around the display pad skirt unless they are part of a larger design theme that utilizes other materials.
 - (3) The screening shall not:
 - i. Consist of loose materials.
 - ii. Consist of any prohibited materials specified in this Section 17.16.040.C (Prohibited Building Materials).
 - iii. Be located beyond the permitted display pad area.

17.16.050 - SIGN REQUIREMENTS

- A. **Purpose.** The purpose of these regulations is to improve the appearance of the CA zone. Providing limitations regarding specific types of signs promotes compatible signage and avoids visual clutter. These standards will help promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop, and provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached. The Board of Architectural Review may grant exceptions to the requirements of this section that are not otherwise subject to Zoning Code Section 17.62.080.C.2 (Minor Variance) through the Master Sign Program entitlement required for signs within the CA zone.
- B. **Definitions.** For purposes of this Section, the following terms shall have the definitions as described below. Additional definitions are listed in Chapter 17.98 (Definitions).
 - 1. **Balloon arch.** A collection of balloons that are attached close together to create a solid band of color forming an arch.
 - 2. **Construction sign.** A temporary sign directly connected with a construction project and may include the construction company's name, addresses and telephone number.
 - 3. **Freestanding monument sign.** A freestanding sign less than or equal to 6 feet in height which is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick (see Figure 2-4, Freestanding Monument Sign).

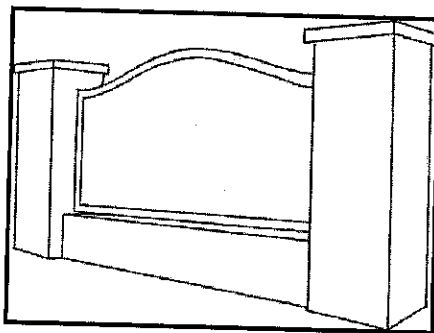


Figure 2-4 - Freestanding Monument Sign

4. **Inflatable advertising display.** A three-dimensional object filled or activated by moving or unmoving air or other gas, located, attached, or tethered to the ground, site, merchandise, structure, or roof and used as a sign or to attract attention.
5. **Projecting sign.** A type of wall sign which is attached to a building but extends beyond the building structure. The sign face is typically perpendicular to the building fascia (see Figure 2-5, Projecting Sign).

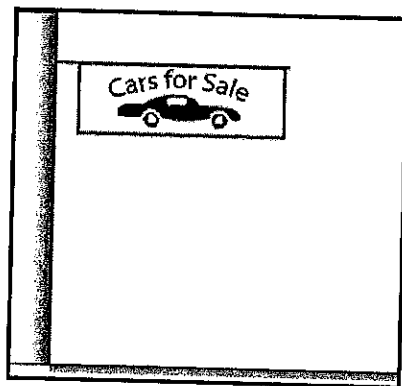


Figure 2-5 - Projecting Sign

6. **Promotional temporary banner.** A temporary banner displayed by an establishment to advertise events such as sales, seasonal events, liquidation sales, service specials, grand openings, and going out of business sales.
7. **Pylon sign.** A freestanding sign greater than 6 feet in height which is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.
8. **Wall sign.** A sign attached to or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall.
9. **Window sign.** A sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on-site, when on display in a window.

C. **Sign Permit Requirements.**

1. **Sign Permit.** As described in Section 17.40.030 (Sign Permit Requirements), signs shall require the issuance of a Sign Permit prior to construction, installation, or modification. Temporary promotional banners, flags, and balloons are exempt from sign permit requirements.

2. **Master Sign Program.** 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. A Master Sign Program shall be required for all properties within the CA zone. A Master Sign Program shall be submitted to the Board of Architectural Review for all proposed permanent sign(s) and relocation of or alterations to existing signs. Review of the proposed Master Sign Program will evaluate existing and proposed signs, site conditions and constraints, building uses, and on-site circulation in order to determine sign allowances.
3. Temporary promotional banners, flags, and balloons are exempt from the Master Sign Program requirements.
- D. **Exemptions from Sign Permit requirements.** See Section 17.40.040 (Exemptions from Sign Permit Requirements).
- E. **Prohibited signs.** All signs not expressly allowed by this Section shall be prohibited. Specifically prohibited signs include the following.
 1. Neon signs.
 2. Streamers.
 3. Inflatable advertising displays.
 4. Billboards.
 5. Stringed pennants.
 6. Revolving signs.
 7. Flashing signs.
 8. Awning signs.
 9. A-board and other portable sidewalk signs located in the public right-of-way.
 10. Permanent signs advertising continuous sales, special prices, or including phone numbers.
 11. Abandoned signs.
 12. Balloon arches.
 13. A grouping of balloons: two or more balloons attached to nonmetallic string, which are clustered together.
 14. Animated signs, including electronic message display signs, and variable intensity, blinking, flashing signs, and signs that emit a varying intensity of light or color.
 15. Billboards and any other off-premise signs, except as allowed by Civil Code Section 713 (Section 17.40.040.D.1.a.(1)).
 16. Illegal signs.
 17. Signs that are stationary but contain moving parts.
 18. Roof-mounted signs.
 19. Signs that simulate in color, size, or design any traffic control sign or signal, or that make use of characters, symbols, or words in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic.

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20. Signs in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as may be required for safety and convenience and for control of pedestrian or vehicular traffic within the premises of the subject use.
 21. Signs attached to or suspended from a boat, float, vehicle, or other movable objects parked within the public right-of-way, except a sign painted directly upon, magnetically affixed to the body, or other integral part of the vehicle.
 22. Signs within, or projecting into, the public right-of-way, except for signs installed or maintained by a government agency for traffic safety and directional purposes.
 23. Signs burned, cut, or otherwise marked on or otherwise affixed to a hillside or tree.
 24. Signs with reflective material determined by Public Works to be likely to cause a traffic hazard.
 25. Human directionals, also known as sign twirlers, sign spinners, human arrows, and sign holders.
 26. Signs in storage or in the process of assembly or repair, located outside on premises that are visible from a public right-of-way.
- F. **Sign area and height measurement.** Sign area measurement and sign height measurements shall be in compliance with Sections 17.40.060 (General Requirements for All Signs). Street address numbers not exceeding 12 inches in height shall not be included in calculations of allowed sign area.
- G. **Sign design, copy, lighting, and maintenance standards.** Design criteria, copy design, sign lighting, and maintenance of signs shall be in compliance with Section 17.40.060 (General Requirements for All Signs) and the CA Zone Lighting Standards.
- H. **Sign location requirements.** The following location standards and requirements shall apply to all new signs and the relocation of existing signs within the CA zone.
1. Each sign shall be located on the same property as the subject of the sign.
 2. No sign shall be placed so as to interfere with the operation of a door, fire escape, or window.
 3. A sign(s) proposed to be placed within required landscaped areas and/or the landscaped areas dedicated by the City of Seaside shall be reviewed on a case-by-case basis and will be subject to sight line and visibility area limitations. The proposal may be subject to the following: replacing the landscape area reduced by the sign base elsewhere on the site, replanting existing planter areas, or other project conditions approved by the Board of Architectural Review.
 4. A sign shall not project over public property, vehicular easements, or public rights-of-way, and shall not obstruct a traffic safety visibility area, except where the City has granted an Encroachment Permit in addition to a Sign Permit.
 5. All signs, except for certain temporary signs, shall be permanently attached to the ground or a structure.
 6. The sign supports or sign structures shall be placed entirely within the boundaries of the premises on which the sign is located.
 7. Signs shall comply with Section 17.40.060.E (Signs Placed Within the Public Right-of-Way).

- I. **Standards for specific sign types.** The following standards apply to certain sign types as listed below and defined in Section 17.16.050.B (Definitions).
1. **Freestanding monument signs and pylon signs.**
 - a. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The Board of Architectural Review may modify this requirement where the 75-foot separation would be impractical.
 - b. Signs shall be ground-mounted and contain the dealership name and the principle makes of the new automobiles sold on-site.
 - c. To assist emergency response personnel in locating the site, freestanding monument signs shall contain an illuminated street address plate. Numbers shall be a minimum of 6 inches in height.
 2. **Projecting sign.**
 - a. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
Exception: A projecting sign that is attached to an architectural feature projecting above the eave line or top of the parapet.
 - b. A projecting sign shall maintain a minimum clearance of 8 feet from the bottom of the sign to the finished grade below.
 - c. Signs featuring shapes, logos, and/or symbols uniquely suited to the business are encouraged.
 - d. Sign supports shall be well designed and compatible with the design of the sign.
 3. **Temporary promotional banners, flags, and balloons.**
 - a. Temporary promotional banners, flags, and balloons are exempt from the Master Sign Program requirements.
 - b. Temporary promotional banners may be displayed on automobile sales lots provided that:
 - (1) A maximum of one banner per building frontage for a single building site. In the case of a multi-building site, one banner per building shall be allowed.
 - (2) Banners shall be securely affixed to a building wall and hung below a roof eave.
 - (3) Banners shall be professionally made and constructed of cloth, canvas, plastic, PVC, or similar material.
 - (4) No banner sign may exceed 32 square feet in area, except that a single banner sign of up to 100 square feet may be allowed on the Fremont and Del Monte Boulevard frontages that have a building wall area of at least 1,000 square feet.
 - (5) Banners shall be limited to the advertisement of temporary events and shall not contain information that should be displayed in a permanent sign.
 - (6) The banner shall not be attached to fences, trees, shrubbery, or utility poles.
 - (7) The banner shall not be placed in or project into the public right-of-way.
 - (8) The banner shall not obstruct or obscure primary signs on the subject premise and adjacent premises.

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- (9) The banners are maintained in good repair and shall not fade, tear, or become partially detached during the display period.
 - (10) The owner or occupant shall remove banner(s) within 15 days after receiving a notice that the display is improperly maintained or displayed beyond the allowed duration.
 - (11) The banner(s) shall be removed within one business day of expiration of the advertised offer/event.
- c. Decorative flags may be displayed on automobile sales lots provided that:
- (1) Flags are limited to be displayed within 20 feet of the perimeter property lines.
 - (2) One flag is permitted for every three cars within 20 feet of the perimeter property lines.
 - (3) The display shall be securely attached to the vehicle or ground and shall be able to withstand strong winds without falling over.
 - (4) Pole height shall not exceed 16 feet above grade.
 - (5) The flag shall not exceed an area of 20 square feet, with a maximum height or length of 10 feet and a maximum width of 2 feet.
 - (6) All flags shall be professionally made and constructed of cloth, canvas, plastic, PVC, or similar material.
 - (7) Flags shall not be displayed in lieu of a permanent sign.
 - (8) The flags shall not be attached to fences, trees, shrubbery, utility poles, or be stretched between two supports.
 - (9) The flags shall not be placed in or project into the public right-of-way.
 - (10) The flags shall not obstruct or obscure primary signs on the subject premise and adjacent premises.
 - (11) The flags are maintained in good repair and shall not fade or tear during the display period.
 - (12) The owner or occupant shall remove flags within 15 days after receiving a notice that the display is improperly maintained or is tattered or worn.
 - (13) The owner or occupant shall remove flags within one business day after receiving a notice that the display is improperly maintained.
- d. Individual balloons may be displayed on automobile sales lots provided that:
- (1) The maximum size of the balloons is 12 inches in diameter.
 - (2) Balloons shall not be placed on vehicles upon which a decorative flag is located.
 - (3) One balloon per vehicle located within 20 feet of the perimeter property lines.
 - (4) Individual balloons shall be attached separately to vehicles with a nonmetallic string.
 - (5) Balloon height shall not exceed 10 feet above grade.

17.16.060 - LANDSCAPE DESIGN REQUIREMENTS

- A. **Purpose.** The purpose of these regulations is to improve the appearance of the CA zone by providing on-site landscaping that is visible from public rights-of-way and adjacent properties and to conserve water through the use of drought-tolerant plant species.
- B. **Definitions.** See Section 17.98 (Definitions).
- C. **Approvals**
1. **Statement of surety.** The Zoning Administrator may require statements of surety for phased development projects, a legitimate delay in landscape installation due to seasonal requirements (including adverse weather conditions), and similar circumstances where it may not be advisable or desirable to install all approved landscaping before occupancy of the site. When required by the Zoning Administrator, security in the form of cash, performance bond, letter of credit, or instrument of credit, in an amount equal to 150 percent of the total value of all plant materials, irrigation, installation, and maintenance, shall be posted with the City for a two-year period in compliance with Section 17.64.070 (Performance Guarantees).
 2. **Installation and inspection.** All landscaping shall be installed and inspected by a representative of the Planning Department before the City will perform a final building inspection or authorize the issuance of a Certificate of Occupancy.
 3. **Maintenance agreement.** Before final inspection or occupancy, and before the recordation of a final subdivision map where applicable, the applicant shall enter into a landscape maintenance agreement with the City to guarantee proper maintenance in compliance with the above regulations. The City Attorney and the Zoning Administrator shall approve the form and content of the agreement.
- D. **Landscape design.** Landscaping shall be provided in the locations, consistent with the provided design standards listed below.
1. **Required landscaping.**
 - a. "Landscaping" includes berms, decorative fences and walls, perennials, lawn/turf, ground cover, hedges, shrubs, and trees within a designated area.
 - (1) Permeable pavers or stamped concrete may be used to satisfy the landscape requirement only if used in combination with at least one of the items defined above as "landscaping."
 - (2) The landscaping shall be incorporated with the pavers and shall occupy a minimum of 50 percent of the proposed area and shall be dispersed along the entire length of the paved surface.
 - b. A minimum 5 percent of the total site area shall be landscaped.. Landscape materials shall be selected from the approved plant lists available from the Planning Department.
 2. **Minimum dimensions.**
 - a. Wherever this Section requires a landscape area of a specified width, the width shall be measured within any curb or wall bordering the landscape area.
 - b. Each landscape area shall have a minimum interior length of 8 feet and a width of 3 feet.
 - c. Lawn areas require minimum dimensions of 10 feet or greater.

- d. The requirement may be reduced if the Board of Architectural Review determines the minimum dimensions are infeasible due to site constraints such as limited site area and manufacturer-required exterior display area. Alternatives such as container planting and permeable paving without "landscaping" elements shall be required if the minimum dimensions are reduced by the Board of Architectural Review.

3. Planting requirements.

- a. In order to achieve a more immediate effect, all trees planted on the street sides of a newly developed parcel shall be transplanted from a minimum 24-inch box size container.
- b. A tree proposed to replace an existing mature specimen tree shall be transplanted from a minimum 24-inch box size container.
- c. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their own.
- d. Nonbiodegradable root barriers shall be installed around new trees planted within 5 feet of, and in, the public right-of-way to direct tree root growth downward and away from adjacent sidewalks, curbs, gutters, driveways, and other public improvements. Root barriers may be eliminated where the combination of tree species, soil type, soil area, and drainage conditions can be shown to afford equivalent protection against tree root damage to public improvements.
- e. Organic amendments shall be added to the soil to improve soil structure and other physical properties of the soil. Examples of organic amendments include compost, composted sawdust, peat moss, and redwood soil conditioner.
- f. Woody groundcovers shall be planted from containers or liners and the area between plants shall be covered with a 2-inch bark mulch layer or herbaceous groundcovers.
- g. Porous mulch shall be applied to the soil surface at a minimum of a 2-inch layer to reduce evaporation and retard weed growth. One of the following materials will be used: compost, decomposed granite, or wood chips.
- h. Herbaceous groundcovers shall be planted with triangular spacing at a distance that will typically ensure 100 percent coverage within one year of installation.
- i. Loose gravel shall not be permitted in landscaped areas.
- j. Decorative boulders and rocks can be placed within landscaped areas to highlight unique landscape features when the area is completely surrounded by a 6-inch curb.
4. Lawn/turf planting. Drought-resistant cool season grass shall be used for lawn areas, which are limited to 10 percent of the total landscaped area on the site. No lawns shall be allowed:
- a. In any area with a dimension of less than 10 feet; and
- b. On any slope exceeding 10 percent.
- (1) A level buffer zone of 18 inches shall be provided between bermed lawn areas and any hardscape (e.g., any street, walkway, or similar feature).
5. Water features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.
6. Traffic safety visibility areas.

- a. Maximum height of landscaping. Landscaping over 3 feet in height shall not be allowed within a traffic safety visibility area, unless approved by the Zoning Administrator in consultation with the Public Works Director. **Exception:** Trees with the canopy trimmed to a minimum of 6 feet in height measured from finished grade (see Figure 2-6, Landscaping in Traffic Safety Visibility Areas).

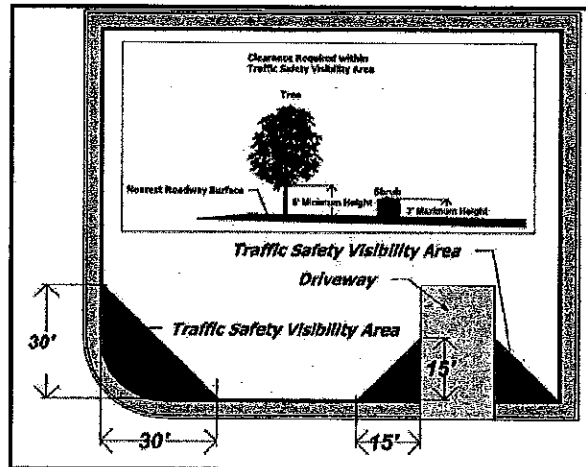


Figure 2-6 - Landscaping in Traffic Safety Visibility Areas

- b. **Measurement of visibility area.** A traffic safety visibility area may include private property and/or public rights-of-way and is a triangle measured as follows (see Figure 2-6, Traffic Safety Visibility Areas).
- (1) **Street intersections.** The street visibility area shall be defined by measuring 30 feet from the intersection of the front and street side property lines, and connecting the lines across the property.
 - (2) **Driveways.** The driveway visibility area shall be defined by measuring 15 feet along the driveway from the intersection of the driveway with the street right-of-way line, and 15 feet along the street line, away from the driveway, and connecting the lines across the intervening property (see Figure 2-6, Traffic Safety Visibility Areas). Generally, all driveways have two visibility areas, one on each side; however, in the event that a raised median divides the directions of travel in front of a driveway and limits access to only one direction of travel, there shall be only one visibility area on the side of the oncoming traffic.
7. **Parking lot and vehicle display area landscaping.** Landscaping shall be provided throughout the parking lot and vehicle display areas as a combination of ground cover, shrubs, and trees and shall be used to break up large paved areas and soften building lines.
- a. Vehicles overhanging landscape areas or walkways are prohibited.
 - (1) The required length of a parking space shall not include a vehicle overhanging a landscape area or walkway.
 - b. Wheel stops and/or curbing.
 - (1) Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for landscaped areas located in parking lots and vehicle display areas. . .
 - (2) Individual wheel stops may be provided in lieu of continuous curbing only when the parking is adjacent to a landscaped area and the drainage is directed to the landscape area. When provided, wheel stops shall be placed to allow for 2 feet of vehicle overhang area within the dimension of the parking space.

- (3) Vehicles shall not overhang into landscape areas.
- c. **Location of landscaping.** Landscaping shall be evenly dispersed throughout the parking and vehicle display areas, as follows.
 - (1) Trees not less than 6 feet in height and 24-inch box container size shall be planted throughout the parcel.
 - (2) One tree shall be located within 30 feet of required employee and customer parking spaces.
 - (3) A concentration of landscape elements shall be provided at primary building entrances and shall include specimen trees, flowering plants, and enhanced paving.
 - (4) Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.
- 8. **Perimeter landscaping.** Landscaping shall be located to create separation between on-site structures and customer and employee parking spaces.
 - a. **Adjacent to structures.** When customer and employee parking areas are located adjacent to a structure, a landscape strip with a minimum depth of 3 feet that spans the entire length of the adjacent parking stalls shall be provided immediately adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways. The required dimensions of the landscape strip may be reduced by the Board of Architectural Review where it determines that overall site area is insufficient to accommodate allowable structures and required parking along with a landscape strip of the otherwise required width.
- E. **Irrigation system requirements** All landscaped areas shall include an automatic irrigation system. The design of the irrigation system shall be consistent with the following requirements.
 - 1. Water-efficient systems (e.g., bubbler-type, drip, mini-spray, or similar system) shall be used.
 - 2. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 3. Lawn areas shall be sized and shaped so they can be efficiently irrigated.
 - 4. Spray or runoff onto paved areas shall be avoided.
 - 5. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., ground cover, lawn, shrub, tree areas) or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used on larger projects (50,000 plus square feet of landscaped area) to minimize or eliminate overwatering.
 - 6. The irrigation system shall deliver water efficiently and uniformly and shall be appropriate to the needs of the plant materials.
 - 7. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
 - 8. Sprinkler heads shall have matched precipitation rates within each valve zone.
 - 9. Check valves are required where elevation differential may cause low head drainage

10. Sprinkler heads located within 12 inches of a walkway or parking area shall be pop-up type.
 11. The irrigation system will be equipped with an automatic rain shut off device.
- F. **Landscape lighting.** The use of landscape lighting to highlight the unique design features and surrounding landscape design may be approved by the Board of Architectural Review, in accordance with the following standards.
1. The lighting will illuminate a landscape feature that is unique to the particular project due to the use of materials, colors, or design characteristics which are not commonly found within the CA Zone.
 2. The landscape lighting proposal will enhance the design of a project and is not solely used as an attention-getting device.
 3. Highlighting fixtures shall be located on the adjacent ground. These fixtures are to be arranged such that they are not generally visible from the public right-of-way.
 4. Highlighting fixtures shall be located and designed in such a manner that the actual lamp and reflector are shielded or louvered so that it is not seen from a normal public viewing area. It is especially important in areas where there is considerable vehicle and pedestrian traffic that direct glare be avoided.
- G. **Landscape maintenance criteria.** The following maintenance criteria shall apply to all site landscaping and irrigation.
1. **Landscaping.**
 - a. The developer, his successor, and/or subsequent owners and their agents shall be responsible for continued landscape maintenance.
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season. All landscaping will be subject to periodic inspection by City personnel as designated by the Zoning Administrator.
 - c. Regular maintenance shall include aerating and de-thatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas. In addition, the landscaping shall regularly be kept free of weeds and debris.
 - d. Plants shall be pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to ensure the health of the specimen and the safety of the public. "Topping" is not permitted because it causes severe injury to trees. Any trees that are topped shall be removed and replaced with a specimen one size larger than what is specified on the approved plans.
 - e. Plants shall be pruned to avoid blocking walks, passageways, visibility areas, and sight distance views for vehicular traffic.
 - f. Shrubs and vines used for screening trash enclosures and service areas shall be pruned to maximize screening while allowing access to the storage/service areas.
 - g. All fences and walls that have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.
 - h. Shrubs, trees, and vines for screening adjacent properties shall be kept pruned so they do not interfere with pedestrian traffic and do not encroach excessively onto the adjacent property.
 - i. Trees shall be watered deeply to promote deeper rooting and shall be fertilized as required by sound horticultural practices.

- j. Tree guys and stake ties shall be inspected and adjusted periodically, and removed when necessary, to ensure they are adequately surrounding the tree without girdling trunks or branches.
 - k. Trees selected shall grow to maturity without impacts to sidewalks, curbs, and other public improvements.
 - l. Any required plant material that dies after installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required plant material that dies after three years or more after installation, or is not maintained in accordance with the maintenance criteria, shall be replaced with a gallon or box size specimen one size larger than what is specified on the approved plans (shrubs: 1-gallon, 5-gallon, 15-gallon; trees: 15-gallon, 24-inch box, 30-inch box, 36-inch box, 42-inch box, 48-inch box).
 - m. Dead plants shall be replaced with those materials specified in the original approval, damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of excessive growth.
 - n. Required landscaped areas including and those installed and dedicated by the city shall not be reduced in area or planting.
2. **Irrigation systems.**
- a. Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, public right-of-way, walks, roadways, or structures is prohibited.
 - b. The irrigation system will be checked, as part of scheduled maintenance, to prevent overspray outside of the desired planting area, especially water that wets adjacent hard surfaces (e.g., patios, sidewalks, and streets).
 - c. The irrigation system will be checked, as part of scheduled maintenance, to prevent runoff. If runoff occurs, the water application rate will be reduced so it is not greater than the infiltration rate of the soil.
 - d. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment, resetting automatic controllers, and watering all landscaped areas after maintenance is performed in order to verify proper working condition.
3. **Enforcement.** Should landscaping not be installed, maintained, and replaced as specified in the maintenance criteria, the owner and his agent or agents shall be considered in violation of the terms of the Building or Occupancy Permit. The Zoning Administrator is empowered to enforce the requirements of the CA Zone Standards and Chapter 17.80 (Enforcement and Penalties).

17.16.070 - SCREENING, FENCES/WALLS/GATES, AND OUTDOOR STORAGE AREAS 070

- A. **Purpose.** The purpose of this Section is to provide regulations for the screening and buffering of service bays, outdoor storage, trash enclosures, equipment, and parking areas, and to provide regulations for the location, height, and materials for fences, walls, and gates. The intent of these regulations is to ensure that service and storage areas are screened from public view by limiting the appearance of unsightly and unrestricted clutter.
- B. **Screening requirements.** Screening means the provision of a minimum 6-foot-tall vertical buffer designed to diffuse glare, noise, and negative visual impacts. Screening shall be provided consistent with the following standards.
- 1. Screening materials may include a combination of plant materials, earth berms, raised planters, solid decorative masonry walls, and other screening devices approved by the Board of Architectural Review.
 - 2. Masonry walls shall be architecturally treated on both sides.

3. Wall design, materials, and colors shall be compatible with the primary structure on the site.
 4. Plant materials shall be incorporated with the fence and wall structures with a height or length of 6 feet and greater and shall provide full coverage within three years. The plant materials specified shall reach a minimum height and/or spread at maturity of at least 6 feet.
 5. Whenever required screening is located adjacent to parking areas or driveways, the required landscaping shall be protected by concrete curbing at least 6 inches high and 6 inches wide.
 6. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style.
 7. Ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters), loading docks, service yards, waste and storage areas, and utility services shall be screened from public view from abutting public streets and rights-of-way.
- C. **Outdoor storage and auto work areas.** Outdoor storage and auto work areas shall comply with the following provisions. For the purposes of this section, auto work area means the area used for storage of automobiles waiting for service or repair.
1. Outside uses shall have a solid sight-obscuring wall not less than 6 feet, or more than 8 feet, in height.
 2. If necessary, the wall shall include sight-obscuring gates.
 3. The wall and gate(s) shall be maintained to conform to the screening requirements.
 4. Site operations in conjunction with the outdoor uses, including the loading and unloading of materials and equipment, shall be conducted entirely within a walled area.
- D. **Fences, walls, and gates.** Fences, walls, and gates shall comply with the following provisions.
1. **Prohibited materials.** The following materials are prohibited unless approved by the Zoning Administrator for special security needs or as required by a city, state, or federal law or regulations.
 - a. Barbed wire, barbed wire or broken glass on fences, or electrified wire fence.
 - b. Razor or concertina wire.
 - c. Chain-link fencing, unless vinyl-coated chain link.
 - d. Other materials designed to inflict injury.
 2. Fences, walls, and gates shall comply with the following standards in addition to those in Section 17.30.020 (Fences, Walls, Hedges, and Screening). When in conflict with Section 17.30.020, these standards shall prevail.
 - a. Solid fences, walls, and/or gates greater than 4 feet in height shall not be used to define or separate property boundaries. Masonry walls shall be architecturally treated on both sides.
 - b. Solid, decorative fences and walls may be used to meet the screening requirements outlined in Section B above.
 - c. Combination fences, walls, and gates shall not exceed 8 feet in height, and where located within 20 feet of any access drive entering a public or private street used for vehicular access, shall not exceed 3 feet in height.

- (1) An open fence is permitted on top of a solid fence, provided that the solid fence and open fence do not each exceed 4 feet in height and the total height does not exceed 8 feet.
- (2) Open fence shall mean a fence that has at least 50 percent of the vertical surface area of each 6-foot section open to the passage of light and air.
- d. Fences, walls, and or/gates located within the traffic safety visibility areas shall not exceed 3 feet in height, unless approved by the Zoning Administrator in consultation with the Public Works Director.
- e. The exterior appearance of fences, walls, and gates shall be ornamental.
- f. Rolling gates are only permitted to be located across driveways, aisles, or other vehicular use areas if approved by the Zoning Administrator in consultation with the Public Works Director.
- g. Swinging gates are not permitted within vehicular use areas.

17.16.080 - LIGHTING DESIGN REQUIREMENTS

- A. **Purpose.** The requirements of this Section are intended to provide for illumination requirements, which are important for the safety and security of the business, pedestrian, and motorist. The quality of the lighting needs to be maintained throughout the CA zone and reinforced through the consistent use, height, spacing, color, and type of fixture used within the zone. The principal design objectives of this Section are to promote quality lighting design and energy conservation and to prevent glare of light spillover onto adjacent properties.
- B. **Definitions.** For purposes of this Chapter, the following words and phrases shall have the meaning respectively ascribed to them.
 1. **Foot-candle.** A unit of illumination produced on a surface, all points of which are 1 foot from a uniform point of one candle.
 2. **Full shielding.** A technique or method of construction which causes all light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the lowest point on the fixtures from which light is emitted.
 3. **Glare.** Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.
 4. **Light pollution.** Artificial light which causes a detrimental effect on the environment, astronomical research, or enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent property.
 5. **Light trespass.** The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
 6. **Luminaire.** A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. The pole, post, or bracket is not considered a part of the luminaire.
 7. **Shielding.** A technique or method of construction which causes light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the fixtures.
- C. **Photometric study required.** All applications which include new outdoor lighting, or amendments to an existing lighting plan, shall be required to submit a photometric study. The study must include the impacts of the city streetlights located in public rights-of-way adjacent to the subject property.
- D. **Prohibited lights.** The following types of lighting are prohibited.

1. Search lights.
2. Blinking lights
3. Chasing lights
4. Stroboscopic lights
5. Intermittent lights (other than motion detector lights)
6. Rotary beacons
7. Lights with halogen and mercury vapor sources
8. Exposed string lighting, except that exposed string lighting is permitted subject to the following provisions.
 - a. Seasonal exposed string lighting shall be permitted without a permit during the period between Thanksgiving and New Year's Day. Lights are to be removed by January 8 of each year.
 - b. String lights shall not exceed 200 linear feet prior to installation.
 - c. String lights shall not include any prohibited light types.

E. Lighting design and installation.

1. Fixture design features.
 - a. All outdoor light fixtures are subject to the Backlighting, Uplighting and Glare (BUG) limitations of the California Energy Code (CALGreen 5.106.8) prior to the issuance of an electrical permit.
 - b. All outdoor lighting shall feature "full shielding" designs to control and reduce light spillover and glare beyond the parcel boundaries.
 - c. Lighting fixtures/lamps shall be the most energy efficient available and shall comply with the standards in Title 24 of the California Code of Regulations (California Building Standards Code). Fixture types that could comply with these standards include, but are not limited to, fluorescent, compact fluorescent, high pressure sodium, low pressure sodium, metal halide, or LED.
2. Fixture orientation.
 - a. Light fixtures shall be parallel to the final grade and installed so that no direct light will shine beyond the subject property.
 - b. Exterior light sources shall be controlled and/or shielded downward so not create glare or be directly visible beyond the limits of the parcel.
3. Fixture location.
 - a. Parking lot and display area lighting.
 - (1) Parking lot and display area lighting is necessary for traffic and pedestrian safety and protection against theft and vandalism. Parking and display area lighting design shall provide for the safe movement of both vehicles and pedestrians.

b. Building-mounted fixtures.

- (1) The proposed fixture type shall be in scale with the building elevation on which it is to be installed.
- (2) When installed to illuminate a second-story entry eave, balcony, or outside stairway or door, the installation height shall be no higher than 8 feet above the finished floor elevation of the second story.

c. Architectural lighting. The use of architectural lighting to highlight the unique features of a building may be approved by the Board of Architectural Review in accordance with the following standards.

- (1) The lighting will illuminate an architectural feature that is unique to the particular project due to the use of materials, colors, or design characteristics which are not commonly found within the CA zone.
- (2) The architectural lighting proposal will enhance the design of a project and is not solely used as an attraction seeking device.
- (3) Highlighting fixtures shall be located either on the building or on adjacent ground. These fixtures are to be arranged such that they are not generally visible from the public right-of-way.
- (4) Highlighting fixtures shall be located and designed in such a manner that the actual lamp and reflector are shielded or louvered so that it is not seen from a normal public viewing area. It is especially important in areas where there is considerable vehicle and pedestrian traffic and direct glare be avoided.

d. Freestanding light fixture height.

- (1) Allowable heights of light fixtures shall be measured from finished grade to the bottom of the light-emitting surface.
- (2) Pole-mounted fixtures shall not exceed 26 feet in height as measured from the finished grade, adjacent to the base of concrete pedestal (limited to a maximum height of 2 feet) on which the light pole is located, to bottom of the light emitting surface.
- (3) Concrete light fixture pedestals located within the vehicle display area shall not exceed 2 feet by 2 feet'.

F. Levels of illumination. Outdoor lighting illuminations shall be designed to illuminate at the minimum level necessary for safety and security, and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties. Illumination standards are as follows.

1. The average level of illuminance for the display areas shall not exceed an average of 50 foot-candles with a maximum level of 65 foot-candles.
2. The average level of illuminance for lighting within service areas shall not exceed an average of 5 foot-candles with a maximum level of 10 foot-candles.

G. Energy conservation. The regulation of outdoor light fixtures can result in conservation of electrical energy and thus reduce the use of fossil fuel. Light fixtures shall be subject to the following standards.

1. Fixtures shall have good optical control to distribute light in the most effective and efficient manner.
2. Fixtures shall use the minimum amount of light necessary for display and security purposes.
3. Fixtures shall have full cutoff, down-lit fixtures.

Automotive Regional Commercial (CA) Zone Standards

4. Energizing light fixtures only when necessary by means of automatic timing devices.
5. Preservation of night skies. Comply with City's General Plan policies. The sky is an important aspect of our environment, and it is necessary for the City to regulate the use of outdoor light fixtures to minimize light pollution, which has a detrimental effect on the environment, astronomical research, amateur astronomy, and enjoyment of the night sky, and causes unnecessary illumination of adjacent properties.

H. Security lighting.

1. Security lighting shall be provided and shall be limited to the following: all on-site pedestrian walkway lighting, a maximum one-third of the parking lot lights, lights over all building entries, and motion detector lights.
2. Motion detector lights.
 - a. Once activated, motion detector lights shall be limited to an illumination period of not more than 5 minutes.
 - b. Motion detector lights shall not be disabled to allow for continuous illumination.

I. Automatic timing devices. Timing devices enhance the flexibility of the design by providing the right amount of light at the right time. Turning lights off in noncritical areas will eliminate nuisance light on adjacent areas at night. Controls can adjust lighting levels based on the level of activity at different times during the evening. The energy savings achieved by incorporating lighting controls can be much more effective in saving energy than the selection of the light source.

1. Parking lot lights shall be equipped with a photocell so they automatically turn on at dusk.
2. All outdoor light fixtures shall be turned off no later than 11:00 p.m. or one-half hour after close of business, whichever is earlier. The exception to this standard shall be for one-third of the parking lot lights, which, for security purposes, shall be reduced to less than half the illumination level used during business hours.

J. Monitoring. The City may decide to restrict lighting to a level less than that specified in the approved photometric plans if it is determined that the lighting levels of individual dealership, in combination with surrounding City-installed lighting, has the potential for creating traffic hazards and/or is not consistent with the intent of the CA Zone Lighting Standards.