



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 19, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

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. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-01-27: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.

PURPOSE: In accordance with the terms of the Amended and Restated Development and Disposition Agreement (Amended DDA) for the development of the Seaside Resort Project, Seaside Resort LLC is requesting design review approval for the construction of the Hotel Phase 1 on Timeshare Parcel B the Seaside Resort property within the Fort Ord Visitor Serving (V-FO).

RECOMMENDATION: It is recommended that the Board of Architectural Review approve the Hotel Phase 1 improvements in accordance with the Conditions of Approval provided as Attachment 1 and as described in in the project plans provided as Exhibit A.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02: EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Section 17.62.030.B of the Seaside Municipal Code, the applicant is requesting design review approval for new exterior building colors and the construction of a CMU block wall on the front property line and rear property line to enclose the open space play area for a child daycare center.

RECOMMENDATION: City staff recommends approval of the proposed colors and CMU block wall in accordance with the findings and conditions of approval provided as Attachment 1 and the project plans provided as Exhibit "A".

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 3, 2017
Seaside City Hall
5:30 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council 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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: April 19, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-01-27: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.

PURPOSE

In accordance with the terms of the Amended and Restated Development and Disposition Agreement (Amended DDA) for the development of the Seaside Resort Project, Seaside Resort LLC is requesting design review approval for the construction of the Hotel Phase 1 on Timeshare Parcel B the Seaside Resort property within the Fort Ord Visitor Serving (V-FO).

RECOMMENDATION

It is recommended that the Board of Architectural Review approve the Hotel Phase 1 improvements in accordance with the Conditions of Approval provided as Attachment 1 and as described in in the project plans provided as Exhibit A.

BACKGROUND

The Seaside Resort project was approved by the City of Seaside City Council and Redevelopment Agency on July 7, 2005. The approvals included a vesting tentative map (TM-01-03), design review of the entire project (BAR-01-27), site plan review for the hotel (SPR-01-03), a use permit for on-sale alcoholic beverages (UP-04-22), a use permit for timeshares (UP-01-20), a use permit for residential uses (UP-01-21), and a Conveyance Agreement and Disposition and Development Agreement between the City and the developer (DA-01-01). An environmental impact report was certified for the proposed development. The approvals authorized development of a 330 room hotel, 170 timeshare units (225 units if each lock-off portion is rented separately), and 125 single family residential lots.

Under the terms of the Amended and Restated Disposition and Development Agreement (Amended DDA) that was approved by the Successor Agency to the Redevelopment Agency on February 5, 2015, provisions were included to allow for a hotel structure to be constructed on Timeshare Parcel B in advance of the primary hotel structure. The Hotel Phase 1 can be used as either hotel rooms, interval units, fractional units, vacation club accommodations or other legal forms of ownership permitted by applicable law, or any combination thereof.

SITE LOCATION AND DESCRIPTION

The project site is located within the boundaries of the Seaside Blackhorse and Bayonet golf courses in the City of Seaside. Location map is provided as Attachment 2. Site photographs are provided as Attachment 3. The Timeshare Parcel B consists of four construction sites (B-2 thru B-4), all of which are part of the approved but not yet constructed Seaside Resort hotel. Surrounding Timeshare Parcel B are the existing Blackhorse and Bayonet golf courses to the west, north, and east and the parcel intended for construction of a hotel to the south. There are several golf course maintenance buildings located to the north of the Timeshare Parcels that are associated with the Bayonet and Blackhorse Golf Course and clubhouse. The project site and all of the surrounding land located within the Seaside Blackhorse and Bayonet Golf Courses is designated as Recreational Commercial in the Seaside General Plan and zoned V-FO – Fort Ord Visitor Serving Commercial.

PROJECT DESCRIPTION

The Architectural Plans for Hotel Phase 1 are provided as Exhibit A to Attachment 1. The proposed structures will consist of three hotels with 20 keys and one hotel structure with 8 keys. The design will focus on contemporary prairie style architecture through the use of a low-pitched roof, deep overhangs, brick walls and expansive vertical windows. The contemporary prairie style architecture design will represent a change in the design on the Seaside Resort from that of the previously considered “Arts and Crafts” appearance which focused on the use of wood shingle roofing and exterior siding. A representation of the wood shingle roofing and siding is provided as Attachment 4. The project plans include visual imagers of the following materials:

- Stone Walls
- Exterior Stucco siding
- Interior Railing
- Standing seam metal roof
- IWC Aluminum Windows
- Exterior Building Lighting
- Landscaping

ENVIRONMENTAL REVIEW

The Seaside Resort EIR was certified by the City on July 7, 2005. The Seaside Resort EIR was circulated for public review from August 19, 2002 to October 2, 2002, and the Revised Seaside Resort EIR, focusing on new information related to traffic and water supply, was circulated from May 6, 2004 to June 7, 2004. For the current proposal, the City has determined that the

proposal would not result in new or intensified environmental impacts compared to the project analyzed in the Seaside Resort EIR and would be constructed in accordance with the Mitigation Monitoring and reporting Program of the Revised FEIR.

STAFF ANALYSIS AND FINDINGS

City staff finds that the contemporary prairie style design will include the use of window glazing to take advantage of views of the golf course and Monterey Bay and provide an enhanced visual interest from the golf course property and visual experience for patrons. The number of units, the bulk/mass, and placement of the new structures for Hotel Phase 1 will not adversely affect the surrounding existing and planned uses and will remain compatible with the original approvals as described in the Amended DDA.

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

The project site is designated Recreational Commercial in the Seaside General Plan. A Specific Plan has not been adopted for the area. The Recreational Commercial (RGC) designation is primarily for outdoor recreational facilities including golf courses, equestrian centers, public swimming pools, and tennis clubs, with limited amount of residential, visitor accommodation units, and convenience retail uses; associated administrative office uses are allowed if integrated with the principal use.

Evidence: The proposed Hotel Phase 1 improvements are consistent with the land uses allowed within the RGC land use designation. The proposed Hotel Phase 1 improvements will not exceed the number planned for the RGC land use designation, and residential uses would be within the allowed density, as described above.

Finding 2: The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

The project site is zoned V-FO – Fort Ord Visitor Serving Commercial. This district was established specifically for the former Fort Ord golf course area, to promote development of hotel and resort uses, along with associated commercial recreation uses such as golf courses and recreation-oriented residential uses. Residential uses, timeshare uses, employee housing, and uses determined to be similar to those uses, are allowed land uses within this zoning district upon issuance of a use permit. Hotels, conference centers, restaurants, golf courses, and uses appurtenant to these uses are principal allowed uses.

Evidence: Seaside Municipal Code Section 17.24.010 regulates the V-FO district and allows hotels as a principal use, and conditionally allows timeshare uses and residential uses. Seaside Municipal Code Section 17.52.260 governs timeshare developments within the City, and specifically allows real estate and personal property variants of timeshares. The proposed Hotel Phase 1 improvements are consistent with the land uses allowed in the V-FO zoning district, as described above.

Evidence: The proposed Hotel Phase 1 project does not propose any changes to the physical

design or arrangement of buildings, so no further consideration of development standards is required for this application.

Finding 3: The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

The Seaside Resort Project was approved by the City on July 7, 2005, including plans for hotel, residential, and timeshare uses within the existing golf courses. The Seaside Resort EIR analyzed environmental effects of the project, including the effects of 330 hotel units, 255 timeshare units (including lock-off units), and 125 single family houses on aesthetics, air quality, biological resources, noise, traffic, and water supply, among others. Modifications to Use Permit Application No. UP-01-20 would allow additional uses and variation in the number of units amongst the allowed land uses. The maximum number of units would not exceed the maximum build-out scenario that was considered in the Seaside Resort EIR. The proposed Hotel Phase 1 improvements will substantially be in compliance with the physical arrangement and location of the structures approved for Timeshare parcel B or to the arrangement within the site, and would not have a different effect on surrounding uses. and adjacent lands.

Evidence: The proposed Hotel Phase 1 improvements will revise the uses allowed on the timeshare parcels, and allow variation in design of the hotel structure and the number of units per the Amended DDA, but do not adversely affect the surrounding existing and planned uses and remain compatible with the original approvals, as described above.

Finding 4: The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The Seaside Resort project was approved by the City on July 7, 2005, including plans for hotel, residential, and timeshare uses within the existing golf courses. The Seaside Resort EIR analyzed environmental effects of the project, including the effects of 330 hotel units, 255 timeshare units (including lock-off units), and 125 single family houses on aesthetics, biological resources, geology, hazards, hydrology, traffic/access, and utilities, among others. No significant and unavoidable impacts relating to site suitability or physical site constraints were identified. Modifications to Use Permit Application No. UP-01-20 would allow additional uses and variation in the number of units. The maximum number of units would not exceed the maximum build-out scenario that was considered in the Seaside Resort EIR. The proposed Hotel Phase 1 improvements do not include any physical changes to already approved buildings or to their arrangement within the site. The site is suitable for the proposed development.

Evidence: The proposed Hotel Phase 1 improvements revise the uses allowed on the timeshare parcels, and allow variation in the number of units, but do not substantially affect the physical arrangement for the development of Timeshare Parcel B which have not already been considered in the Seaside Resort FEIR.

Finding 5: Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The Seaside Resort is an approved project intended to utilize the Blackhorse and Bayonet Golf Courses synergistically as a catalyst for economic development within the former Fort Ord. The Hotel Phase 1 project is intended to further the achievement of that goal by facilitating development of the hotel component of the Seaside Resort. The provision in the Amended DDA for allowing the developer to include a variety of transient occupancy land uses within the timeshare parcels at the initial build-out of the Seaside Resort project will provide the developer with a flexibility in development path options that can better react to market forces, such as availability of financing. From this amendment the City will realize both a higher status for its golf courses and increased transient occupancy taxes. Therefore, the proposed project will promote the public interest. The proposed Hotel Phase 1 project will not have detrimental effects on public health, safety, convenience, or welfare. The proposed modifications allow additional types of uses, and variations in the number of units, but these changes will not result in any physical difference in the approved buildings and arrangement of those buildings within the site. The proposed Hotel Phase 1 Project will not be materially injurious to persons, property, or improvements.

Evidence: The proposed Hotel Phase 1 improvements will revise the uses permitted for the timeshare parcels to include hotel rooms, interval units, fractional units, residential units (which may or may not be subject to a formal condominium regime) or lots, other legal forms of ownership permitted by applicable law, or any combination thereof, and allow variation in the number of units, in order to promote the City goal of developing synergistic uses within the Blackhorse and Bayonet golf courses. The modifications approve do not affect the physical designs of the Seaside Resort and would not be detrimental to public health, safety, welfare, convenience, or be materially injurious to persons, property, or improvements, as described above.

CONCLUSION

The Hotel Phase 1 project allows for a variation in the number of units, subject to resource constraints as analyzed in the Seaside Resort EIR and the Addendum prepared for Use Permit Application No. UP-01-20. The proposed Hotel Phase 1 improvements are consistent with the terms of the Amended DDA and the Seaside General Plan and Seaside Municipal Code. Staff recommends approval of the architectural design for the Phase 1 project.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Project Conditions
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site photographs
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5. Attachment 4 - Previos Resort Hotel Rendering

Conditions of Approval
File No. BAR-17-04
April 19, 2017

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 "Hotel Phase 1 Seaside Resort Development." stamped as received on "April 12, 2017" and approved on April 19, 2017. The project plans are attached as Exhibit "A".

Building:

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

Fire Department:

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

Standard:

4. 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.
5. 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.
6. 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.
7. 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.
8. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

9. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Marina Coast Water District.
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-17-04

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

PROJECT DESCRIPTION

40 Key time share developemnt as Phase I of The Seaside Resort Hotel development in parcel B3

PROJECT INFORMATION

Project Address
#2 McClure Way, Seaside, CA 93955

Project APN 051-31-5-33

PROJECT TEAM

Owner
Seaside Resort Development, L.L.C.
2 McClure Way
Seaside, CA 93955

Architect
Bing Hu
H&S International LLC.
555 S Flower St. 7th Floor
Los Angeles CA 90071
(310) 910 9598

Landscape Architect
Mike Bellinger
BFS Landscape Architects
425 Pacific Street, Monterey CA
(831) 646 1383

PROJECT DATA

PROPOSED FLOOR AREAS

Typical Building

20 Keys

Interior Space (A/C)		
Main Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Lower Walkout Level Plan	= 447 s.f. x 2	= 894 s.f.
Upper Level Plan	= 2,885 s.f. x 2	= 5,770 s.f.
Upper Level Detached Suite	= 438 s.f. x 2	= 876 s.f.

Total Interior Area (A/C) = 6,655 s.f. = 13,310 s.f.

Garages & Mech = 1,115 s.f. x 2 = 2,230 s.f.

Total Interior Area Typical Building = 7,770 s.f. = 15,540 s.f.

Secondary Buildings

Guest Check In & Reception	= 500 s.f.
Gymnasium	= 940 s.f.
Laundry	= 250 s.f.

Total Interior Secondary Buildings = 1,690 s.f.

TOTAL INTERIOR AREA PARCEL B3

Building #1 = 15,540 s.f.
Building #2 = 15,540 s.f.
Secondary Buildings = 1,690 s.f.

TOTAL = 32,770 s.f.

SITE DATA

Current Site Area Parcel B3	= 100,632 s.f.
Proposed Site Area Parcel B3	= 103,023 s.f.

Site Coverage Parcel B3

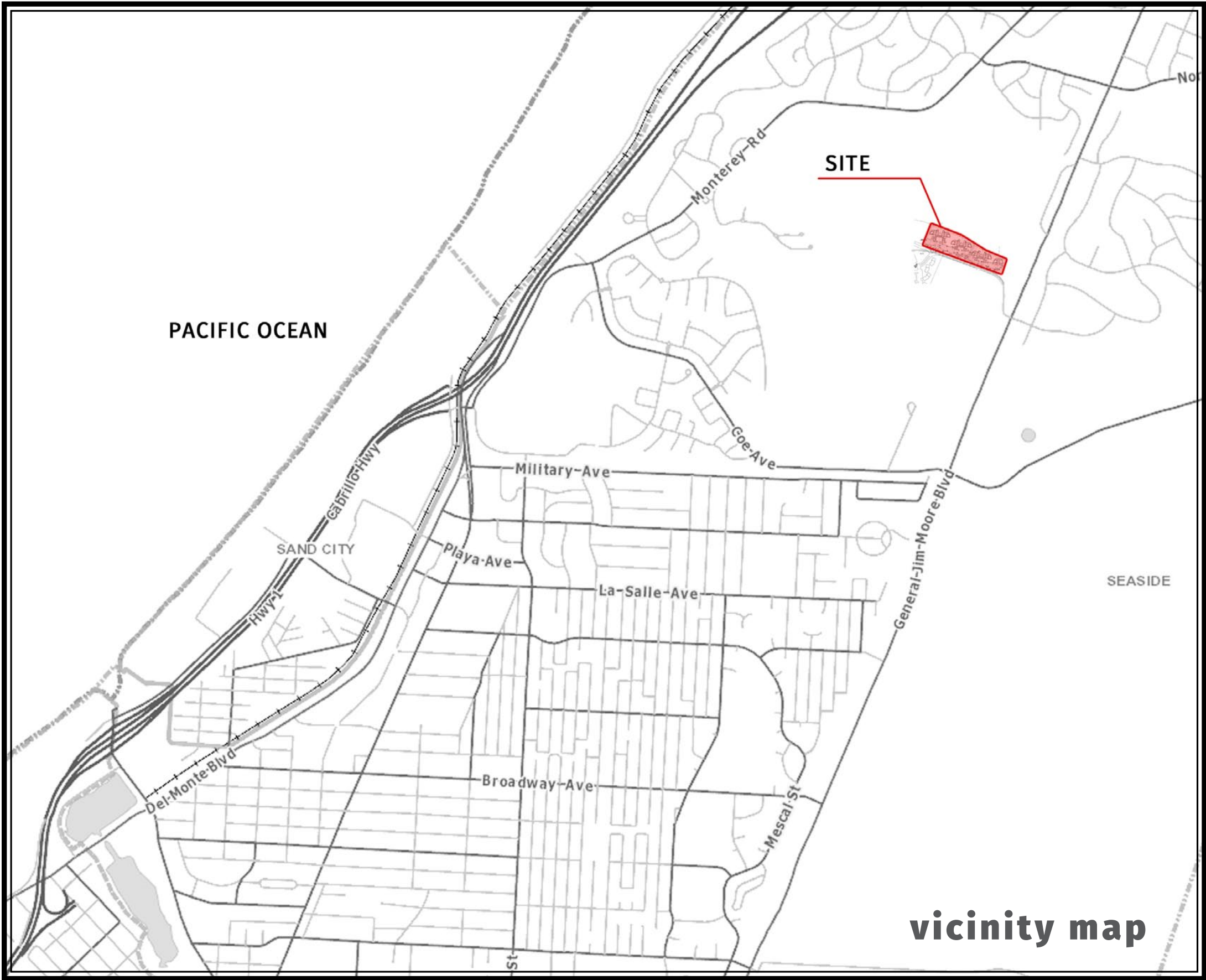
Paved area + buildings' footprint	= 58,347 sf.
	= 58,347 sf. / 103,023 s.f. = .056 (56.6%)

PARKING

Existing parking = 0

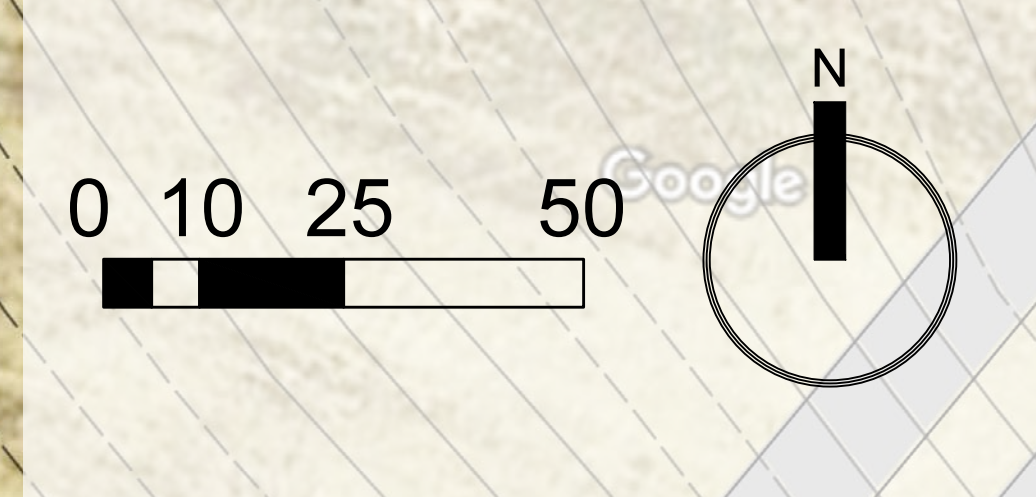
Proposed parking = 73 spaces

Enclosed private garage	= 16 spaces
Uncovered parking	= 51 spaces
ADA parking (uncovered)	= 6 spaces





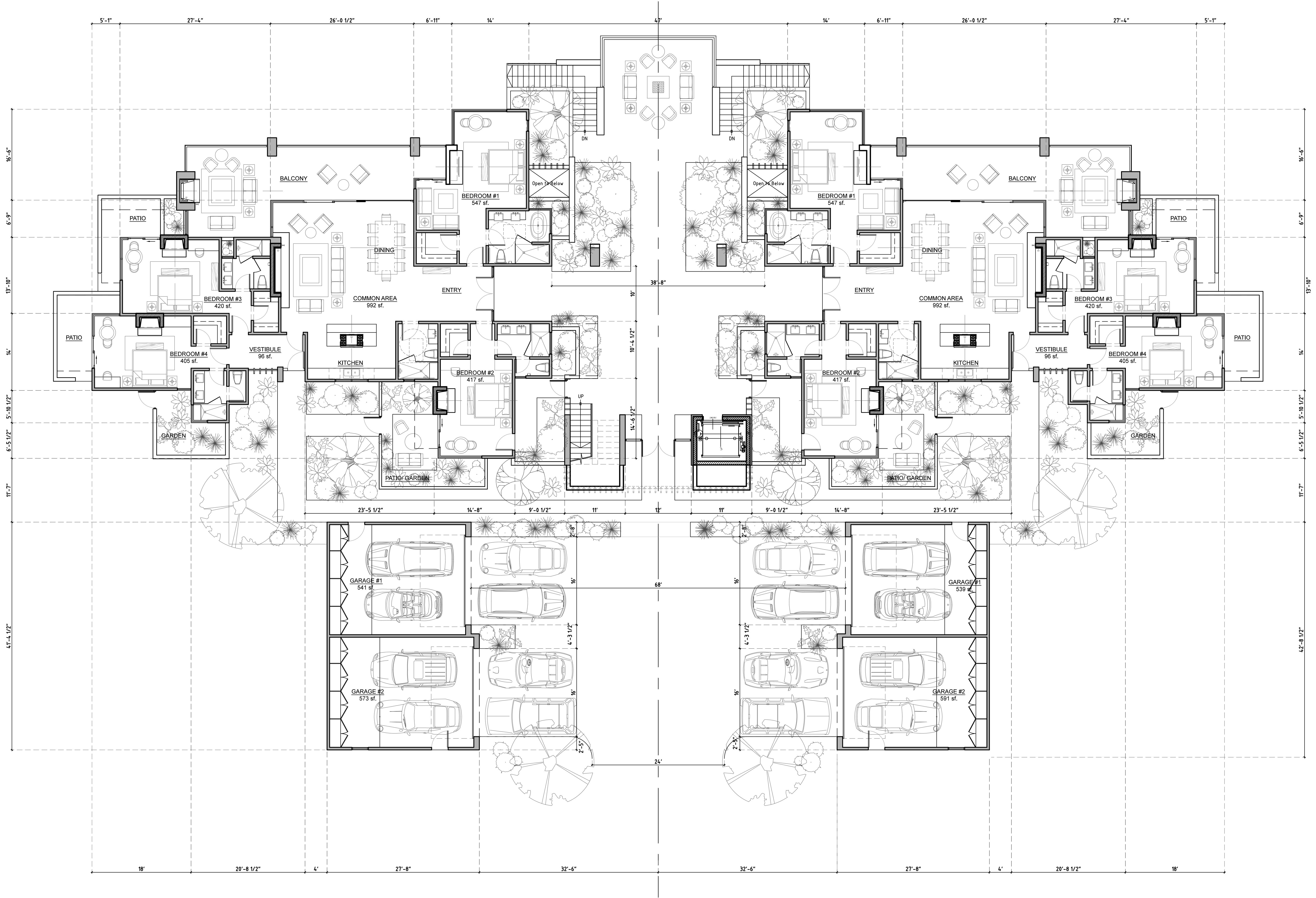




disclaimer:
All landscape shown is for graphic purposes only and it will be subject to the Landscape Architect's approved plans and plant palette.

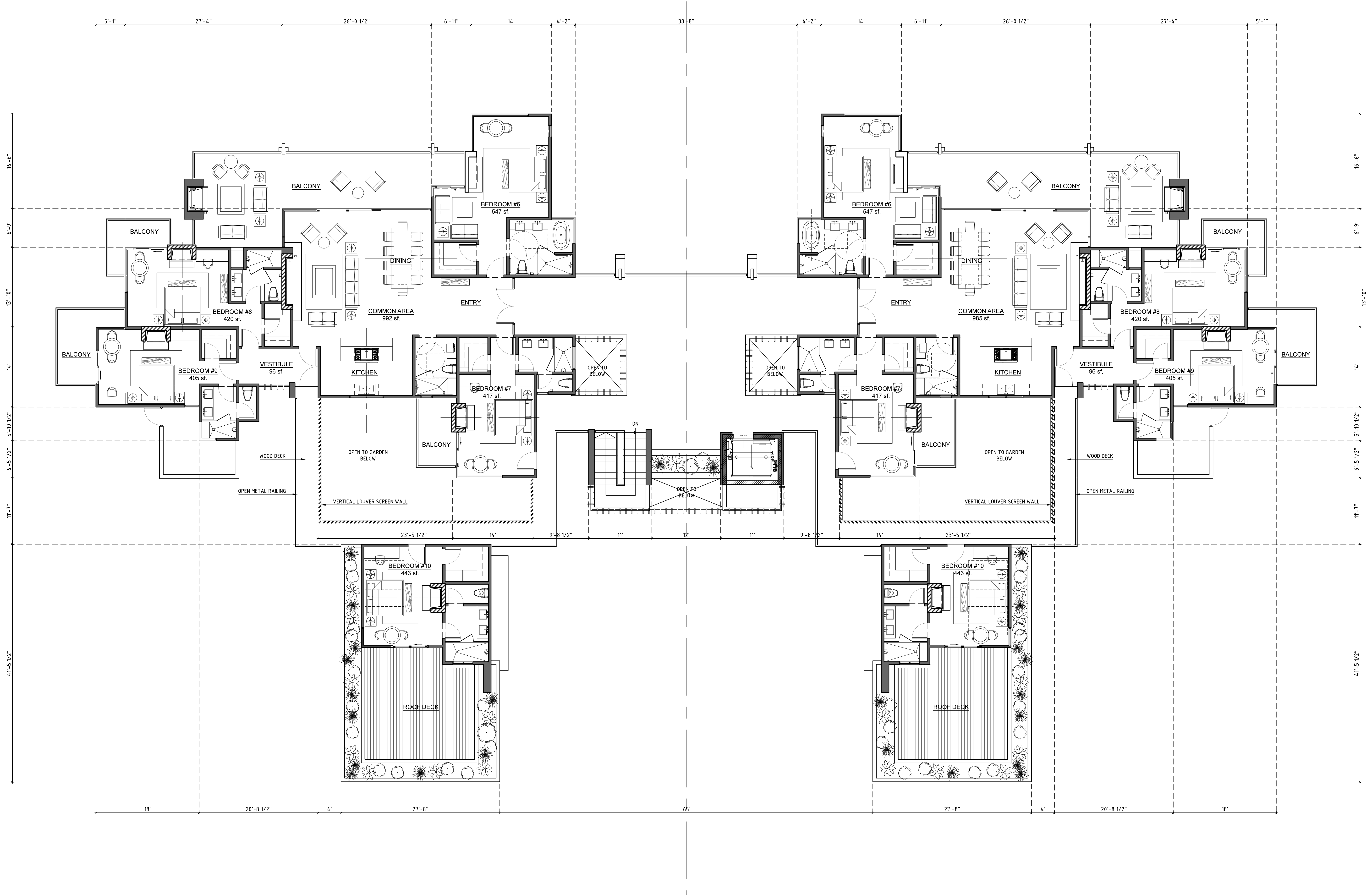








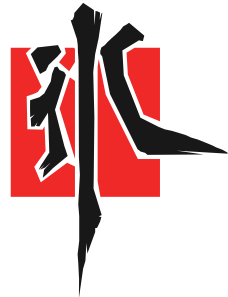
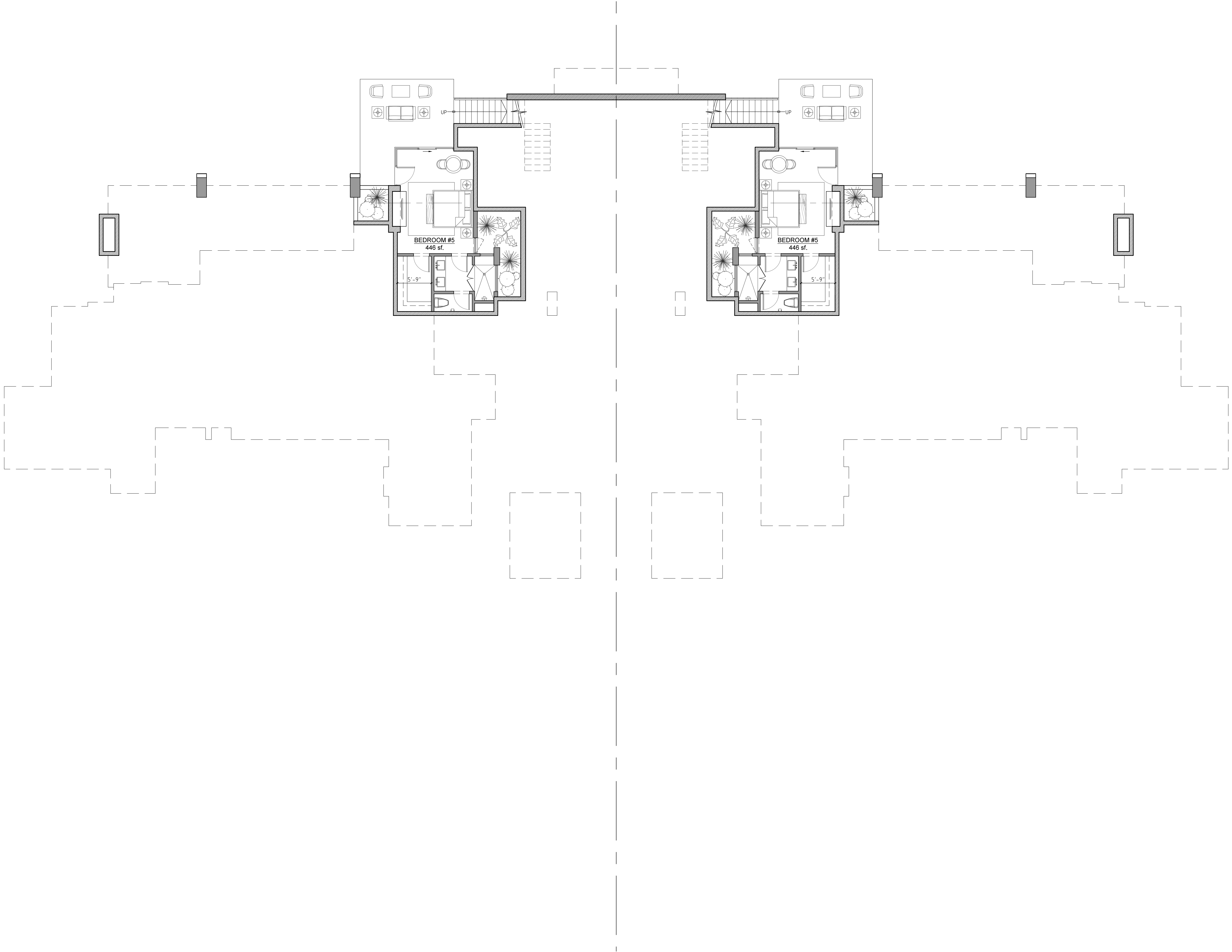
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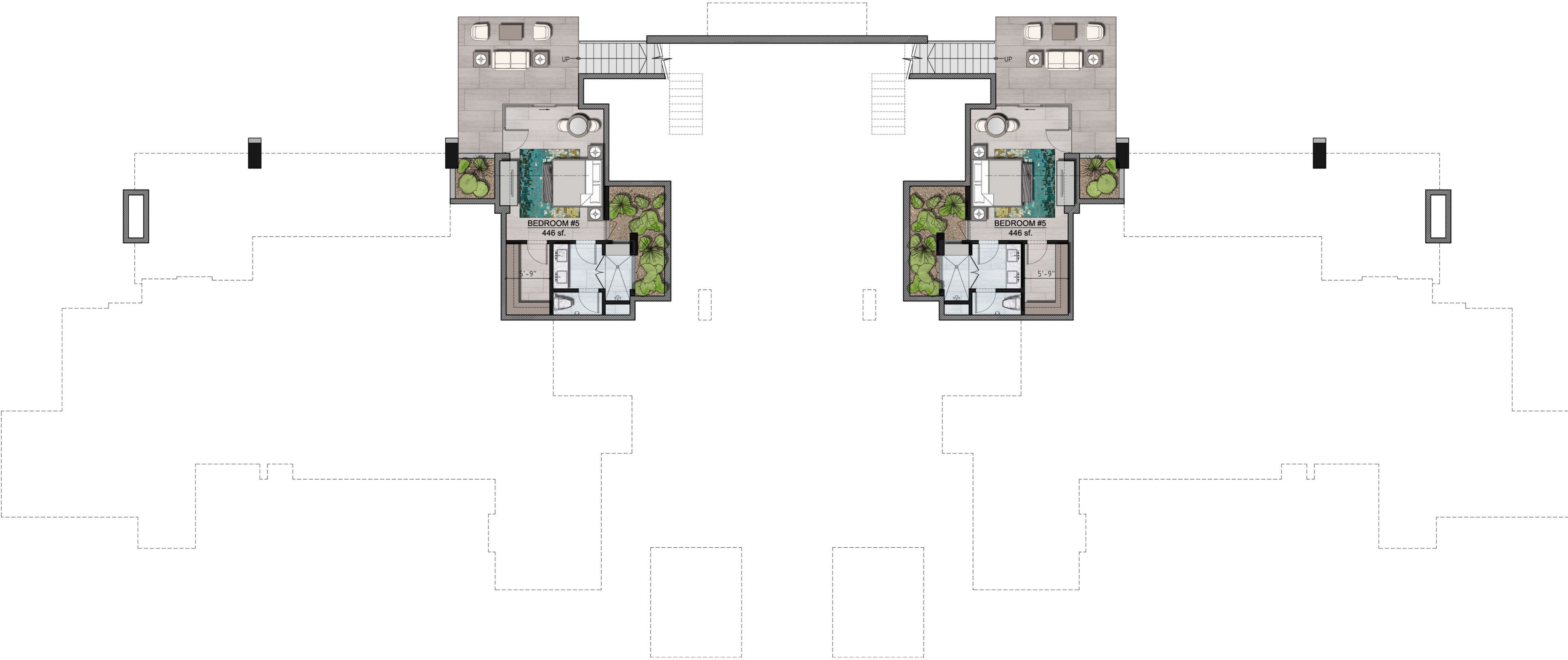




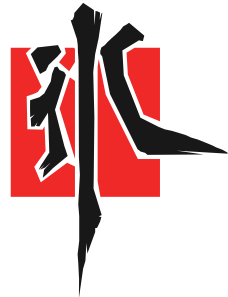
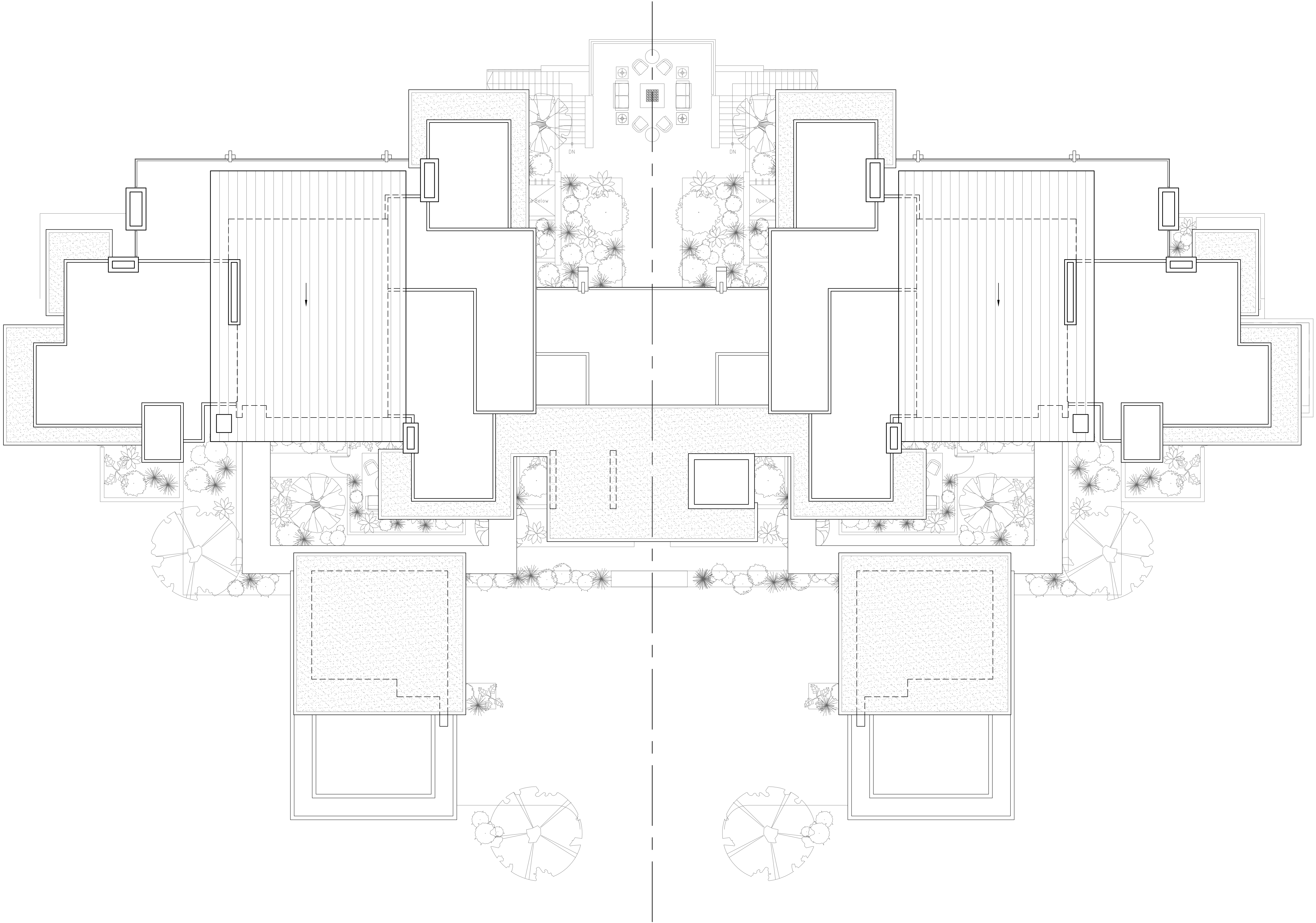
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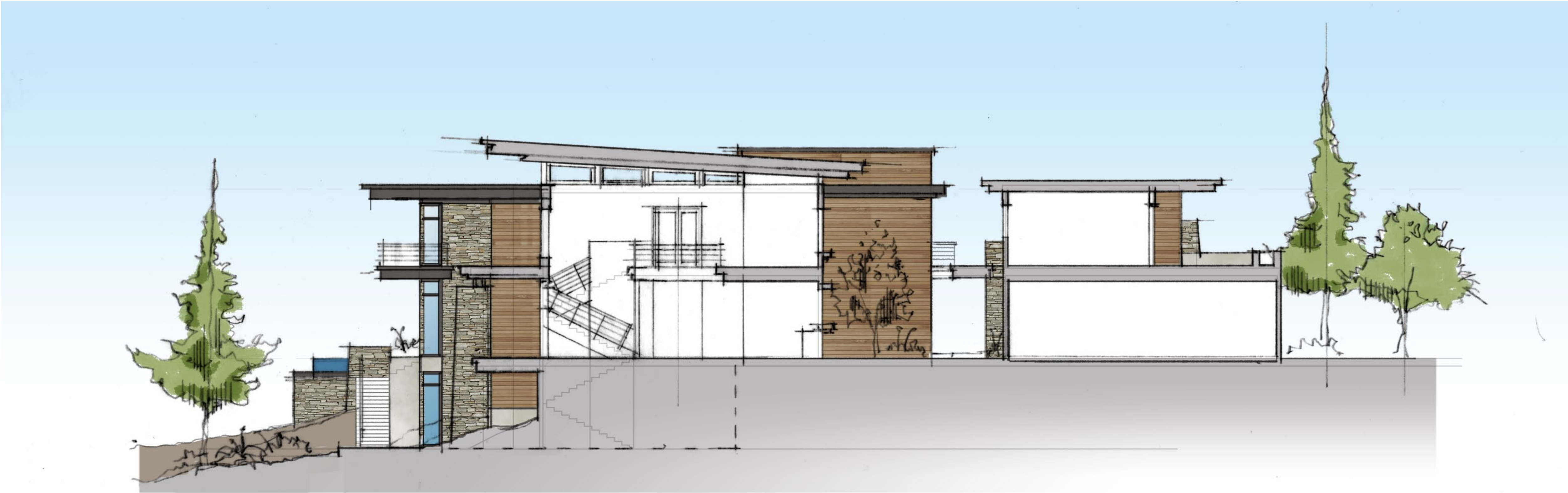
concept back elevation
1/8": 1'-0"



concept front elevation
1/8": 1'-0"

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concept south elevation
 1/8": 1'-0"



concept north elevation
 1/8": 1'-0"



concept west elevation
 1/8": 1'-0"



concept east elevation
 1/8": 1'-0"

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Stone Walls
Natural Look Stone Veneer
Ledge Stack



Exterior Stucco
Smooth stucco / warm grey tone



Railing
Metal railing with wood handrail



Roofs
Standing Seam Metal Roof
Dark Brown



Doors and Windows
IWC Aluminum Wondows
Dark brown or Black

WINDFALL LED
OUTDOOR

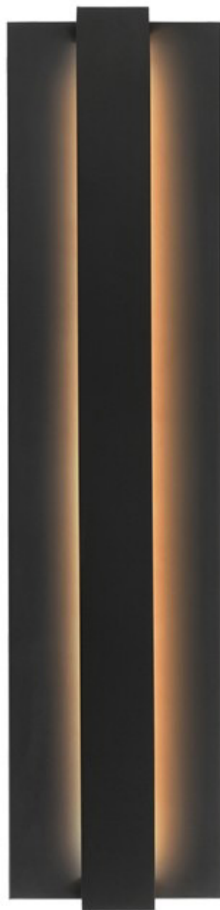
Crisp lines and a slim profile combine in this handsome LED outdoor fixture. The indirect light bounces off the smooth, matte finish of the backplate. Mounts vertically or horizontally. Includes (1) 20 watt 1680 lumen 3000K LED module. ADA compliant. 120v or 277v.



BLACK



SILVER



Exterior Building Lighting
Indirect Light Sconces
Dark Brown

note:
this materials are for concept reference and might change in final design



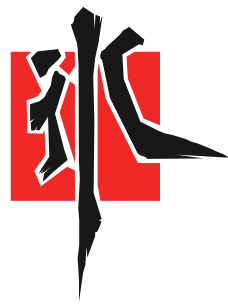


California Native	WUCOLS	Botanical Name	Common Name
Trees			
Y	VL	Quercus agrifolia	Coast Live Oak
Y	M	Cupressus macrocarpa	Monterey Cypress
N	VL	Olea europea	Olive
Shrubs			
Y	L	Arctostaphylos sp.	Manzanita
Y	L	Baccharis pilularis	Coyote Brush
Y	L	Ceanothus sp.	Wild Lilac
N	L	Correa	Australian Fuchsia
N	L	Dietes	Fortnight Lily
N	L	Echium fastuosum	Pride of Madeira
N	M	Leptospermum scoparium	New Zealand Tea Tree
Y	M	Myrica californica	Pacific Wax Myrtle
Y	VL	Romney	Matilija Poppy
N	L	Rosmarinus officinalis	Rosemary
Y	L	Salvia sp.	Sage
Ground Covers			
Y	L	Arctostaphylos sp.	Manzanita
Y	VL	Eschscholzia californica	California Poppy
Vines			
N	L	Bougainvillea	Bougainvillea
N	L	Rosa banksiae	Lady Banks Rose
Grasses			
Y	L	Elymus	Giant Wild Rye
Y	L	Muhlenbergia rigens	Deer Grass
Y	L	Festuca rubra	Red Fescue





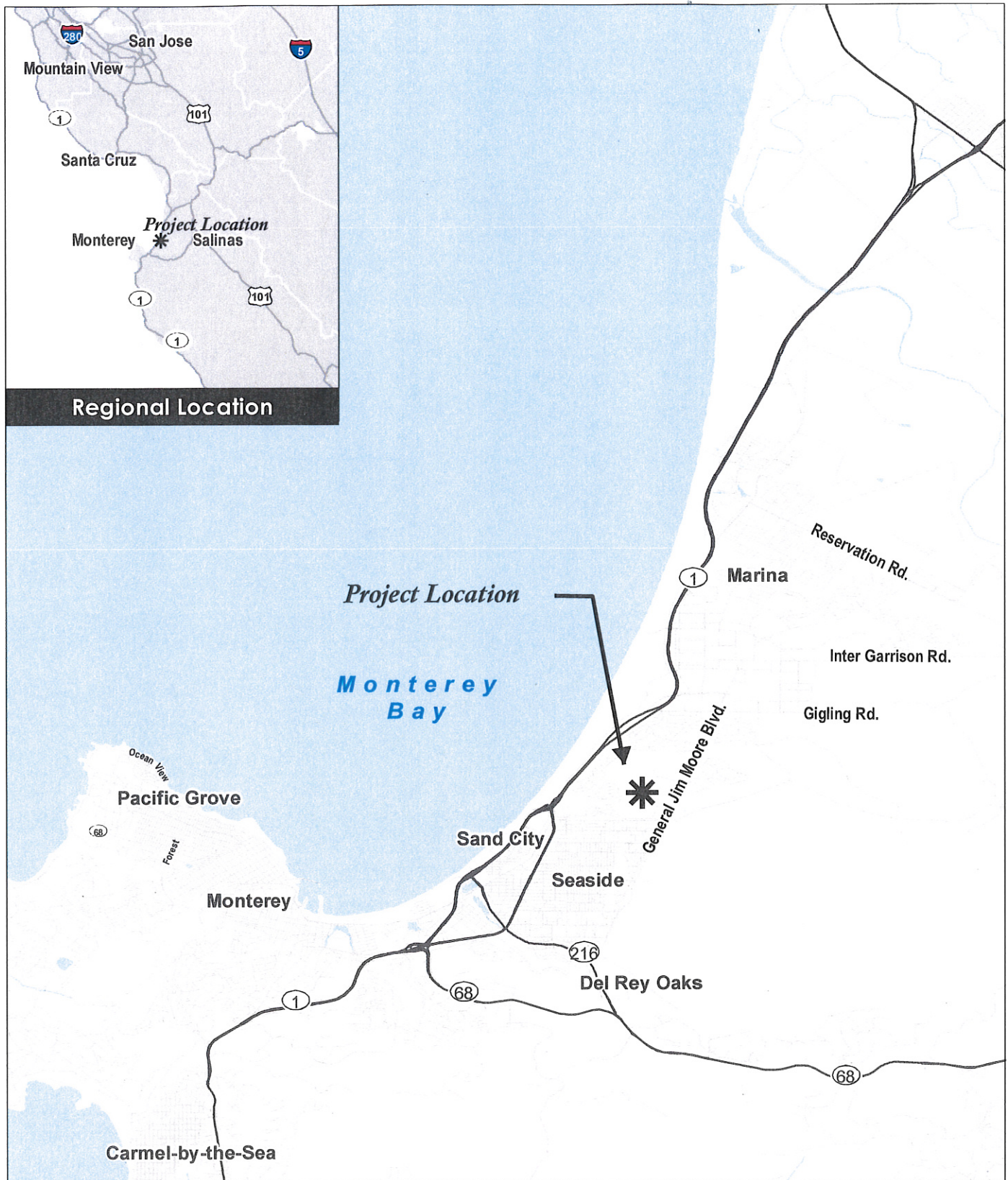
California Native	WUCOLS	Botanical Name	Common Name
Trees			
Y	VL	Quercus agrifolia	Coast Live Oak
Y	M	Cupressus macrocarpa	Monterey Cypress
Shrubs			
Y	L	Ceanothus sp.	Wild Lilac
N	L	Echium fastuosum	Pride of Madeira
N	L	Lavandula	Lavender
Y	L	Lavatera	Tree Mallow
Y	L	Lobelia laxiflora	Mexican Bush Lobelia
Y	L	Rhamnus californica	Coffeeberry
Y	VL	Rhus sp.	Sumac
N	L	Rosmarinus officinalis	Rosemary
Ground Covers			
Y	L	Arctostaphylos sp.	Manzanita
N	VL	Lantana	Lantana
Vines			
N	M	Wisteria	Wisteria
Grasses			
N	L	Helictotrichon sempervirens	Blue Oat Grass
Y	L	Muhlenbergia rigens	Deer Grass
Y	L	Festuca rubra	Red Fescue





California Native	WUCOLS	Botanical Name	Common Name
Trees			
N	M	Magnolia stellata	Star Magnolia
Y	L	Acer palmatum	Japanese Maple
Shrubs			
N	L	Sanseveria trifasciata	Snake Plant
N	L	Aspidistra elator	Cast Iron Plant
N	L	Aeonium spp.	Aeonium
Y	M	Blechnum spicant	Deer fern
Y	M	Dryopteris arguta	Coastal Wood Fern
Y	M	Polystichum munitum	Western Sword Fern
Vines			
N	M	Solanum spp	Potato Vine
N	M	Jasminum polyanthum	Pink Jasmine





0 2 miles

Source: ESRI 2009



View from east side looking west



View from south side looking northeast



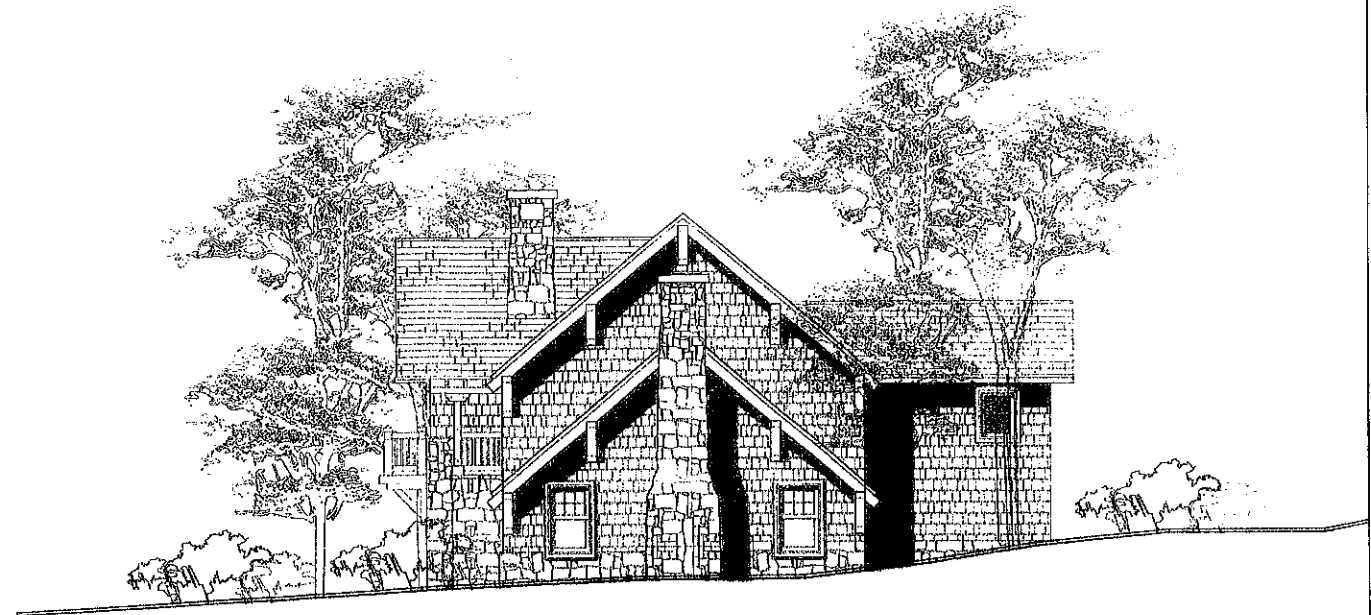
View from the golf course on the north side looking south



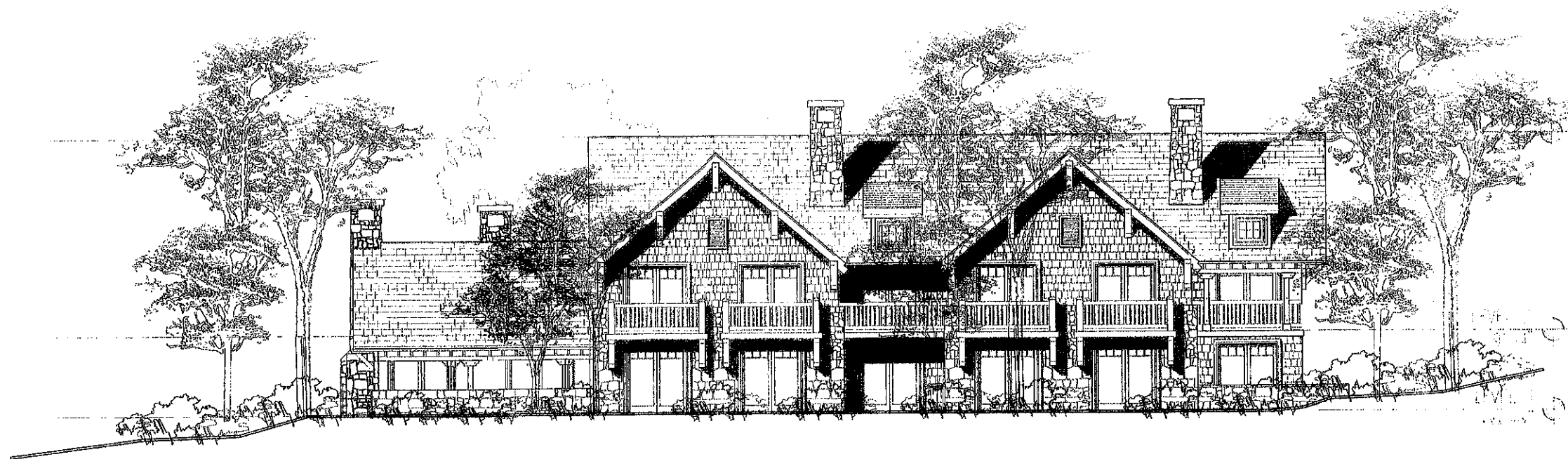
View from the southwest corner looking to the northeast



SIDE ELEVATION



SIDE ELEVATION



GOLFCOARSE ELEVATION

FIVE UNIT TIMESHARE ELEVATIONS

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

SEASIDE RESORT HOTEL

Project No.: 08021

Date: NOVEMBER 26, 2001

Packet Page 36

Scale: AS NOTED



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: April 19, 2017

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02: EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

In accordance with Section 17.62.030.B of the Seaside Municipal Code, the applicant is requesting design review approval for new exterior building colors and the construction of a CMU block wall on the front property line and rear property line to enclose the open space play area for a child daycare center.

RECOMMENDATION

City staff recommends approval of the proposed colors and CMU block wall in accordance with the findings and conditions of approval provided as Attachment 1 and the project plans provided as Exhibit "A".

BACKGROUND

On February 8, 2017, the Planning Commission approved Use Permit Application No. UP-16-08 to allow for the establishment of a 60-child day care center located at 1272-74 Broadway Avenue. The 1274-1274 Broadway Avenue site is comprised of four parcels totaling 24,000 square feet in area (240 feet by 100 feet). The site is currently developed with a single-story 1,920 square-foot office building and a two-story 4,806 square-foot, mixed use building, which together contain a net leasable area of 4,806 square feet. Three off-street parking areas existing on the west and east sides with access from Broadway Avenue through to the public alley at the

rear of the site and on the rear south side with direct access from the public alley. The second floor of the office building of the two-story building includes two residential units, approximately 395 square feet each, and a storage area.

The existing structures and off-street parking areas were constructed in 1986 as a medical clinic known as the Seaside Community Clinic (Clinic) through financial assistance by the City of Seaside using Community Development Block Grant Funding. In 1995, the clinic released its interest in property to the Troia Group, a general partnership, which proceeded to lease the site to Monterey County for office space. The full fee and leasehold interest was ultimately transferred to the former Redevelopment Agency (RDA) in 2005. As part of the Long-Term Property Management Plan for the disposal of former RDA properties, in December of 2016 the City Council has entered into an agreement with the applicant for the purchase of the site pending the approval of a use permit for child day care center.

The adjacent land uses consist of a retail bakery and Office Building to the north, a convenience store to the east, a multi-tenant commercial building to the west, and single-family dwellings to the south. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3. Aerial Photo is provided as Attachment 4.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301(a) (Existing Facilities). Class 1 consists of minor interior alterations involving such things as interior partitions, plumbing and electrical conveyances.

Evidence: The proposed project would involve remodeling the interior of two existing commercial tenant spaces and the renovation of existing off-street parking lots to operate a child day care center. Interior improvements will include minor wall, plumbing and electrical improvements to set-up the reception area, office, classrooms and kitchen. Exterior improvements will be limited to installation of landscaping, small play structures, and installation of disable ramp and accessible paths of travel from the parking lots to the commercial buildings/paly structures. The proposed improvements would be exempt from further CEQA review.

PROJECT DESCRIPTION

The applicant is proposing to complete the following renovations to establish the new child daycare center on the project site:

1. Recondition the interior of the existing one-story building on the west side to provide administrative offices; and
2. Recondition the interior of the existing two-story building on the east side to provide classrooms, a kitchen, disable accessible bathrooms, a registration area, and an assembly area as needed to conform to latest code requirements per the State of California Department of Social Services for the operation of a 60 student child daycare center.

The daycare center will serve children from pre-school age to 5th grade.

3. Elimination of residential units on the second floor of the two-story building to provide additional storage space; and
1. The conversion of the rear parking lot abutting the alley and the open-air courtyard between the existing buildings into open space recreation areas.
1. Construction of a new six-foot tall CMU Split Face block wall in front of the play/recreation area facing Broadway Avenue and an eight-foot tall CMU from the alley and the front open-air patio area from the public right-of-way on Broadway Avenue.
1. Stripe parking lots on the west and east sides to provide 20 standard parking stalls and two disable parking stalls.
1. Replacement of all windows with energy efficient vinyl windows.
1. New stucco exterior stucco siding.

The daycare center would be open from 7 AM and to 5:30 PM Monday-Friday. A maximum of eight staff will be on-site. The operation of the daycare center will typically provide care for a maximum of 60 pre-school age children. A kitchen facility will be provided for snacks and hot meals.

STAFF ANALYSIS AND FINDINGS

The proposed exterior building colors and CMU Block wall would be consistent with the following General Plan Goals and Policies:

Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of underperforming and under-utilized commercial properties:

***Evidence:** The proposed project will result in the merger of the four separate parcels into a single parcel for the establishment of a child day care center will include exterior and interior improvements to fully utilize the parcel for indoor educational and exterior recreation needs of the child day care center. The establishment of a new employment center will also encourage pedestrian activity and provide additional customers for convenience stores and restaurant uses.*

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the and available infrastructure.

***Evidence:** The project site consists of a parcel with adequate interior built square footage and exterior play area square footage to adequately accommodate a licensed daycare center for 60 children.*

***Evidence:** The proposed project will include new exterior façade improvements that will include doors, windows, and paint on the building, new fencing, play equipment and landscaping within the open space area to improve the physical appearance of the site and adjoining properties.*

***Evidence:** A new concrete block wall fence will be constructed on the south side adjacent to the alley to screen the outdoor play areas and provide sound attenuation of the play area from the single family dwellings bordering the south side of the alley.*

***Evidence:** The project will allow for the efficient use of an existing infrastructure system with minor improvements in order to accommodate a daycare center for pre-school and school age children.*

***Evidence:** The Zoning Code requires a minimum of one space per each employee during the busiest shift and one space per 10 children. A minimum 14 parking spaces shall be provided. The project will provide a total of 21 parking spaces.*

Urban Design

Goal UD-2: Create and preserve distinct neighborhoods and districts.

Policy UD-2.2: Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.

***Evidence:** The proposed project will include the installation of down lit light features at the entrance/exits to the site from the public right-of-way and within the interior of the site to ensure light sources are mainlined on-site and the installation of a new concrete block wall to reduce sound impacts from children playing outside within the recreation hours on the residential neighborhood to the west.*

FISCAL IMPACT

There will be no fiscal impact associated with the project.

ATTACHMENTS

1. Attachment 1 - Project Conditions
 2. Attachment 1 - Exhibit A - Colors
 3. Attachment 1 Exhibit A - Site Plan and Elevations
 4. Attachment 2 - Location Map
 5. Attachment 3 - Site Photographs
 6. Attachment 4 - Aerial Photo
-

Conditions of Approval
File No. BAR-17-02
April 19, 2017

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 "Early Development Services" stamped as received on "April 13, 2017" and approved on April 19, 2017. The project plans and building colors are attached as Exhibit "A".

Building:

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

Fire Department:

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

Standard:

4. 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.
5. 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.
6. 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.
7. 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.
8. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

9. The installation of new water fixtures and landscape irrigation equipment water fixtures for the proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
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-17-04

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

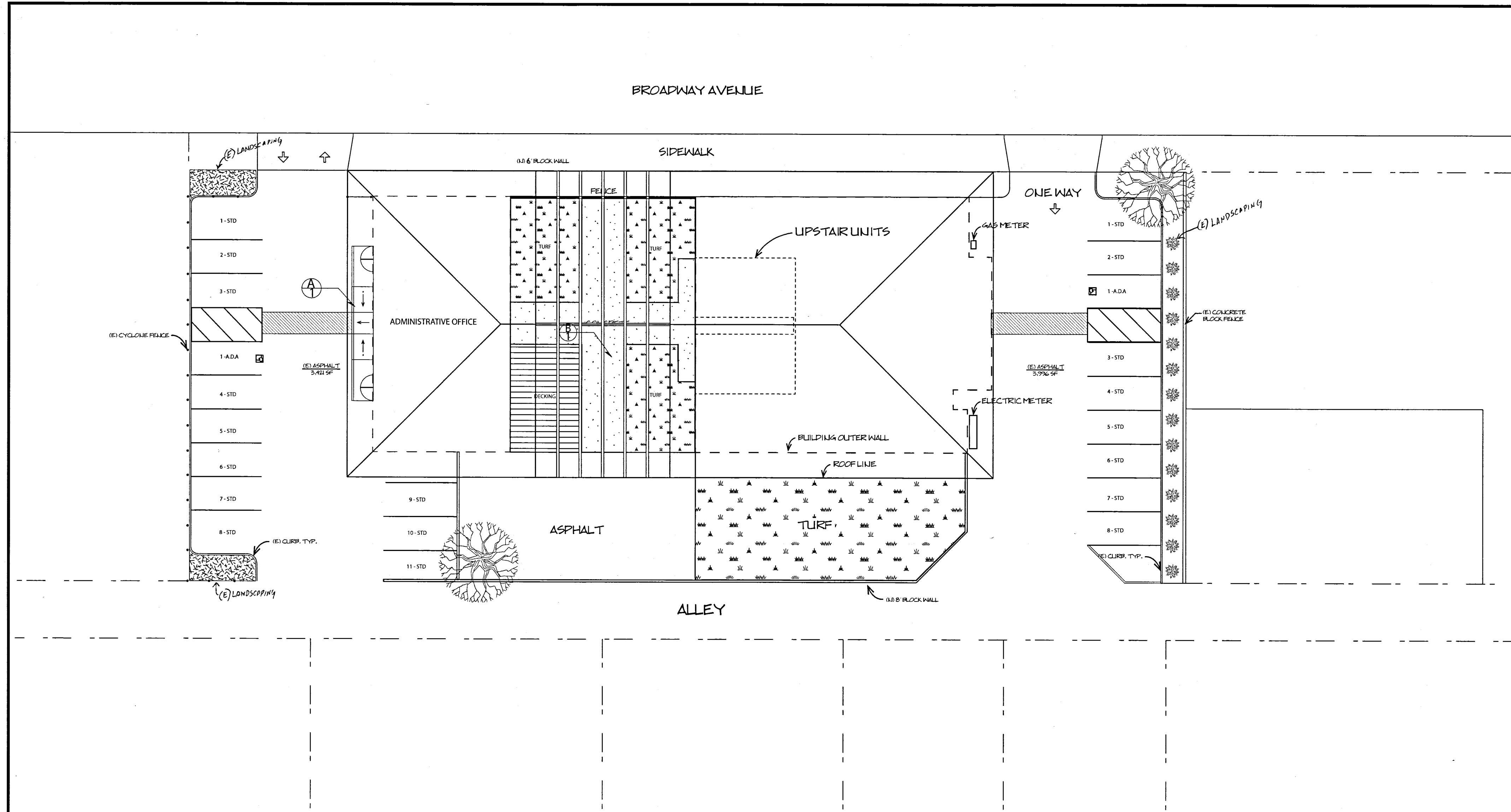
Date

Colors

Doors, Façade, Wood Trellis
Behr - Paparazzi Purple

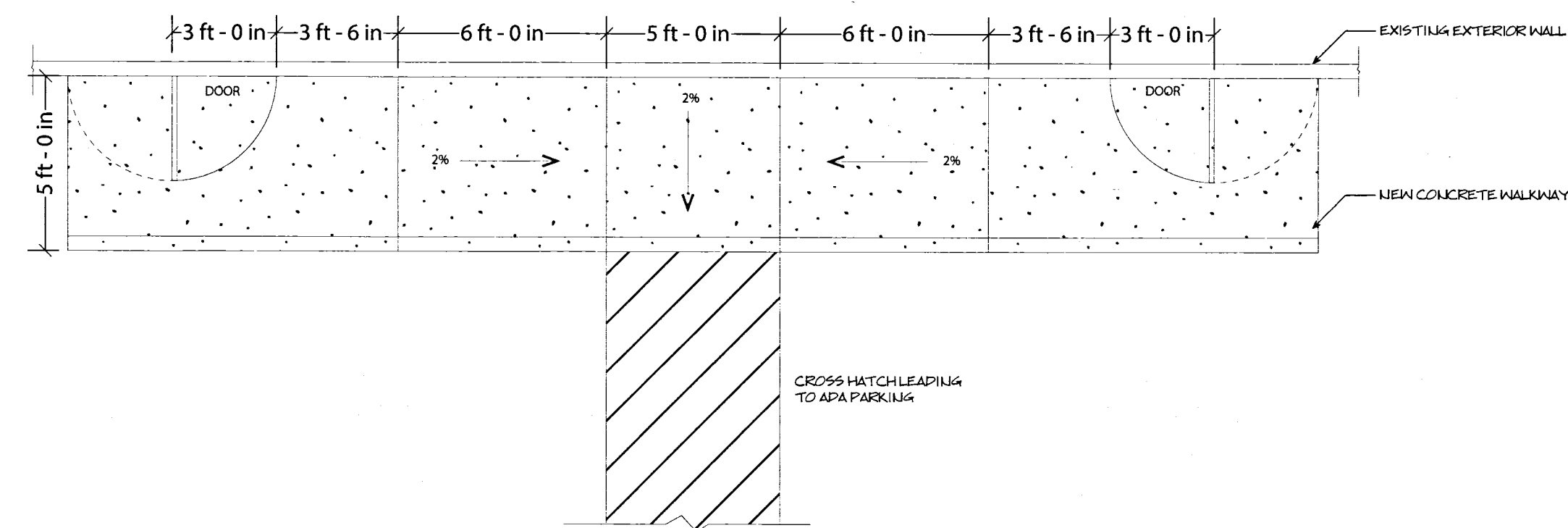
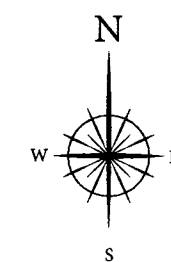


Body Color
Behr – Tin Foil



SITE PLAN

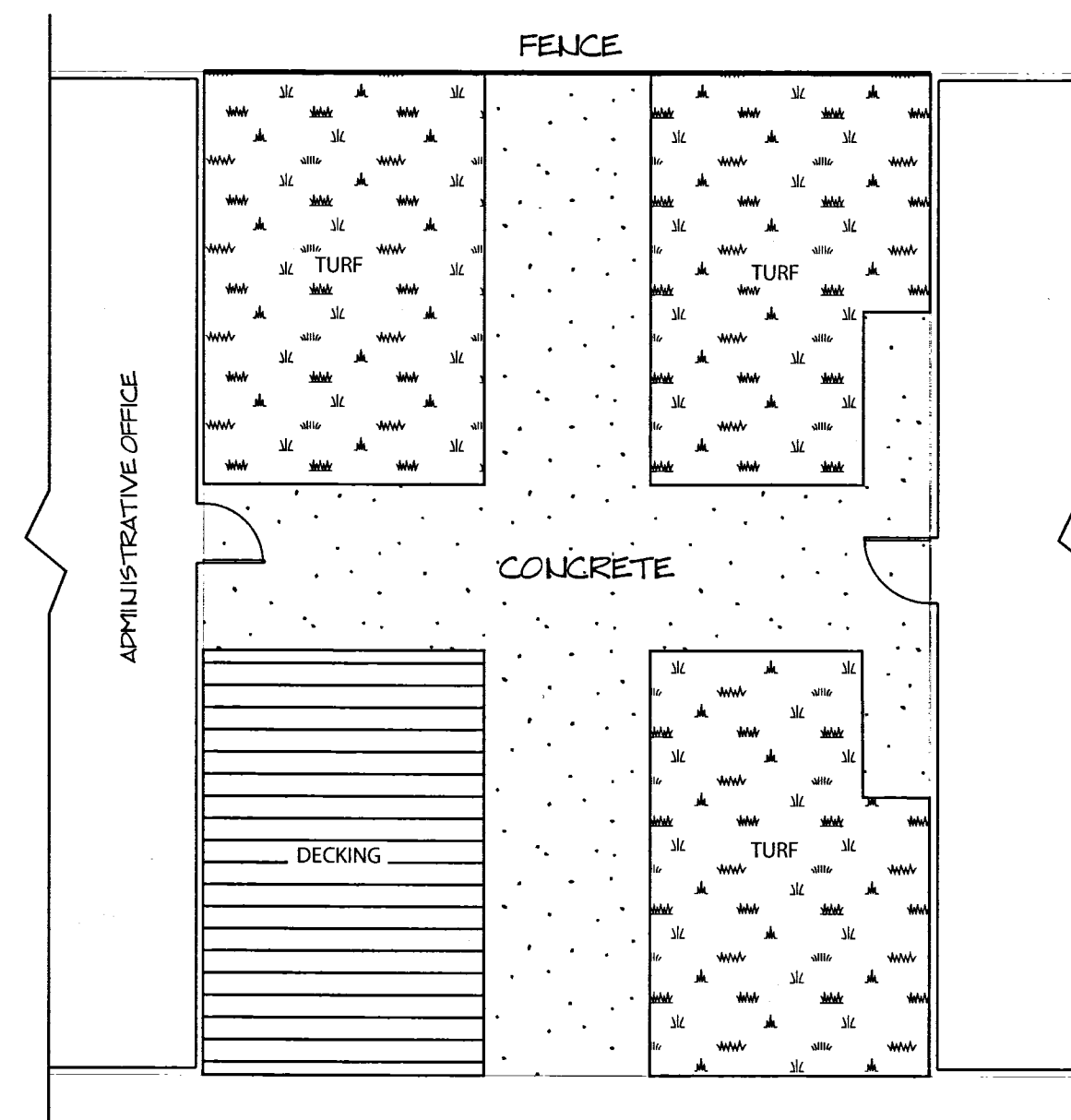
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ADA RAMP DETAILS

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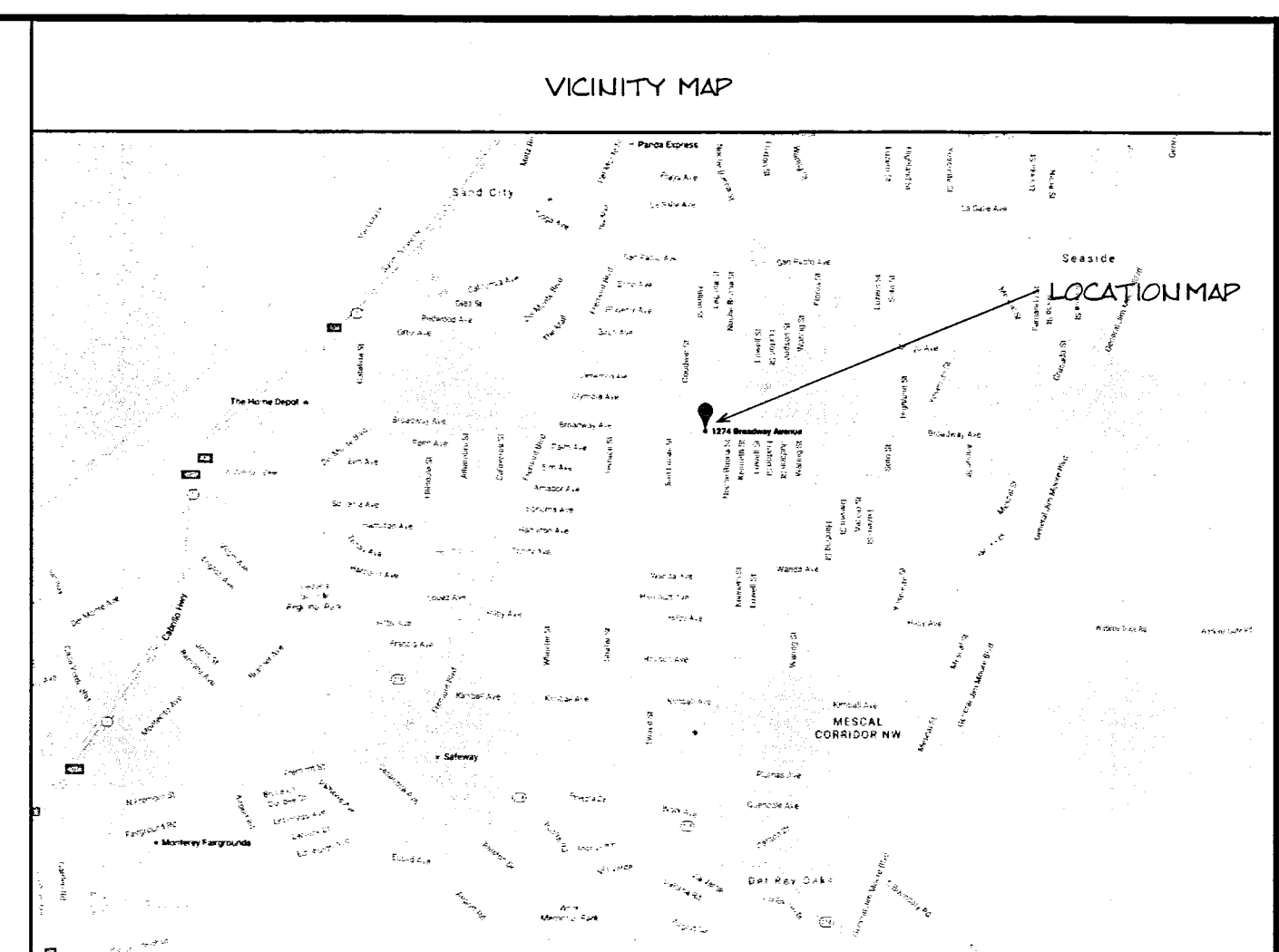
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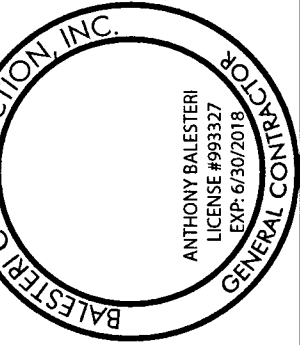
PATIO LAYOUT

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

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REVISIONS	BY
1/4/2017	A.V.



DESIGNED BY:
BALESTERI
DESIGNS
560 CALIFORNIA AVE
SAND CITY, CA 93955
831.920.1763

EARLY DEVELOPMENT SERVICES
1272 - 1274 BROADWAY AVE. SEASIDE, CA 93955

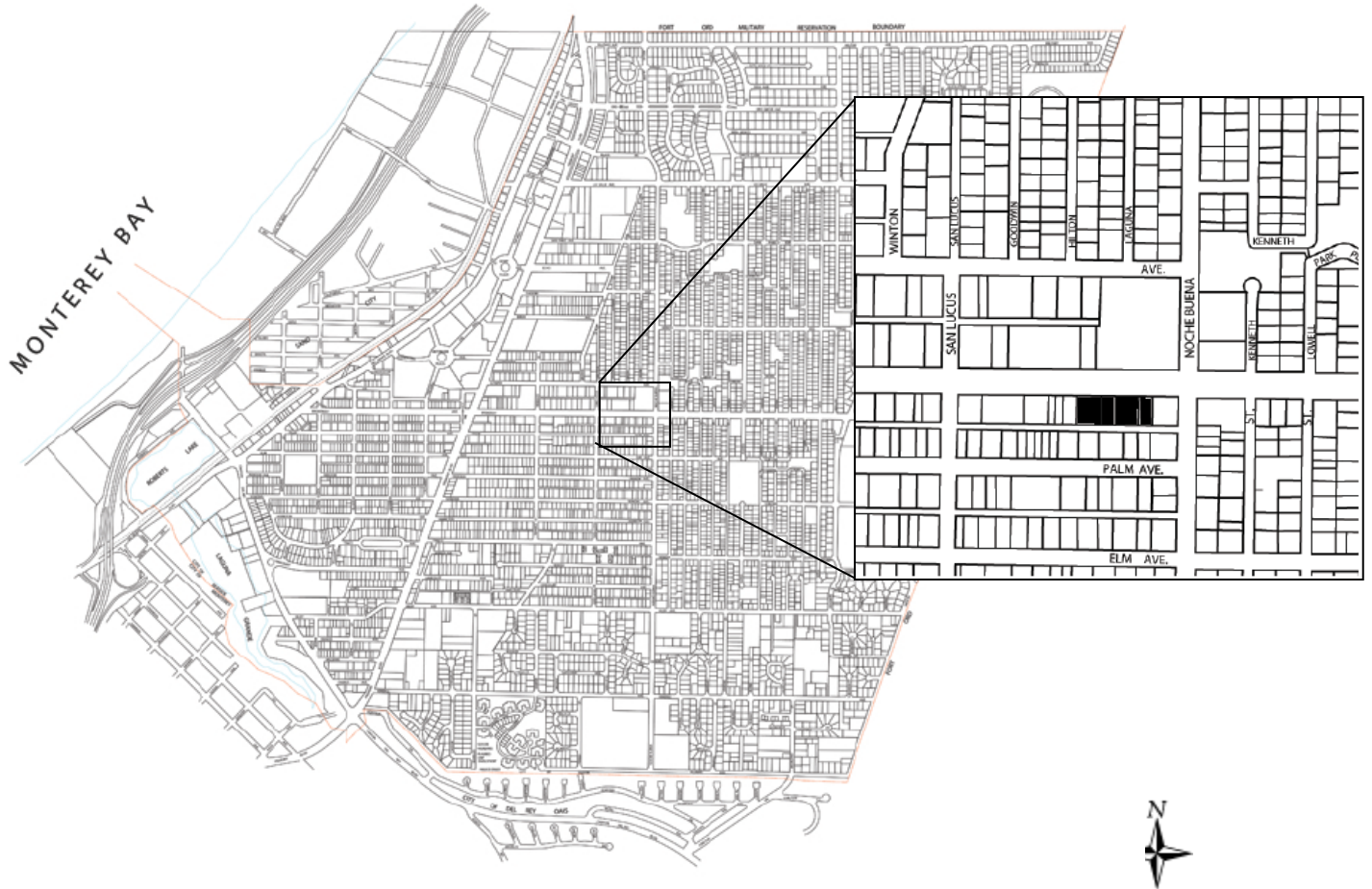
A11-193-08, 09, 10, 11

DATE: 12/2/2016
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DRAWN BY: A. VARGAS
CHECKED:
JOB NO:
SHEET:

1

Location Map

Project Site: 1274-80 Broadway Avenue





1277 Broadway Ave

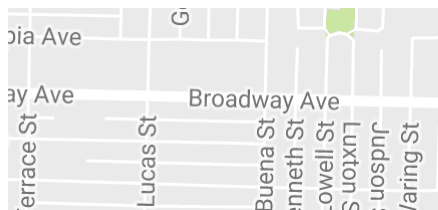
Street view, Broadway facing straight



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015





1267 Broadway Ave

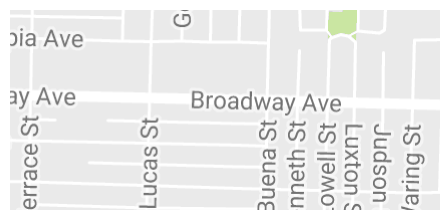
Street view, Broadway facing east



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015





1291 Broadway Ave

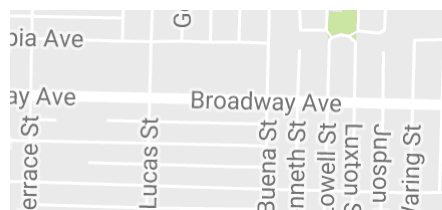
Street view, Broadway facing west



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015



Attachment 4

Aerial Photo

Project Location: 1274-1284 Broadway Avenue



Residential Neighborhood to the south



Project Boundaries



Building Boundaries



Recreation Area Adjacent to Alley