



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 18, 2015
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
Kathleen Ventimiglia	Vice-Chair
Ken Rudisill	Board Member
Wendell Montes	Board Member
Mitsugu Mori	Board Member
	Board Member

3. **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.

4. **BUSINESS ITEMS**

A. **Architectural Review Application No. BAR-15-03 and SP-. Joan and Carl Oliver Family Trust c/o Carl Oliver, property owner, and Courtney + Le Architects c/o John P Le, applicant, are requesting Board of Architectural Review approval to allow changes to an approved project consisting of façade upgrades and new wall signs on an existing Smart and Final grocery store located at 1560 Canyon Del Rey Boulevard, located in the Regional Commercial (CRG) Zoning District.**

PURPOSE:

Pursuant to Section 17.64.090 of the Seaside Municipal Code (SMC) the property owner/applicant are requesting Board of Architectural Review (BAR) approval to allow changes to an approved project consisting of façade upgrades and new wall signs on an existing Smart & Final grocery store located at 1560 Canyon Del Rey Boulevard in the Regional Commercial (CRG) Zoning District.

RECOMMENDATION:

Staff recommends approval of the requested changes to the façade upgrade and new wall signs subject to the conditions of approval provided as Attachment 1, and Attachment 1, Exhibit A – Project Plans.

5. REPORTS FROM BOARD MEMBERS

6. REPORTS FROM STAFF

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, April 1, 2015 at 5:30PM
Seaside City Hall

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://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: March 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-03 AND SP. JOAN AND CARL OLIVER FAMILY TRUST C/O CARL OLIVER, PROPERTY OWNER, AND COURTNEY + LE ARCHITECTS C/O JOHN P LE, APPLICANT, ARE REQUESTING BOARD OF ARCHITECTURAL REVIEW APPROVAL TO ALLOW CHANGES TO AN APPROVED PROJECT CONSISTING OF FAÇADE UPGRADES AND NEW WALL SIGNS ON AN EXISTING SMART AND FINAL GROCERY STORE LOCATED AT 1560 CANYON DEL REY BOULEVARD, LOCATED IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT.**

PURPOSE

Pursuant to Section 17.64.090 of the Seaside Municipal Code (SMC) the property owner/applicant are requesting Board of Architectural Review (BAR) approval to allow changes to an approved project consisting of façade upgrades and new wall signs on an existing Smart & Final grocery store located at 1560 Canyon Del Rey Boulevard in the Regional Commercial (CRG) Zoning District.

RECOMMENDATION

Staff recommends approval of the requested changes to the façade upgrade and new wall signs subject to the conditions of approval provided as Attachment 1, and Attachment 1, Exhibit A – Project Plans.

BACKGROUND

The Smart & Final structure was built in 1996 as part of the Laguna Grande Shopping Center. Along with Smart & Final, the Laguna Grande Shopping Center is also the home of Staples, Home Depot, McDonald's, and a Shell Gas Station.

SITE LOCATION AND DESCRIPTION

The project site is located within the Laguna Grande Shopping Center on the north side of Canyon del Rey Boulevard between Del Monte Boulevard and Highway One. Smart & Final shares a 39,200 square foot building with Staples. The building sits adjacent to the easterly property line of the shopping center and fronts westerly onto the parking lot and the Home Depot building. Further to the east are the rear yards of automotive businesses that front on Del Monte

Boulevard. To the south is McDonald's which fronts on Canyon del Rey Boulevard. To the north is more parking and an exit onto Roberts Avenue. The Project Site Adjacent Land Use Table is provided as Figure 1 below.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Home Depot	Parking Lot	Auto Business fronting on Del Monte Boulevard	
W	Parking Lot	<u>Project Site</u>	Auto Business fronting on Del Monte Boulevard	E
SW	Parking Lot	McDonald's	Starbucks	SE
	S			

PROJECT DESCRIPTION

Smart & Final currently occupies 14,843 square feet of the 39,200 square foot building they share with Staples. Smart & Final plans to expand into the Staples footprint and gain 8,597 square feet of floor area. The expanded Smart & Final store will then increase to 23,440 square feet of total floor area. The building footprint

will not change, just the interior common wall between the two businesses will move. The interior width of Smart & Final will increase from 96 feet to 148 feet. The proposed interior remodel will not alter the exterior of the Staples store.

In December of 2014, the applicant received Board of Architectural Review (BAR) approval to make façade improvements and changes to the master sign program for the existing store. The entrance canopy was to be widened and two sets of double front doors were going to be introduced to the front of the store. The barrel roof façade at the entrance was to be squared off to match the look of the adjacent Staples building. Stone veneer was to be added to the front of

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the store while the building was to be given a new paint scheme.

Prior to starting the exterior work, the applicant has requested changes to some of the previously approved plans. The most significant changes include:

- Keep the barrel roof façade over the entrance canopy;
- Do not widen the entry canopy;
- Maintain a single entry/exit door system by relocating the door towards the south end of the entry canopy to better facilitate the location of the new equipment inside the store; and
- Reduce the signage on the building.

As previously approved, the body of the building will be painted Dunn Edwards (DE) DE 6178 “Boutique Beige”. The lower cornice/molding and the square vertical columns will be painted DE 6222 “Weather Board”. The higher cornice/molding and front canopy elements will be painted DEA 164 “Autumn Bark”. The lower portion of the building will be finished with Cultured Stone Country LedgeStone “Caramel” veneer. This stone veneer will be on the base of the canopy columns, cart storage area, and 3 feet up the front of the building. The east (rear) and north (side) elevations of the building will be painted the body color, DE 6178 “Boutique Beige”. The existing horizontal band will be painted DEA 164 “Autumn Bark”. These items will not change from the original approval.

As a part of the exterior modification design process, the applicant is also proposing the following changes to the previously approved master sign program. Most of these changes include the incorporation of the new corporate “extra!” logo.

Sign A. A new 99 square foot “Smart & Final-extra!” sign on the front façade of the front entrance canopy. This internally illuminated wall sign will be made of channel letters with acrylic plastic and vinyl overlay. The previously approved sign was similar in design, but it was 177 square feet in area. A street address will be maintained on the face of the front canopy facing the parking lot.

Sign B. A previously approved 99 square foot “Smart & Final-extra!” sign on the east (rear) elevation of the building will remain. This internally illuminated wall sign will be made of channel letters with acrylic plastic and vinyl overlay.

Signs C and D. The face panels of the Pylon sign (Sign C, 72 sq. ft.) located near the northwest corner of the shopping center and the face of the Monument sign (Sign D, 7 sq. ft.) located at the entry to the shopping center at Canyon del Rey Boulevard, will change out their existing face panels to reflect the new “Smart & Final-extra!” logo as previously approved.

Sign E. The “FARM FRESH PRODUCE” sign located to the left of the entry canopy will be

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reduced from 37 square feet to 24 square feet. This internally illuminated wall sign will be red channel letters made of acrylic plastic and vinyl overlay.

Sign F. The “FRESH PRODUCE” sign located to the right of the entry canopy will be reduced from 15 square feet to 13 square feet. This internally illuminated wall sign will be red channel letters made of acrylic plastic and vinyl overlay.

The previously approved sign program for the building totaled 328 square feet. The currently proposed sign program for the building totals 236 square feet. The Pylon and Monument signs, which are not a part of the previously stated totals, remain the same.

STAFF ANALYSIS

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that BAR approval shall include evaluation of scale of design, architectural relationship with the site and other structures, building materials, colors and other factors germane to the application. The applicant has stated that they prefer keeping the barrel roof because it ties their store in with the pylon and monument signs that list the businesses in the shopping center. They also stated that even though they are adjoining stores, the barrel roof makes their facade different than Staples thereby providing Smart & Final with their own identity within the shopping center.

Staff finds that the proposed exterior façade upgrades to the Smart & Final building, although less than previously approve, will still enhance the existing structure. The new paint scheme, stone veneer, and sign changes give Smart & Final its own identity while staying complimentary to the adjoining Staples store and the other structures within the Laguna Grande Shopping Center.

Signs

Seaside Zoning Code section 17.40.060.F. specifies that the following design criteria be used in the review of signs: color, design and construction, materials and structure, and street address.

This sign program is based upon the new company logo. The signs have been professionally designed and will be installed as a part of the exterior façade work. The colors are based upon the Smart & Final corporate standards and are “Smart & Final” (Cardinal Red #3630-53 PMS 200C), “-extra!” (Golden Yellow #3630-125 PMS 1235C). All trim will be black. The color, scale, design and construction, materials and installation will all be of professional quality.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (a) minor exterior alteration to existing facilities and Section 15301(g) new copy on existing signs.

Evidence: The proposed exterior façade upgrade and new sign copy are minor alterations to an existing facility.

FINDINGS

General Plan and Zoning Ordinance

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations.

Evidence: The proposed exterior façade upgrades have been reviewed in accordance with the General Plan, Zoning Code, and design criteria under Section 17.62.030 of the Seaside Municipal Code, and it is concluded that the proposed upgrades will be consistent with the surrounding neighborhood and provides an attractive addition to the Laguna Grande Shopping Center.

2. The proposed building design, colors, and signage are suitable for the purposes of the building and will enhance the character of the City and neighboring properties.

Evidence: The proposed design, colors, and signage will be compatible with the form and colors of the buildings throughout the site and will be compatible with adjoining and nearby properties.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - EX. A Project Plans and Elevations
 3. Attachment 1 - Ex. B Sign Plans
 4. Attachment 2 - Vicinity Map
 5. Attachment 3 - Site Photographs
-

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Attachment 1

Conditions of Approval

File No. BAR-15-03

March 18, 2015

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 “Smart&Final #455 Seaside” stamped as received on February 13, 2015 and as approved on March 4, 2015.
2. A separate Sign Permit shall be secured for new signage approved for the building.

Building:

3. The project shall be completed in accordance with the 2013 California Building Code.

Fire Department:

4. The project shall be completed in accordance with the 2013 California Fire Code.

Public Works:

5. The project shall be completed in accordance with all requirements of the Public Works Department including, but not limited to, curb, gutter, and sidewalk and compliance with must adhere to the city’s BMP Guidance Series regarding Erosion and Sediment Control, wash out details, covering of materials, and pressure washing runoff.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.

4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-03

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



EXISTING ELEVATION
NOT TO SCALE

COURTNEY + LE ARCHITECTS
801 SOUTH MYRTLE AVENUE, MONROVIA, CA 91016

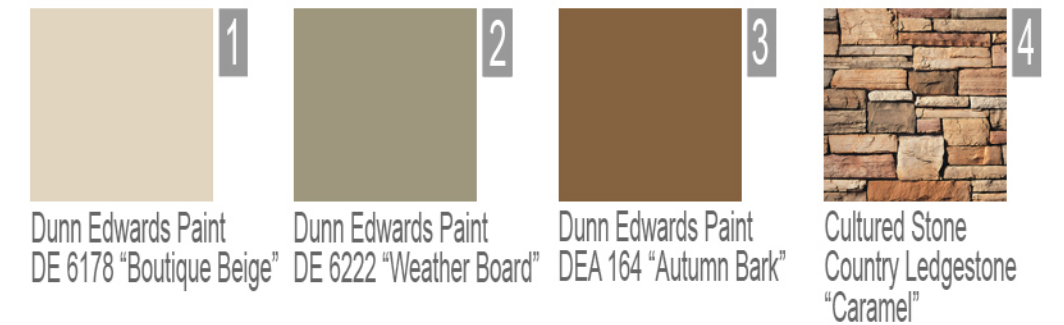
CONCEPTUAL DRAWING NOTICE: ALL DRAWINGS ARE CONCEPTUAL ONLY AND ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. EACH DRAWING INCLUDING LANDSCAPING AND ARCHITECTURAL EXTERIOR ELEVATIONS WHICH ARE AN ARTISTIC REPRESENTATION OF THE DESIGN CHARACTER OF THE PROPOSED PROJECT AS WELL AS EACH BUILDING TYPE, SIZE, HEIGHT, AND LOCATION INCLUDING UTILITIES, EASEMENTS AND PROPERTY LINE DATA ARE SUBJECT TO LEGAL DESCRIPTIONS, ALTA SURVEYS, ORDINANCES, CODES, JURISDICTIONAL AGENCY REVIEW AND APPROVALS, AND THEREFORE MUST NOT BE CONSTRUED IN ANY MANNER AS A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF INFORMATION THEREON SHOWN PREPARED BY COURTNEY + LE ARCHITECTS, INC.

#455 Seaside - CA
1560 Canyon Del Rey Blvd., Seaside, CA 93955

Smart & Final
extra!



LEGEND:

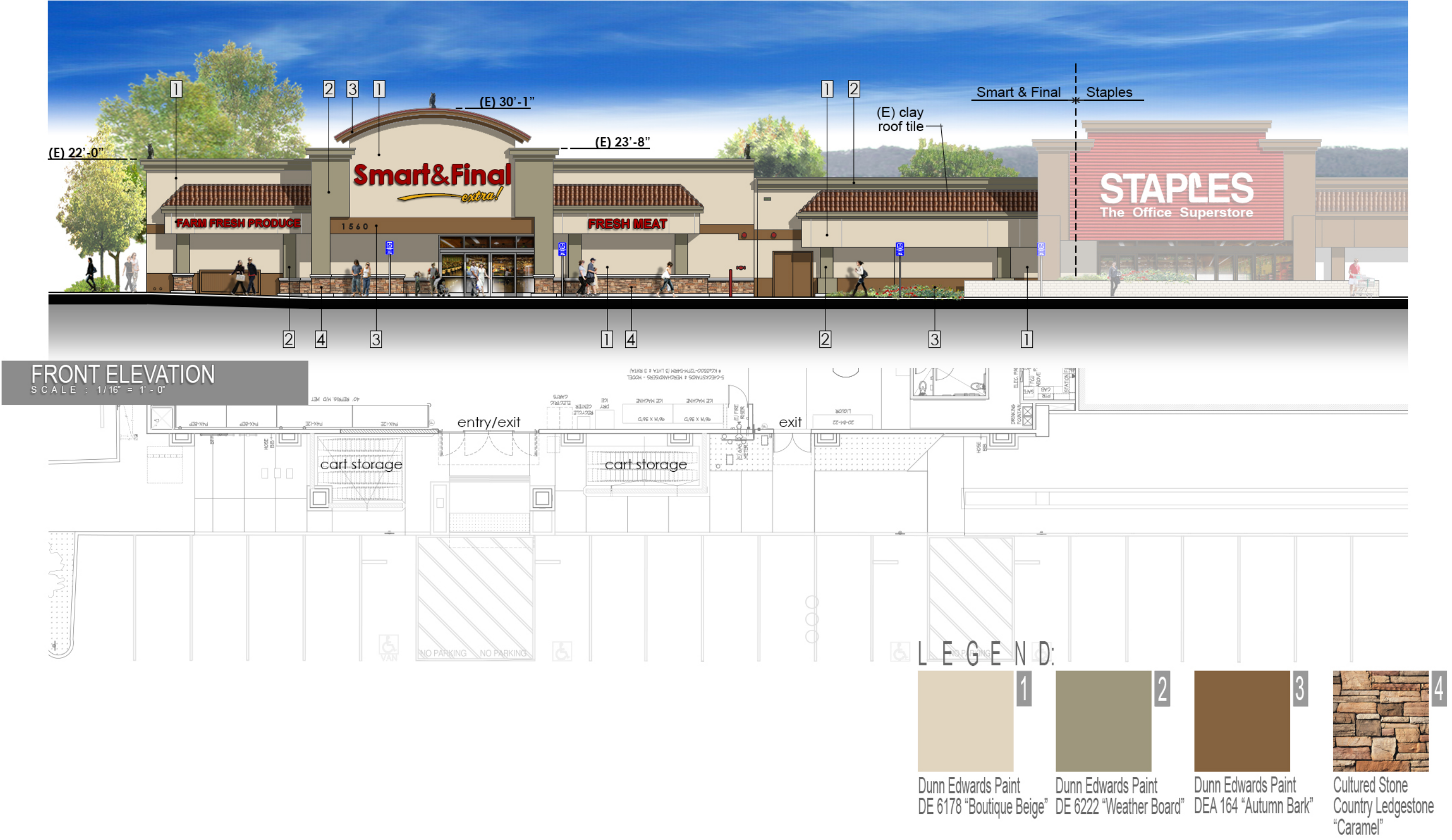


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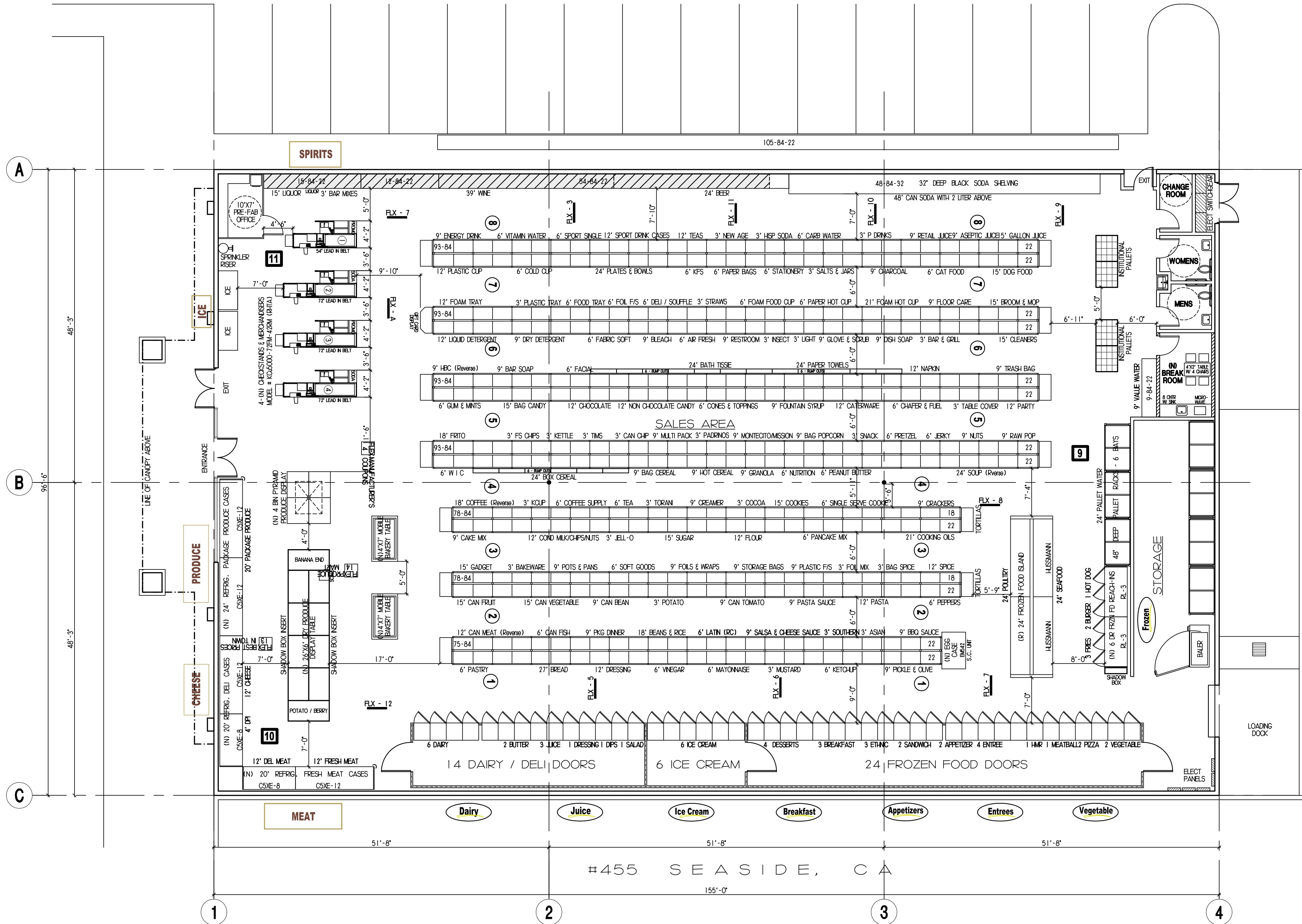
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Smart & Final®

#455 SEASIDE, CA



LEGEND:
Liquor Location - Existing
Liquor Shelving = 78 lf
Liquor Sales Area Calculation
Total Wine and Liquor Shelving
2'-3" x 78'-0" = 175.50 sf
Percentage of Liquor Area to Sales Area
175 sf / 14,160 sf = 0.0123 or 1.2%

PROJECT DATA		CORE + MIN.	REVISION	
GROSS BLDG	14,958 S.F.			
SALES AREA	14,160 S.F.			
STORAGE AREA	798 S.F.			
GONDOLA	1,307 L.F.	1,278 L.F.		
LIQUOR / WINE	39 L.F.			
PALLETS IN LINE (6)	24 L.F.	32 L.F.		
TOTAL	1,370 L.F.	1,310 L.F.		
PROMO PALLETS	7			
FROZEN FOOD				
(WALK-IN BOXES & CASES = DR COUNT)				
FROZEN WALK-IN BOX	30	39		
COFFINS	7			
REACH-IN DOOR CASES	5			
PROMO FROZEN FOOD	0	2		
TOTAL	42	41		
PRODUCE				
PRODUCE WET RACK M/D	0 L.F.	20 L.F.		
PRODUCE PACKAGE M/D	24 L.F.			
TOTAL L.F.	24 L.F.			
PRODUCE DRY TABLES				
16'x6' (0)	0 L.F.	26 L.F.		
26'x6' (1)	26 L.F.			
TOTAL L.F.	26 L.F.			
FRESH MEAT				
FRESH MEAT M/D	20 L.F.	12 L.F.		
FRESH MEAT ISLAND	0 L.F.			
TOTAL L.F.	20 L.F.			
DAIRY				
(WALK-IN BOXES = DR COUNT)	6	5		
DELI				
(WALK-IN BOXES = DR COUNT)	8			
DELI M/D (20 L.F.)	5	22		
TOTAL DAIRY/DELI DRS	19	27		
EGG CASE	4 L.F.	4 L.F.		
CHEESE ISLAND	0 L.F.	0 L.F.		
PROMO DELI M/D	0 L.F.	0 L.F.		
REFRIGERATED BEER/WINE	0 L.F.	0 L.F.		

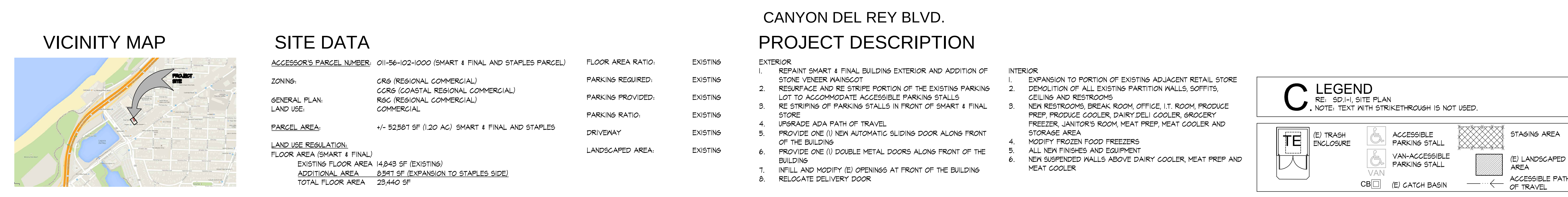
EXISTING FIXTURE PLAN
CORE PLUS

1560 CANYON DEL REY
SEASIDE, CA. 93865

Smart & Final®

600 Chabot Drive • City of Commerce, CA 90040 • (323) 869-7500 •

STORE #455
DRAWING NO.
FP-1
455FP (SEASIDE)



NOTE: TEXT IN BOLD STRIKETHROUGH IS NOT USED.

1. ALL SITE CONDITION ARE (E) TO REMAIN, UNLESS NOTED OTHERWISE.

2. G.C. TO VISIT SITE, INSPECT AND VERIFY (E) CONDITIONS PRIOR TO BID AND CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DISCREPANCIES ARE FOUND.

3. G.C. SHALL SECURE ALL STAGING AREAS. PROVIDE 6'-0" HIGH SECURITY CHAINLINK ENCLOSURE WITH GREEN PASTEL, AND LATCH GATES; TEMPORARY NIGHT LIGHTING, ETC. SHALL PROTECT PAVING FROM DAMAGE DURING STAGING. STAGING AREAS SHALL BE LOCATED OUTSIDE OF THE EXISTING DRIVEWAY AREAS AFTER REMOVAL OF ENCLOSURE. VERIFY SIZE AND EXACT LOCATION WITH SMART & FINAL PROJECT MANAGER AND ARCHITECT. STAGING AREA SHALL NOT TO BLOCK VEHICLE OR DELIVERY TRUCKS AT ANY TIME AT ANY GIVEN POINT.

4. PARKING FOR CONSTRUCTION-RELATED VEHICLES SHALL BE RESTRICTED TO AREAS DESIGNATED BY SMART & FINAL PROJECT MANAGER, AS APPROVED BY THE LANDLORD.

5. ALL VEHICLES DRIVING ON THE SITE SHALL BE PROTECTED FROM DAMAGE. G.C. SHALL REPAIR ANY DAMAGE RESULTING FROM CONSTRUCTION.

6. ASPHALT PAVING REQUIRING REPLACEMENT, PATCHING OR CRACK SEALING AS A RESULT OF REMOVAL, SHALL BE DONE PRIOR TO THE BEGINNING OF CONSTRUCTION WORK. SUCH REPAIRS SHALL BE OF THE SAME QUALITY AND USE SAME SCHEME AS THE ADJACENT PAVED AREA.

7. G.C. SHALL FIELD VERIFY LOCATIONS, AND PROTECT FROM DAMAGE, ALL (E) UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH (E) WORK.

8. G.C. SHALL REMOVE ALL COBLES FROM BEST MATERIAL, ALL DISTURBED CONCRETE AND BASE MATERIAL, SHALL BE REMOVED OFF-SITE DAILY.

9. ALTHOUGH A SWEEP IS NOT REQUIRED FOR THIS PROJECT, G.C. AND ITS SUB-CONTRACTORS SHALL MAINTAIN CLEAN SURFACES THROUGHOUT THE PROJECT. G.C. ALSO TO IMPLEMENT STANDARD EROSION AND SEDIMENT CONTROL MEASURES TO MINIMIZE IMPACTS TO WATER QUALITY DURING ALL CONSTRUCTION ACTIVITIES.

10. G.C. SHALL ENSURE THAT ALL VEHICLE MAINTENANCE STAGING STORAGE AND DISPENSING OF FUEL OCCURS IN DESIGNATED APPROPRIATE AREAS. G.C. SHALL ENSURE THAT THESE DESIGNATED AREAS ARE LOCATED IN SUCH A MANNER AS TO PREVENT ANY RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

11. G.C. SHALL PROVIDE AND INSTALL TEMPORARY RUMPLED CURBLEDGEMENT CONSTRUCTION SIGN ON THE TWO MAJOR ADJACENT STREETS. LOCATION SUBJECT TO SMART & FINAL PROJECT MANAGER'S & LANDLORD'S APPROVAL WITH SPECIFICATIONS:

12. G.C. SHALL PRESERVE+WASH EXISTING SIDEWALK IN FRONT OF SMART & FINAL LOADING DOCK, LAMPS AND TRASH ENCLOSURE PRIOR TO GRAND RE-OPENING.

13. G.C. SHALL PRESERVE+WASH EXISTING PAVEMENT-2-THE MINIMUM-FRONT (E) PANEL-AREA WITHIN THE PROJECTS LIMIT-LINE OF WORK.

14. THE ACCESSIBLE ROADSIDE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48. PEDESTALN'S SHALL BE AT LEAST 48" WIDE.

15. PAINT-EDGE-BORDER-REDUCED-TO-EXISTING FORMER PROPERTY LINE-THROUGHOUT-FENCE-PENETRATION-FENCE-NEAR-(E) LOADING DOCK-AND-VACANT SPACE-#44-PAINT ON ALL EXTERIOR SIDES-TO MATCH PAINT-#3-(REF-A30-T), SCHEDULE OF EXTERIOR MATERIALS AND FINISHES).

16. DURING SURVEY LAKE PROCESS OF THE PARKING LOT WITHIN THE LIMIT LINE OF WORK G.C. SHALL MAKE WORK AS TO MAINTAIN MAJORITY OF PARKING LOT AVAILABLE TO THE SHOPPING CENTER CUSTOMERS.

17. PARKING LOT SURVEY LAKE AND STRIPING SHALL BE COMPLETED WITHIN 60 DAYS PRIOR TO STORE SETTING OPENING.

18. (N) ACCESSIBLE PARKING STALLS SHALL BE 28% SLOPE, MAX IN ANY DIRECTION. G.C. SHALL VERIFY (E) ASPHALT CONDITIONS TO MEET REQUIREMENT DURING BID PROCESS.

19. G.C. TO PROVIDE AN ALLOWANCE IN HIS BID FOR LANDSCAPING WORK. THIS SHALL INCLUDE, BUT NOT LIMITED TO, PLANTING OF BERRY FRUIT TREES, SHRUBS, PERENNIALS, ETC. AND TREES INDICATED ON THE PLAN. SEE BID FORM FOR LANDSCAPE ALLOWANCE AMOUNT.

20. G.C. SHALL INSPECT AND TEST THE CONDITION OF THE (E) IRRIGATION SYSTEM AND MAKE GOOD IF THERE IS RUIN OR DAMAGE.

21. G.C. TO FIX AND SURVEY WHERE THEY DEMO.

22. G.C. TO REMOVE EXISTING STRIPING PRIOR TO PAINTING NEW.

SITEWORK:

001 (N) TRANSITION TO (N) SIDEWALK. (RE: CIVIL DWG5.)

002 DETECTABLE MARKING PANS, 3'-0" DEEP X WIDTH OF CROSSWALK. (RE: SD-3-4 & 14)

003 RE-SURFAY & SEAL ENTIRE PARKING LOT IN SCOPE OF WORK AREA. (RE: SPECIFICATIONS)

004 REMOVE (E) PIPE BOLLARDS ALONG STOREFRONT, RESTORE (E) SIDEWALK TO MATCH (E) SIDEWALK CONDITION.

005 REMOVE (E) ASPHALT BUILT-UP CURB RUMPS AND RESTORE (E) PAVEMENT. (RE: CIVIL DWG5.)

006 (E) TRUCK MILE SERVING (E) SHIRT & TAIL STORE TO REMAIN.

007 (E) TRUCK MILE SERVING (E) ADJ. RETAIL STORE TO REMAIN NOT A PART.

008 (E) PLANTER TO REMAIN, PROTECT IN PLACE. (RE: CIVIL DWG5)

009 (E) PLANTER TO REMAIN, REPLACE EXT. WALL FINISH. (RE: A3-0-...)

010 (N) 5' CONC. SLAB W/ #4 @ 16" O.C. EACH WAY OVER 1' SAND OVER VAPOR BARRIER OVER 1" SAND CONS. COMPACTED SOIL FOR PLUMBING, REFRIGERATION, AND ELECTRICAL-MODIFICATIONS PROVIDE CONCRETE/EXPANSION JOINTS TO MATCH (E) PATTERN OR AS SHOWN ON PLANS. (RE: A1.0, FLOR. PLAN, SECTION 4.1, & PLUMBING DWGS)

011 SMOOTH TRANSITION ALONG ACCESSIBLE PATH OF TRAVEL BETWEEN ASPHALT AND CONCRETE SIDEWALK. CHANGE IN LEVEL MUST NOT EXCEED 1/4" VERTICAL OR 1/8" IN ALL DIRECTIONS AT 1'-2'.

014 REWORK ASPHALT PAVEMENT SURFACE TO HAVE 2% MAX. SLOPE IN ALL BEVELS. (RE: CIVIL DWG5)

016 AREA DEMOTED BY GRAY HATCH AND DETERMINED BY SHIRT & TAIL THAT PARKING PAVEMENT HAS BEEN DEGRADED BEYOND USABLE CONDITION-CONTRACTOR SHALL REMOVE (E) ASPHALT SECTION DOWN TO (E) BASE COURSE AND REPLACE WITH (N) ASPHALT--THIS AREA IS IDENTIFIED ON THIS SITE PLAN AND WILL BE VERIFIED AND CONFIRMED BY G.G. DURING THE PRE-BID WALK.

017 (E) SITE DRAINAGE, PROTECT IN PLACE AND DO NOT ALLOW HAZARDOUS CONSTRUCTION WASTE TO ENTER.

021 (E) STORAGE CONTAINER.

022 (N) CART CORRAL, MCGEE CART PARKER BUMP, RFD, RED COLOR. ALLOWED BY G.G.

023 (N) CONC. WHEELSTOPS, TYP. AT STALLS FACING THE ACCESSIBLE PATH OF TRAVEL. (RE: SD-3-4)

026 PROVIDE IN-WEED HOLES.

027 (N) CONCRETE SLAB W/ ROCK SALT FINISH.

029 (N) CONCRETE SLAB W/ STEEL TROWEL & 1 MEDIUM BROOM FINISH.

029-1 (E) RETAINING-WALL TO REMAIN.

030 PROVIDE 6" CURB ON BOTH SIDES.

039 NEW DRIVEWAY AND ACCESSIBLE WALKWAY. (RE: CIVIL PLANS)

UTILITIES

010 (E) PARKING LOT LIGHT POLE WITH CONC. BASE TO REMAIN, RE-LENS AND RE-LAMP, PAINT POLE AND FIXTURES, PROVIDE AND INSTALL BIRD SPIKES ON LIGHT FIXTURE HEDGES AND ARMS. (RE: ELECTRICAL DRAWINGS)

011 (E) POWER POLES.

012 (E) GAS METER TO REMAIN, COORDINATE W/ LANDLORD. (RE: PLUMBING DWG5.)

013 (E) TRASH COMPACTOR, PROTECT IN PLACE.

014 (N) UNDERGROUND GREASE INTERCEPTOR. (RE: PLUMBING DRAWINGS)

016 (E) FIRE HYDRANT.

017 (E) FIRE RISER TO REMAIN, COORDINATE W/ LANDLORD. (RE: CIVIL DWG5.)

018 (E) BACKFLOW PREVENTER AND PRESSURE REDUCING VALVE.

019 (E) WATER METER VALVE TO REMAIN. (RE: PLUMBING DWG5.)

SIGNAGE/PAINT/TRAFFIC CONTROL

300 (N) DOCK LEVELER. (RE: SD-3-6 & 17)

[illegible]

CONSULTANT:

SHEET TITLE:	
COMMERCIAL CENTER SITE PLAN	
PROJECT ARCHITECT:	TC
PROJECT MANAGER:	SV
DRAWN BY:	AB
CHECKED BY:	JL/SV
DRAWING SCALE:	1"=30'-0"

SD-1

USE PERMIT SUBMISSION
03/XX/2015

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extra!

Index

Page	Description
Page 1	Title Page with index and overview.
Page 2	Plot Plan
Page 3	Front and Rear Building Elevations with proposed signage
Page 4	Sign A / B - Channel Letters
Page 5	Sign E / F - Channel Letters
Page 6	Sign C - Pylon Sign
Page 7	Sign D - Monument Sign

Job Overview

Sign Name	Elevation	Sign Type	Square Feet
Sign A	Front	Channel Letters	99.46
Sign B	Rear	Channel Letters	99.46
Sign C	Cabrillo Hwy	Pylon Sign	
Sign D	Canyon Del Rey Blvd.	Monument Sign	
Sign E	Front	Channel Letters	24.21
Sign F	Front	Channel Letters	12.92
Total Signs: 4			Total: 236.05 Sq. Ft.



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Office: (562) 595-7725
Fax: (562) 595-5434

Visit us at:
tntelectric signs.net

Job Name:
Smart & Final Extra!
Store # 455

Address:
1560 Canyon Del Rey Bl.
Seaside, CA 93955

Sales Rep:
Neil McNaught

E-mail:
tntneonneil@aol.com

Designer: John Nauta

Job #: 15-02-1038-R01

Scale: As Noted

Original Date: 02/11/15

Revisions:
R1: Jn (3/9/15) Add sub copy at 15"

Approved For Fabrication:

Account Manager Initials:

Date:

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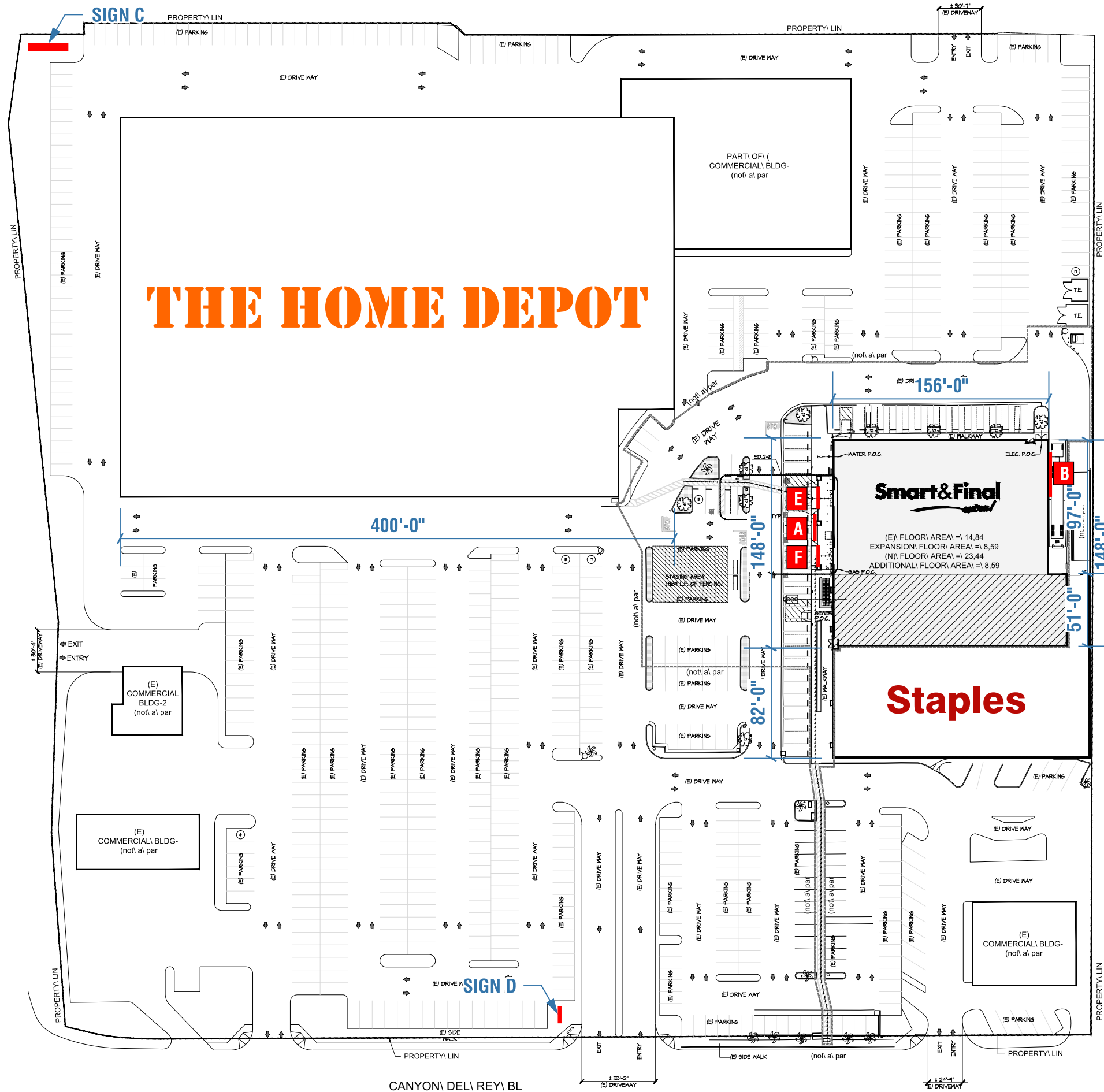
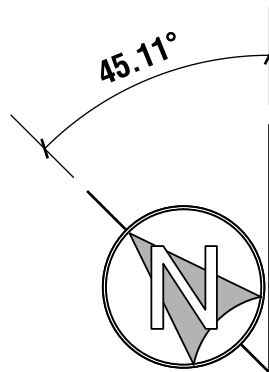
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SITE PLAN

Scale: 1" = 80'-0"



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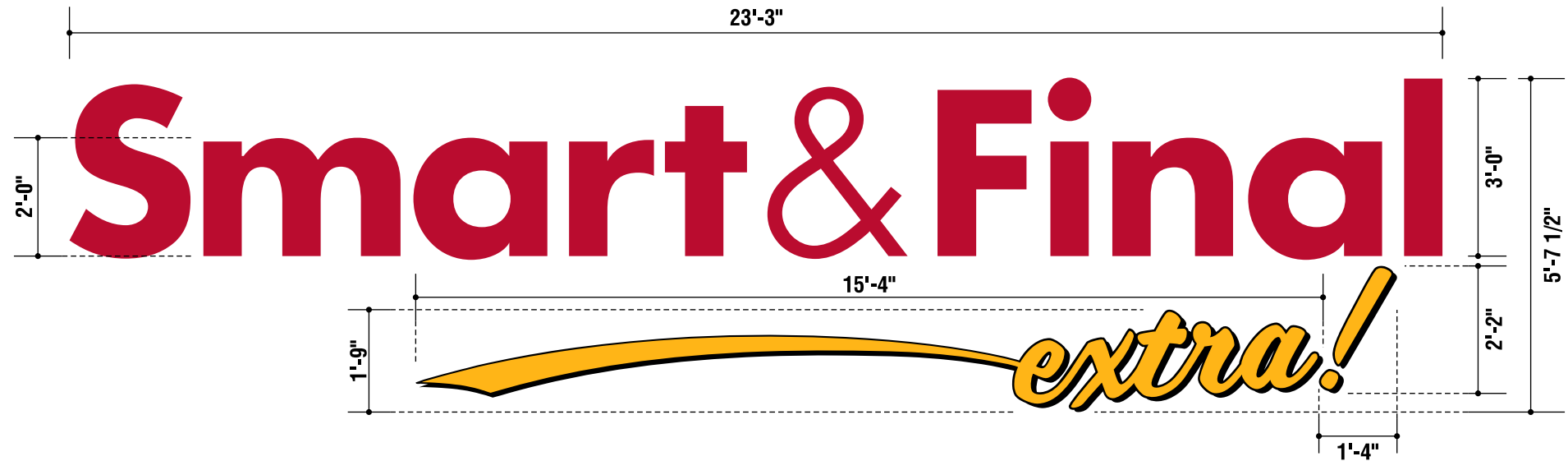
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■ Sign Area:

• Smart&Final	3'0" x 23'3"	69.75 sq. ft.
• extra	1'9" x 15'4"	26.83 sq. ft.
• !	1'4" x 2'2"	2.88 sq. ft.

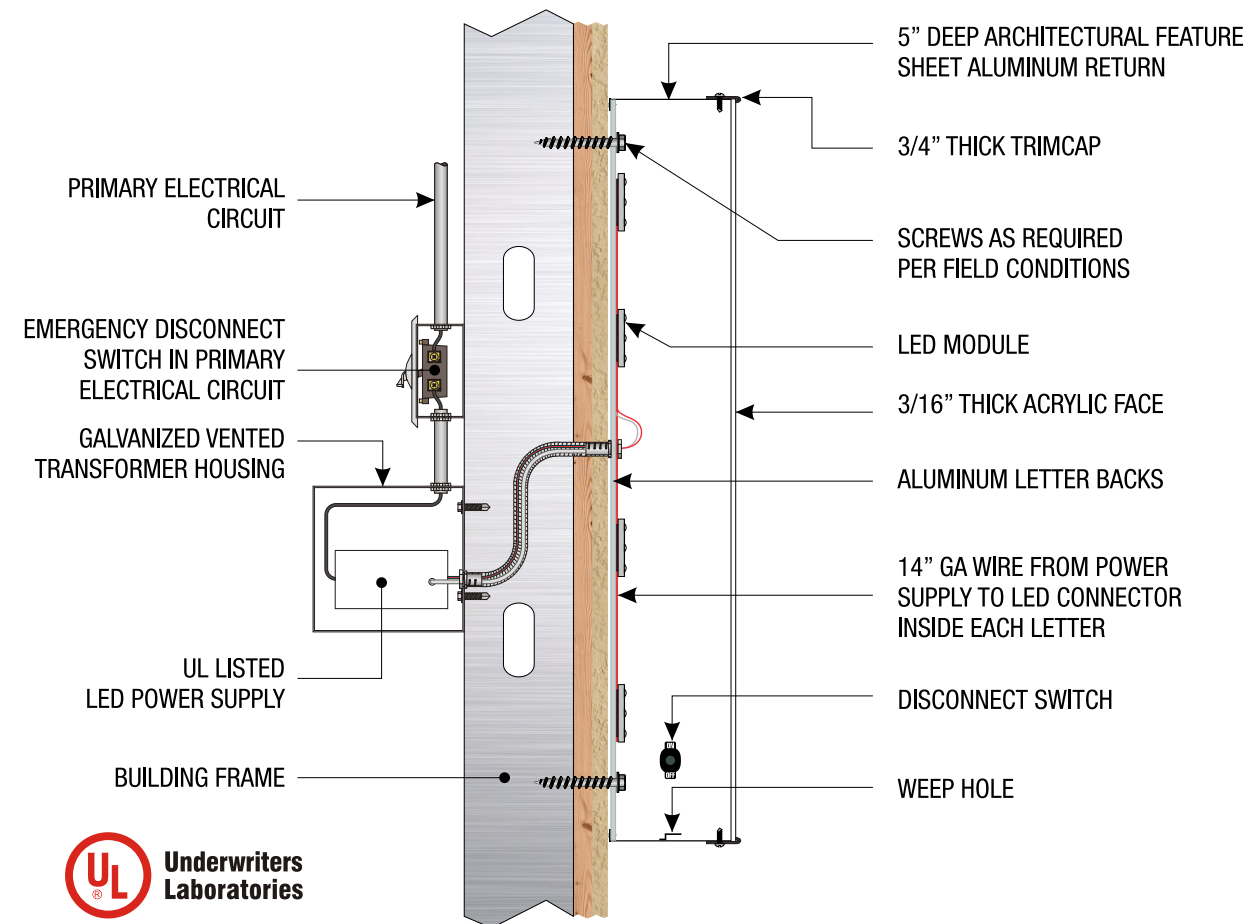
TOTAL SIGN AREA: 99.46 sq. ft.

A	Sign Elevation Layout
B	Qty: Two (2) Required

Scale: 3/8" = 1'-0"

Manufacture and install single face illuminated channel letters

Faces: 3/16" white acrylic with vinyl overlay
Colors: 3m # 3630-53 Cardinal Red (PMS # 200C)
3m # 3630-125 Golden Yellow (PMS # 1235C)
3m # 3630-22 Black (Black C)
Trimcaps: 3/4" black
Returns: 5" deep (.040) pre-coat black
Interior returns painted white
Illumination: White LEDs / Remote power supplies



1 Section Detail
Scale: nts

Sign Voltage: 120V

SIGN LIGHTING CONTROLS

• **Control for All Signs.** All Signs with permanently connected lighting shall meet the requirements of Section 133. • **Automatic Time Switch Control.** All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198. • **Photocontrol or outdoor astronomical time switch control.** All outdoor signs shall be controlled with a photocontrol or outdoor astronomical time switch unless exempted from the exceptions. See Section 133(a)2. • **Dimming.** All outdoor signs shall be controlled with a dimmer that provides the ability to automatically reduce sign power by a minimum of 65 percent during nighttime exempted from the 5 possible exceptions. See Section 133(a)3. • **Demand Responsive Electronic Message center Control (EMC),** newly connected lighting power load greater than 15kW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant. In the utilization of GFI Transformers and in accordance with NEC and UL Listed guidelines, it is required that primary circuits to each sign must have dedicated circuits with proper ground from main panel and must be bonded. Any equipment or lighting that is added / shared to the primary sign circuit will cause GFI transformers to trip off. Neutral to ground should not exceed 3 volts to prevent GFI from tripping.



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Sales Rep:
Neil McNaught
E-mail:
tntneonneil@aol.com

Designer: John Nauta

Job #: 15-02-1038-R01

Scale: As Noted

Original Date: 02/11/15

Revisions:
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Account Manager Initials:

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E Sign Elevation Layout
Qty: One (1) Required
Square Footage: 24.21
Scale: 1/2" = 1'-0"

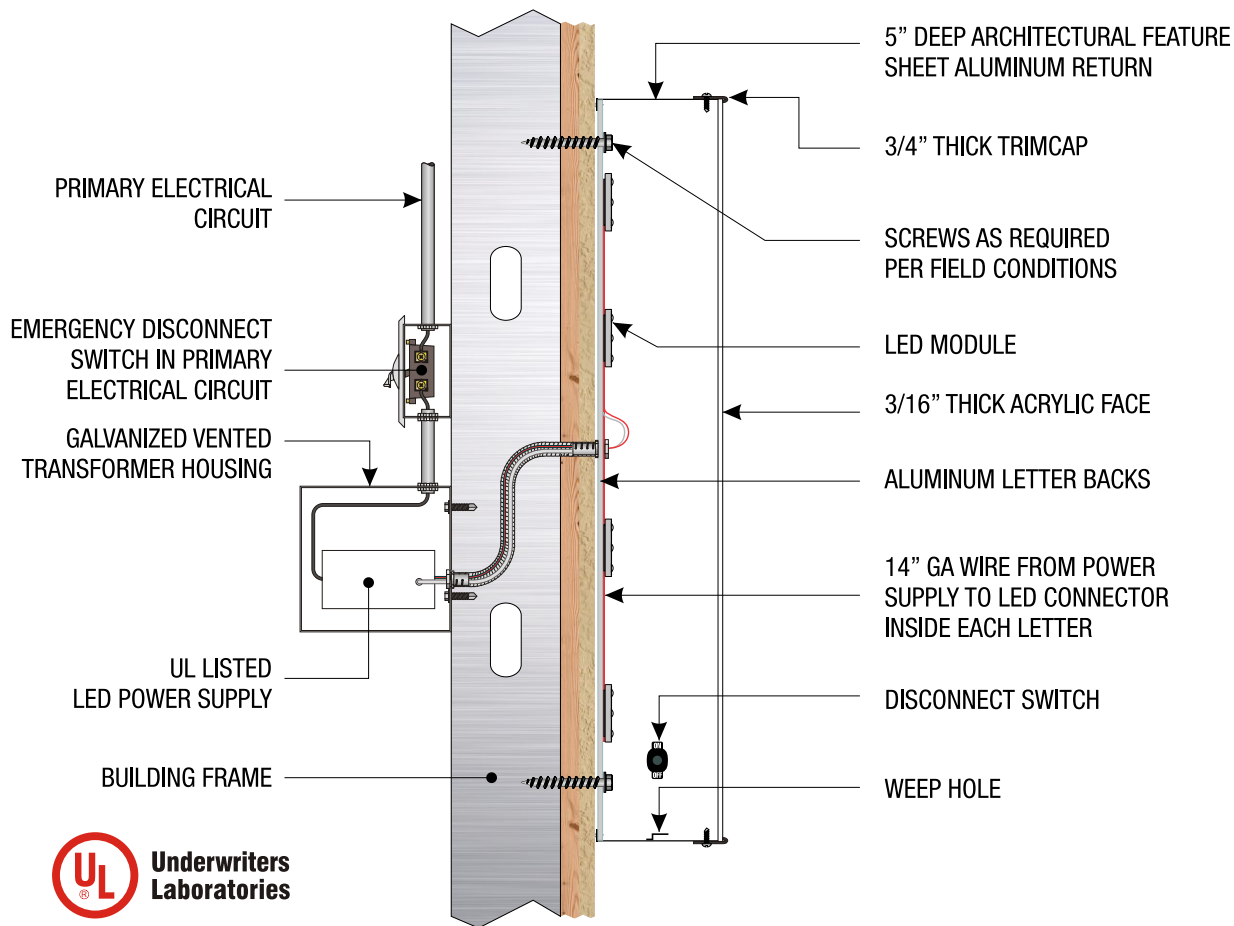
Manufacture and install single face illuminated channel letters

Faces: 3/16" white acrylic with vinyl overlay
Colors: 3m # 3630-53 Cardinal Red (PMS # 200C)
Trimcaps: 3/4" Red
Returns: 5" deep (.040) pre-coat red
Interior returns painted white
Illumination: Red LEDs / Remote power supplies



F Sign Elevation Layout
Qty: One (1) Required
Square Footage: 12.92
Scale: 1/2" = 1'-0"

Specifications to match sign B

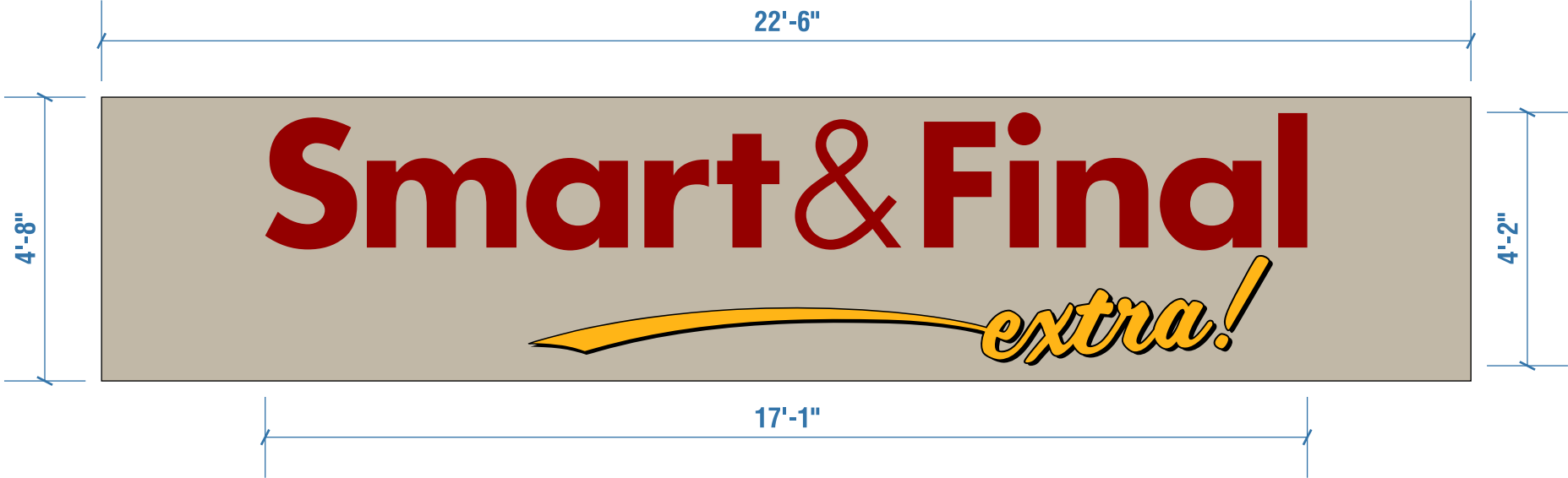


1 Section Detail
Scale: nts

Sign Voltage: 120V

SIGN LIGHTING CONTROLS
• **Control for All Signs.** All Signs with permanently connected lighting shall meet the requirements of Section 133. • **Automatic Time Switch Control.** All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198. • **Photocontrol or outdoor astronomical time switch control.** All outdoor signs shall be controlled with a photocontrol or outdoor astronomical time switch unless exempted from the exceptions. See Section 133(a)2. • **Dimming.** All outdoor signs shall be controlled with a dimmer that provides the ability to automatically reduce sign power by a minimum of 65 percent during nighttime exempted from the 5 possible exceptions. See Section 133(a)3. • **Demand Responsive Electronic Message center Control (EMC),** newly connected lighting power load greater than 15kW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant. In the utilization of GFI Transformers and in accordance with NEC and UL Listed guidelines, it is required that primary circuits to each sign must have dedicated circuits with proper ground from main panel and must be bonded. Any equipment or lighting that is added / shared to the primary sign circuit will cause GFI transformers to trip off. Neutral to ground should not exceed 3 volts to prevent GFI from tripping.

Signs C



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

Pylon Sign

D/F internally illuminated pylon sign
tenant panel face change.

Faces:
To be fabricated from .090 aluminum
with routed out copy backed with
3/16" white lexan plastic with 3m
vinyl overlay.

Colors to be:
3m Cardinal Red #3630-53 PMS 200C
3m Golden Yellow #3630-125 PMS
1235C
3m Black #3630-22 PMS Black C



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Signs D



Scale: 3/8" = 1'-0"

Monument Sign

D/F internally illuminated pylon sign
tenant panel face change.

Faces:
To be fabricated from .090 aluminum
with routed out copy backed with
3/16" white lexan plastic with 3m
vinyl overlay.

Colors to be:
3m Cardinal Red #3630-53 PMS 200C
3m Golden Yellow #3630-125 PMS
1235C
3m Black #3630-22 PMS Black C



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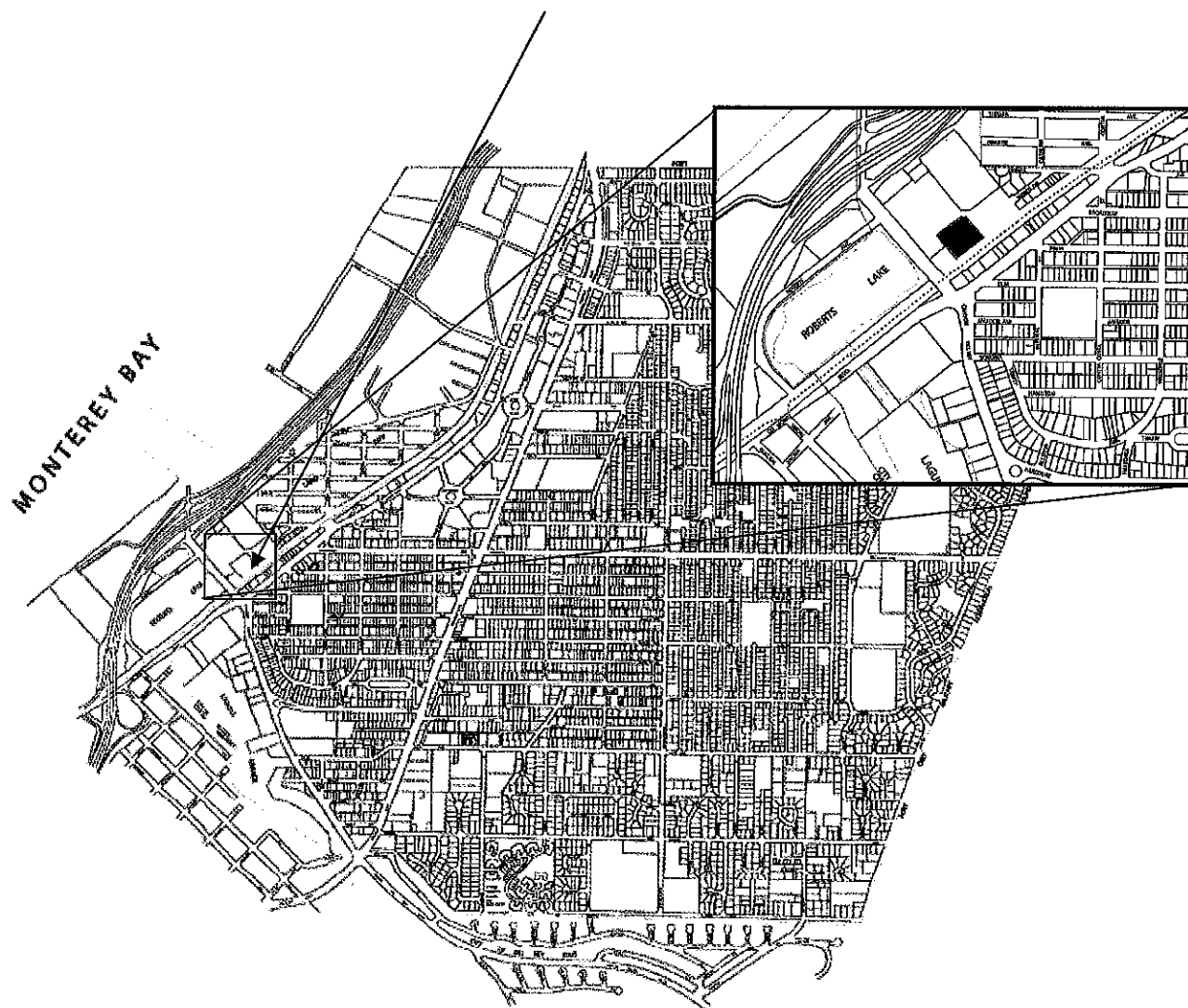
Date:

SIGN LIGHTING CONTROLS
•**Control for All Signs.** All Signs with permanently connected lighting shall meet the requirements of Section 133.
•**Automatic Time Switch Control.** All signs with permanently connected lighting shall be controlled with an automatic time switch that complies with the applicable requirements of Section 1198.
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•**Demand Responsive Electronic Message center Control (EMC),** newly connected lighting power load greater than 15kW shall have a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal that is sent out by the local utility.

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VICINITY MAP

Project Site: 1560 Canyon Del Rey Boulevard



Attachment 3
Site Photographs Smart & Final 1560 Canyon del Rey



Front Elevation from parking lot



Front and North elevation from the parking lot