



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 6, 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
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	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. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE JUNE 21, 2017 AND THE JULY 19, 2017 REGULAR MEETINGS.**

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-07: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR NEW STREET FURNITURE, PARK EQUIPMENT, ADA IMPROVEMENTS, AND OTHER PARK RELATED RENOVATIONS AT**

HIGHLAND-OTIS PARK. THE CITY PARK IS LOCATED AT THE INTERSECTION OF MINGO AVENUE AND MENDOCINO STREET IN THE OSR (OPEN SPACE - RECREATION ZONING DISTRICT (APN: 012-775-009 AND 010). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, changes are being made to an approved park improvement plan which would be subject to the review and approval by the Board of Architectural Review.

RECOMMENDATION: Staff recommends approval of the proposed park improvements and renovations, subject to the conditions of approval provided as Attachment 1.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-08: CITY OF SEASIDE, APPLICANT AND PROERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF LANDSCAPING AND STREETScape ON AN OPEN SPACE AREA LOCATED AT THE NORTHEAST CORNER OF DEL MONTE BOULEVARD AND CANYON DEL REY BOULEVARD IN THE MX (MIXED USE) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 4, CEQA SECTION 15304.**

PURPOSE: In accordance with Section 17.62.030.B.3 of the Seaside Municipal Code, new landscape and streetscape projects within commercial zones are subject to the review and approval of the Board of Architectural Review.

RECOMMENDATION: Staff recommends approval of the proposed landscape and streetscape improvements, subject to the conditions of approval provided as Attachment 1 to the staff report.

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

Next Regularly Scheduled Meeting:
September 20, 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://cyp.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.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR

BOARD OF
ARCHITECTURAL
REVIEW

MEETING

COUNCIL CHAMBER
Wednesday, June 21, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:38 p.m.

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

Present: Ventimiglia, Khalsa, Keller

Absent: Mori, Mitchell

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

None

6. **BUSINESS ITEMS**

A. **Study Session on Brown Act, Ethics, Seaside's Strategic Plan and Priorities**

Item was introduced by Sr. Planner, Rick Medina, who introduced Economic Development Program Manager, Gloria Stearns for presentation. Ms. Stearns went over powerpoint presentation. She began with the Brown Act, Ethics, City Strategic Plan & Priorities. Then the Board was asked what can staff do to best serve you. Discussion/Questions. She spoke on each of the topics. Board members had the opportunity to ask questions. Ms. Stearns asked the Board: What do you need from staff to help you be most effective? Chair Keller asked staff to have material samples not just pictures of material samples, have legitimate samples to make the right decision. Board member Ventimiglia asked for a list of project priorities. Chair Keller asked for an alternative color scheme for the bigger projects because it helps the decision process move faster. Ms. Stearns asked the Board if they would like to have a work plan. Board asked her to explain what a work plan consists of. Ms. Stearns explained to the Board. There were no further questions.

7. **REPORTS FROM BOARD MEMBERS**

None

8. REPORTS FROM STAFF

Rick Medina spoke on General Plan EIR scoping session and agency scoping session on Wednesday, July 26th.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, July 19, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:37 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Mori, Khalsa

Absent: Ventimiglia, Mitchell

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE MAY 3, 2017 REGULAR MEETING.**

On motion by Board member Khalsa and seconded by Board member Mori the Board of Architectural Review approved the minutes.

RESULT: **Approved**

MOVER: Board Member Bani Khalsa

SECONDER: Board Member Mitsugu Mori

AYES: Mitsugu Mori, Toby Keller, Bani Khalsa

NOES: None

ABSENT: Kathleen Ventimiglia, Keith Mitchell

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-06. LINA AND TODD HILL, PROPERTY OWNER, AND WILLIAM MEFFORD, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A TWO STORY SINGLE FAMILY RESIDENCE LOCATED AT 1025 KIMBALL AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT (APN 012-381-070). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.A, NEW CONSTRUCTION OF SMALL STRUCTURES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff report presented by Associate Planner, Bob Larsen. Mr. Larsen went over presentation for the project requesting design review approval for a two story single family residence located at 1025 Kimball Avenue in the medium density residential (RM) zoning district. Presentation included Location Map, Site Plan, Floor Plan, 1st Floor, Floor Plan, 2nd Floor, Ext. Elevations, Landscaping Plan, Site Photographs, Colors & Materials; staff recommended approval. Chair asked applicant to step forward. Bill - , Architect answered Board questions. Chair opened to public to speak on item, seeing none, item was closed. There was discussion among the Board. The Chair announced that an appeal may be submitted within 7 calendar days accompanied by the required fees.

On motion by Board member Mori and seconded by Board member Khalsa the Board of Architectural Review approved design.

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

7. REPORTS FROM BOARD MEMBERS

Board member Mori asked if Public Works can shut off irrigation on Ord Grove since it is only wasting water. Sr. Planner, Rick Medina, said that someone from Public Works staff can be available at the next meeting.

8. REPORTS FROM STAFF

Gloria Stearns, Economic Development Manager, spoke regarding study session. Following up on Boards and Commissions and distributed An Annual Work Plan Template and Instructions form. Ms. Stearns also mentioned that if you use a personal device for commission business you need to be aware that it could be subject to public records acts request make sure when using device when conducting commission business. She also commented on the Board normally is not on time for meetings and asked them to consider adjusting the meeting time. Also mentioned the Annual Appreciation Event the Mayor would like to recognize Board and Commissions for their services. Chair Keller spoke on the scheduling of the meeting and they would like to continue to conduct them at the same time. She told them about the workshop on the General Plan Update taking place on July 27th.

9. ADJOURNMENT

On motion, the meeting was adjourned at 5:55 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: September 6, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-07: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR NEW STREET FURNITURE, PARK EQUIPMENT, ADA IMPROVEMENTS, AND OTHER PARK RELATED RENOVATIONS AT HIGHLAND-OTIS PARK. THE CITY PARK IS LOCATED AT THE INTERSECTION OF MINGO AVENUE AND MENDOCINO STREET IN THE OSR (OPEN SPACE - RECREATION ZONING DISTRICT (APN: 012-775-009 AND 010). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, changes are being made to an approved park improvement plan which would be subject to the review and approval by the Board of Architectural Review.

RECOMMENDATION

Staff recommends approval of the proposed park improvements and renovations, subject to the conditions of approval provided as Attachment 1.

BACKGROUND

In 2012, the City of Seaside implemented an upgrade at Highland Otis Park which consisted of the following:

1. Volleyball Court
2. Picnic tables and seating adjacent to the Volleyball Court.
3. Playground Equipment
4. Landscape improvements

The project was coordinated with the Highland-Otis Neighborhood Association. The Neighborhood Association is now working with the City of Seaside to complete additional renovations at this park.

SITE LOCATION AND PROJECT DESCRIPTION

Highland/Otis Park is located at the intersection of Highland Street with Mingo Avenue. Location map is provided as Attachment 2. Site Photos are provided as Attachment 3.

The scope of work will consist of the following improvements:

1. Wood Shade Pergola
2. Disable parking with access from Mendocino Street
3. ADA access to swings
4. Trex walkway
5. Below ground cistern
6. 4-5-foot tall wire fence on south side of the volleyball court to assist containing volleyballs from entering Mingo Avenue

STAFF ANALYSIS

City staff finds that the improvements will be compatible with the park and surrounding neighborhood and will provide additional Americans with Disability Act (ADA) improvements, specifically a van accessible parking space from Mendocino Street to the playground equipment. Due to the nature of the proposed project on a public park, the Board of Architectural Review has purview to consider the proposed park improvements to ensure neighborhood compatibility and architectural consistency.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303: New Construction or Conversion of Small Structure. Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures.

Evidence: The proposed project would consist of minor alterations and additions of new small structures for compliance with the Americans with Disabilities Act as well as additional safety improvements for the city park facility.

FISCAL IMPACT

There is no fiscal impact connected with this item.

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
-

2. Attachment 1 - Exhibit "A" Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
-

Conditions of Approval
File No. BAR-17-07
September 6, 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 “Highland-Otis Pak Renovations” dated 9/6/17. Project plan is provided as Exhibit “A”.
2. Pedestrian walks and disable parking space will be constructed in accordance with Title 24 of the 2016 California Building Code.

Standard:

1. 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.
2. The landscape plan shall be installed and maintained in compliance with standards and regulations of the Monterey Peninsula Water Management District.
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.

Swing Playground
Existing Swings

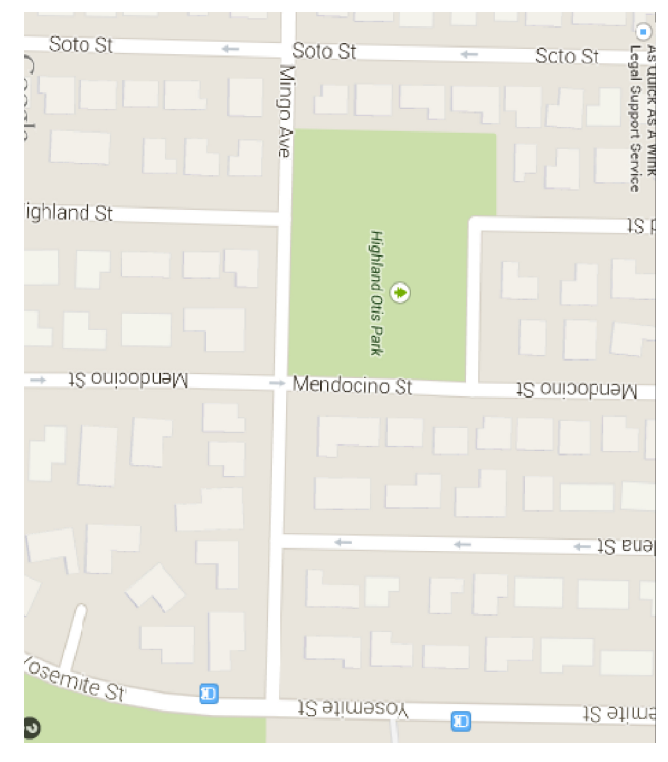
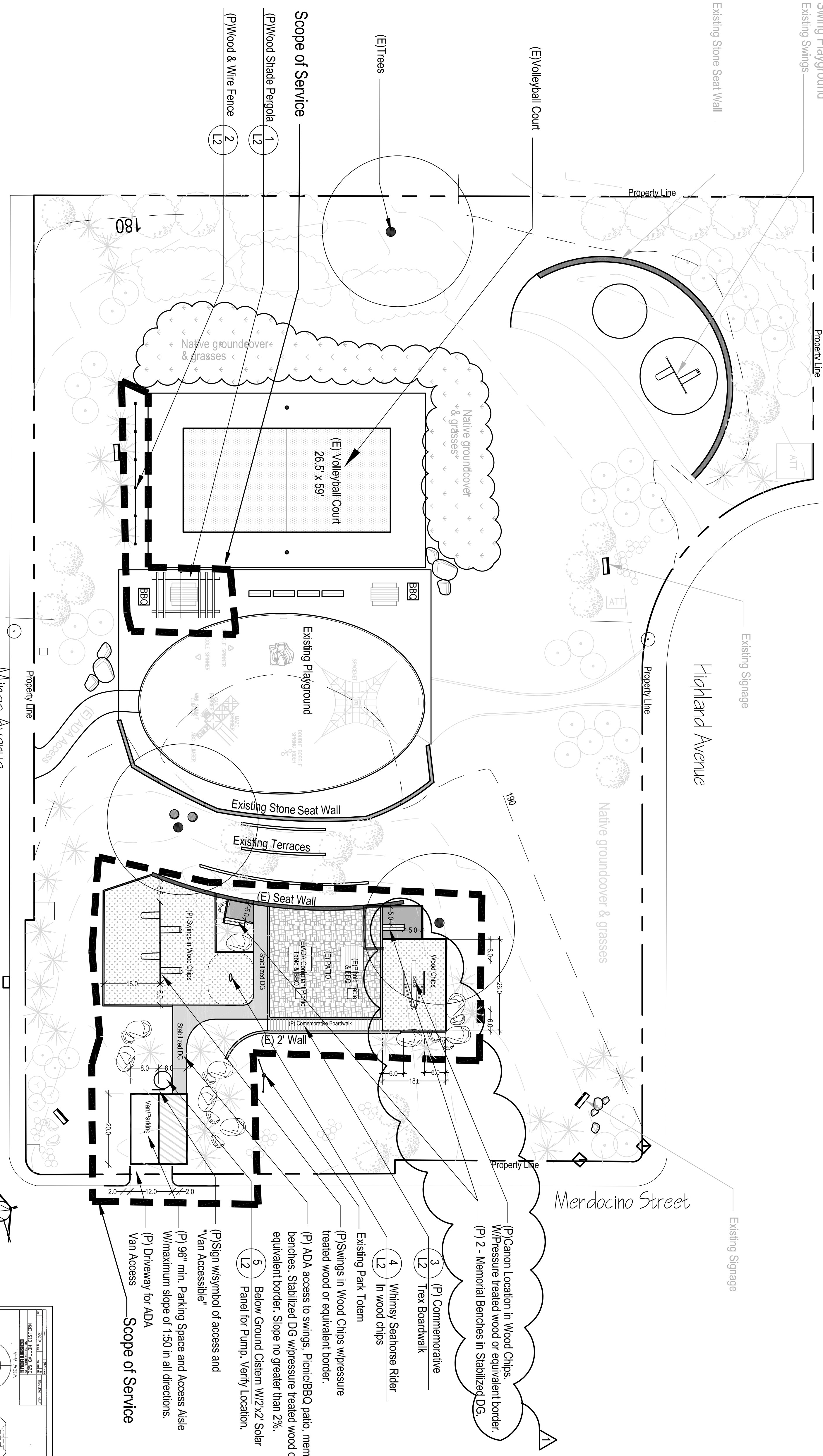
Existing Stone Seat Wall

Highland Avenue

Existing Signage

Existing Signage

Mendocino Street



Vicinity Map
Not to Scale

LEGEND

Symbol	Definition
(P)	Proposed
(E)	Existing
—	Scope of Service
- - -	Contour Line
[Pattern]	ADA Paving
[Pattern]	Pavers
[Pattern]	Wood Chips
[Pattern]	Groundcover Native Grasses
[Pattern]	Sand Court
[Pattern]	Xeriscape Planting Area W/Boulders

- (P) Canon Location in Wood Chips. W/Pressure treated wood or equivalent border.
- (P) 2 - Memorial Benches in Stabilized DG.
- (P) Commemorative Trex Boardwalk
- (P) Whimsy Seahorse Rider
- (P) Swings in Wood Chips w/pressure treated wood or equivalent border.
- (P) ADA access to swings. Picnic/BBO patio, memorial benches. Stabilized DG w/pressure treated wood or equivalent border. Slope no greater than 2%.
- (P) Below Ground Cistern W/2x2 Solar Panel for Pump. Verify Location.
- (P) Sign w/symbol of access and "Van Accessible"
- (P) 96" min. Parking Space and Access Aisle W/maximum slope of 1:50 in all directions.
- (P) Driveway for ADA Van Access

Scope of Service



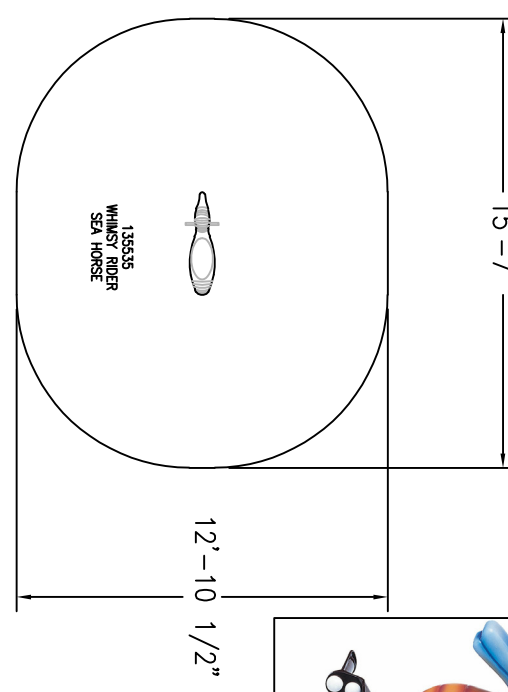
1 Wood Shade Pergola
L1 Over Picnic Table



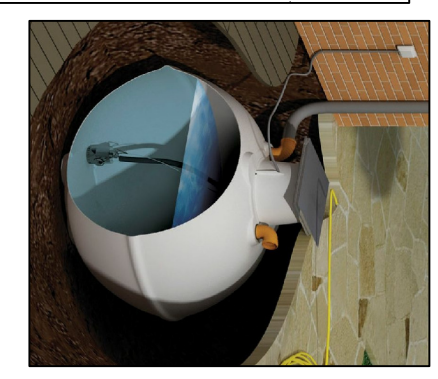
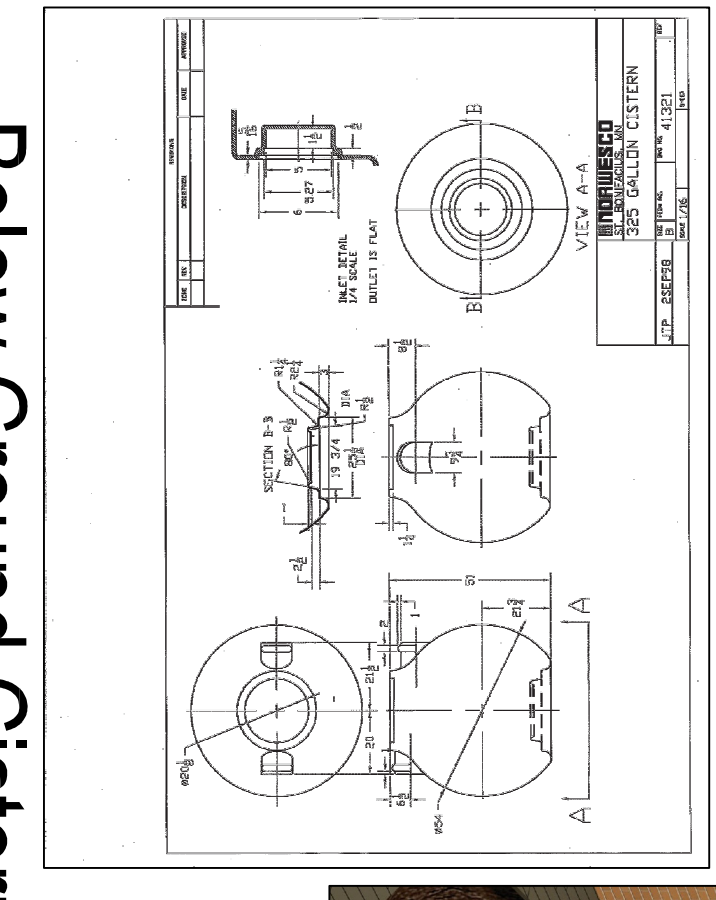
2 Wood & Wire Fence



3 Commemorative Trex Boardwalk



4 Whimsy Seahorse Rider



5 Below Ground Cistern W/Solar Pump

THIS PLAN IS CONCEPTUAL ONLY AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

COMPOSITE BASE SHEET. THE PROPOSED IMPROVEMENTS AND EXISTING CONDITIONS ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM ARCHITECTURAL DOCUMENTS AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE DESIGNER BY THE CITY OF SEASIDE ENGINEERING DEPARTMENT. THE LANDSCAPE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR CHANGES, INACCURACIES, OMISSIONS OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED ONLY AS AN AID. NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

HIGHLAND-OTIS PARK
Mingo Ave. & Mendocino St.
Seaside, CA. 93955

CONCEPTUAL
Upper Park ADA Access
Site Improvement Plan

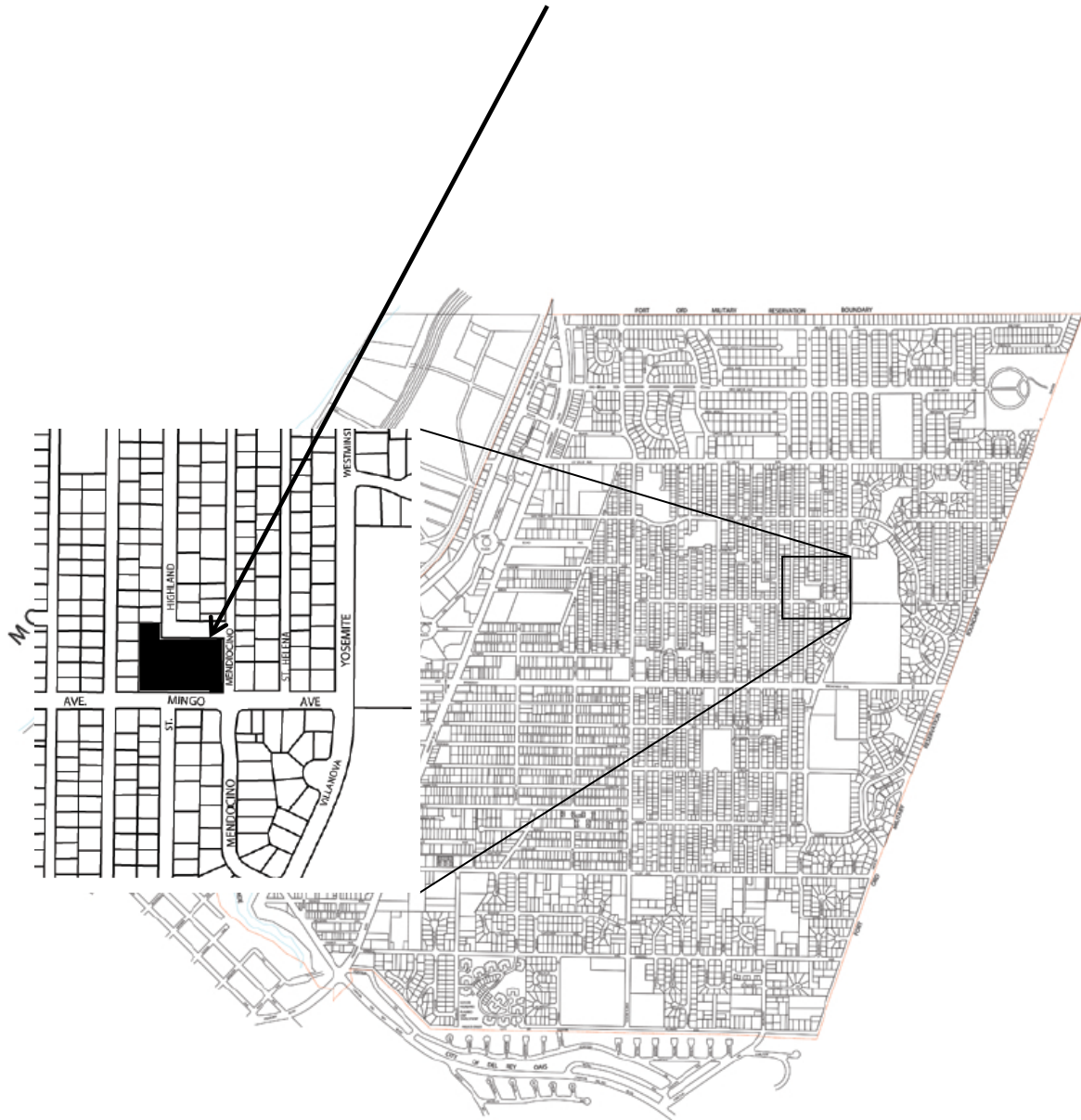
Landscape Design
Friends of Seaside Parks Assoc.
c/o 1762 Mendocino St.
Seaside, CA. 93955
(831) 869-9613

Project: S202017
New canon & bench location.

Scale: 1" = 16'-0"
L1

Location Map

Project Site: NW Corner of Mingo Avenue and Mendocino Street





View from Mendocino Street and Mingo Avenue looking west



View from Mendocino Street looking west



View of picnic area looking south



View of playground area looking east



View from Mingo Avenue looking North



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: September 6, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-08: CITY OF SEASIDE, APPLICANT AND PROERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF LANDSCAPING AND STREETScape ON AN OPEN SPACE AREA LOCATED AT THE NORTHEAST CORNER OF DEL MONTE BOULEVARD AND CANYON DEL REY BOULEVARD IN THE MX (MIXED USE) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 4, CEQA SECTION 15304.

PURPOSE

In accordance with Section 17.62.030.B.3 of the Seaside Municipal Code, new landscape and streetscape projects within commercial zones are subject to the review and approval of the Board of Architectural Review.

RECOMMENDATION

Staff recommends approval of the proposed landscape and streetscape improvements, subject to the conditions of approval provided as Attachment 1 to the staff report.

BACKGROUND

The project site is located near the northeast corner of the intersection of Del Monte Boulevard and Canyon Del Rey Boulevard. The site consists of a vacant, undeveloped parcel that is a remnant from the roadway realignment of Canyon Del Rey Boulevard which was completed in the 1960's as part of the Highway 1/218 roadway improvement. The site is currently covered with ice plant and other non-native species. Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The planting plan is provided as Exhibit A to Attachment 1. The plan will consist of using the following drought tolerant plant species listed in Table 1 below:

TABLE 1

Botanical Name	Common Name
Agave attenuate	Foxtail agave
Ceanothus griseus horizontails ‘Yankee Point’	California liac
Drosanthemum florbundum	Magic carpet ice plant
Eschotzia californica	California poppies
Grevillea rosmarinifolius ‘Dwarf Pink’	Grevillea

Photographs of the plant material is provided as Attachment 4.

The improvement plan will also include the placement of decorative boulders to highlight the landscape areas and installation of stabilized Decomposed Granit (DG) pathways to allow for public access to the landscape areas. Rockwall with signage would be placed in the middle of the site to provide a Gateway entry feature.

Overall, the landscape plan will consist of native, drought tolerant species to provide a botanical appearance consistent with the landscaping guidelines being enforced by the Monterey Peninsula Water Management District and will beautify a key entry point to the City from the Highway 218/Canyon Del Rey Boulevard roadway.

FISCAL IMPACT

There will be no fiscal impact with the project.

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit "A"
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - Plant Material Photos
-

Conditions of Approval
File No. BAR-17-08
September 6, 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 “Del Monte/Canyon Del Rey Boulevard Renovations” dated 9/6/17. Project plan is provided as Exhibit “A”.
2. Pedestrian walks will be constructed in accordance with Title 24 of the 2016 California Building Code.

Standard:

1. 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.
2. The landscape plan shall be installed and maintained in compliance with standards and regulations of the Monterey Peninsula Water Management District.
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.

Grevillea rosmarinifolia 'Dwarf Pink'
 Boulder Groups w/River Rock
 (E) PG & E
 Ceanothus 'Yankee Point'
 1/2" Golden Granite Gravel/Mulch

Grevillea rosmarinifolia 'Dwarf Pink'

Drosanthemum floribundum &
 Escholzia californica

Boulder Groups w/River Rock

Agave attenuata

Hydrant

(E) Berm

(P) Berm

1/2" Golden Granite Gravel/Mulch

Ceanothus 'Yankee Point'

Boulder Groups w/River Rock

Grevillea rosmarinifolia 'Dwarf Pink'

Stabilized DG Pathway W/Pressure
 treated wood or equivalent border.
 No slope > 2%.

PG & E

Agave attenuata

1 Rock Wall W/Signage to match (E).
 L1 Exact Location/Height to
 be determined in field.

Grevillea rosmarinifolia 'Dwarf Pink'

(E) PG & E

Stabilized DG Pathway W/Pressure
 treated wood or equivalent border.
 No slope > 2%.

(E) 9 - Rosemary Shrubs to Remain

(E) concrete walk to remain.



Vicinity Map
 Not to Scale

PLANT SUGGESTIONS

Botanical Name

Agave attenuata
 Ceanothus griseus horizontalis 'Yankee Point'
 Drosanthemum floribundum
 Escholzia californica
 Grevillea rosmarinifolia 'Dwarf Pink'

Common Name

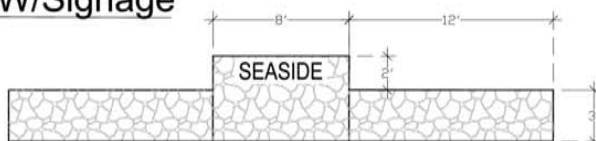
Fox Tail Agave
 California Liac
 Magic Carpet Ice Plant
 California Poppies
 Grevillea

LEGEND

Symbol	Description
(P)	Proposed
(E)	Existing
DG	Decomposed Granite
(E) Berm	
(P) Berm	
(P) DG Walk	
(P) Wall	
(P) 1/2" Golden Gravel	



Wall W/Signage
 Scale



1 (P) Rock Wall W/Signage
 L1 Scale: 1/4" = 1' - 0"

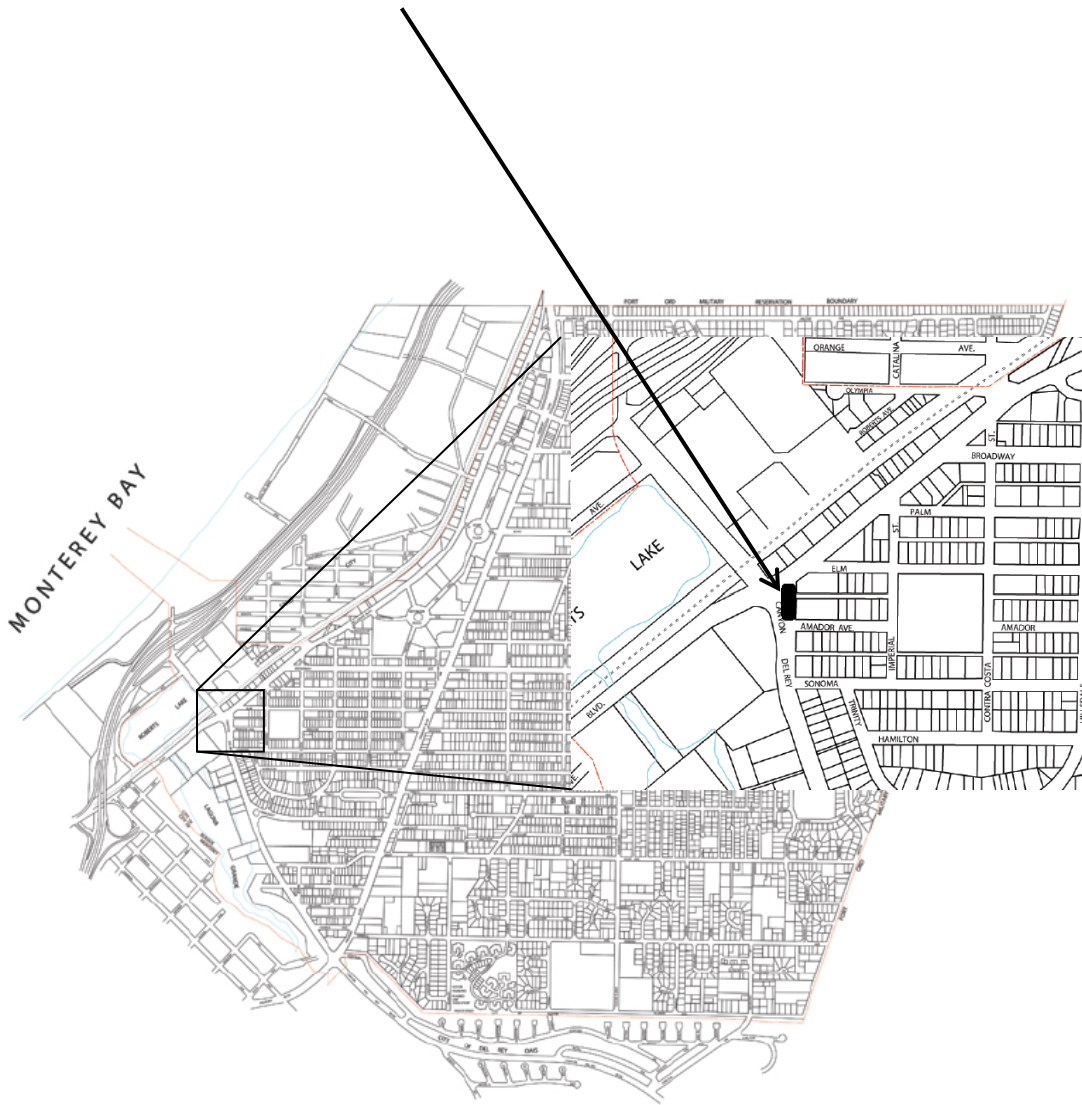


* THIS PLAN IS CONCEPTUAL ONLY AND NOT TO BE USED AS A
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 NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

Location Map

Project Site: NE corner of Del Monte Boulevard and Canyon Del Rey Boulevard





Project Aerial Photo of site boundaries



View of the site from Amador Avenue looking west



View of project site from Canyon Del Rey Boulevard looking north



View of project site from Del Monte Boulevard looking east



Agave Attenuata



Ceanothis griseus horizontalis 'Yankee Point'



Drosanthemum floribundum



Eschscholzia californica



Grevillea rosmarinifolius 'Dwarf Pink'