



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 4, 2017
5:00 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 SEPTEMBER 6, 2017 REGULAR MEETING.**

6. **BUSINESS ITEMS**

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-09: HGHB ARCHITECTS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE:

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

RECOMMENDATION:

Staff recommends approval of the proposed new exterior storefront, building colors, and site modifications subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans are provided as Exhibit "A".

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-11-10: THE CITY OF SEASIDE, APPLICANT, IS REQUESTING FINAL APPROVAL OF THE TREE SELECTION FOR THE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PLANS. THE PROJECT SITE IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON BROADWAY AVENUE BETWEEN DEL MONTE BOULEVARD AND FREMONT BOULEVARD AND ON DEL MONTE BOULEVARD BETWEEN CANYON DEL REY BOULEVARD AND OLYMPIA AVENUE WITHIN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. IN COMPLIANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AN ADDENDUM TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT WAS APPROVED BY THE CITY OF SEASIDE CITY COUNCIL ON FEBRUARY 16, 2012 (RESOLUTION NO. 12-17).**

PURPOSE: In accordance with Seaside Municipal Code (S.M.C.) Sections 17.52.030.B.6 and 17.52.030.C, the purpose of this item is for the BAR to approve the final variety and number of trees for the West Broadway Urban Village Specific Plan Infrastructure Improvement Project.

RECOMMENDATION:

Staff recommends that the BAR amend the Conditions of Approval provide as Attachment 1 for the architectural design elements for the West Broadway Urban Village Infrastructure Improvements Project Plans (the Plans) to replace the Date Palm tree with an Indian Laurel Fig Tree. The tree plans are provided as Exhibit A to Attachment 1.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 18, 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.



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, September 6, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:43 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Mori, Khalsa, Mitchell

Absent: Ventimiglia

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 JUNE 21, 2017 AND THE JULY 19, 2017
REGULAR MEETINGS.**

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

RESULT: **Approved**

MOVER: Board Member Bani Khalsa

SECONDER: Board Member Keith Mitchell

AYES: Mitsugu Mori, Toby Keller, Bani Khalsa, Keith Mitchell

NOES: None

ABSENT: Kathleen Ventimiglia

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.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina provided overview of the project which consisted of design review approval for new street furniture, park equipment, ADA improvements and other park related renovations at Highland-Otis Park located at the intersection of Mingo Avenue and Mendocino Street in the Open Space – Recreation Zoning District. Chair asked applicant to step forward. Ms. Jane Klopp represented the application and provided further overview of the project and answered Board questions. Chair Keller opened item for public comment. Ms. Carol Mikkelsen spoke in favor of approving project. Seeing no other persons to provide comment, public comment was closed. Chair Keller recommended the use of a redwood material for the pergola in place of pine.

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, Keith Mitchell
NOES:	None
ABSENT:	Kathleen Ventimiglia

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.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina went over presentation which consisted of design review approval for the installation of new landscaping and streetscape improvements on an open space area located at the northeast corner of Del Monte Boulevard and Canyon Del Rey Boulevard in the Mixed Use Zoning District of the West Broadway Urban Village Specific Plan. Presentation included Location Map, Site Plan, Water Conservation, Site Photographs. Chair Keller asked applicant to step forward. Ray Bennet, NIP Commissioner and Ms. Jane Klopp, Seaside Resident, represented the application and answered Board questions. Chair Keller opened public comment, seeing none, public comment was closed. There was discussion among the Board on the material of the stone wall at the center of the open space.

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, Keith Mitchell
NOES:	None
ABSENT:	Kathleen Ventimiglia

7. **REPORTS FROM BOARD MEMBERS**

None.

8. **REPORTS FROM STAFF**

None.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:15 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: Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: October 4, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-09: HGH ARCHITECTS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

RECOMMENDATION

Staff recommends approval of the proposed new exterior storefront, building colors, and site modifications subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans are provided as Exhibit "A".

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is located on a 2.47 acre parcel within the Seaside Auto Center at 1 Geary Plaza located at the northwest corner of Fremont Boulevard and Geary Plaza. The site is developed with a two-story, 24,712 square-foot showroom/service building/offices facility and related

automotive display areas. Driveways are located on Fremont Boulevard and along The Mall within the interior of the auto center. A total of 162 customer, service, and display parking spaces are provided on site. A Location Map is provided as Attachment 2. An Aerial Photo of the project site is provided as Attachment 3.

The adjacent land uses (See Figure 1) consist of the Mazda/Subaru Dealership to the south, the Cypress Coast Ford/Lincoln dealership to the west, auto related businesses to the north, and retail/commercial businesses to the east. Street Views are provided as Attachments 4.

The applicant received BAR approval on January 6, 2016 for a similar expansion and remodel request. The previous approval has expired and the applicant is now seeking a new BAR approval for an addition to the showroom and exterior façade upgrade to the dealership. The following improvements are proposed:

1. The total area of the building will increase from 24,712 sq. ft. to 27,939 sq. ft..
2. The showroom and sales office areas will be demolished and expanded by 6,334 square feet. The center drive-through will be converted into two new vehicle delivery bays with roll up overhead doors facing the west driveway. The center of the drive-through area will be converted to a customer lounge and service advisor area. The facade on the north side of this driveway will be squared off to match the façade on the south side of the driveway. The southwest corner of the showroom will also be squared off to match the rest of the building. A service drive will be attached to the east side of the building adjacent to a new area for the service advisors. The service drive will have roll up doors at either end. The finance and insurance offices, restrooms, cashier, and service manager office will move to the space previously occupied by service and parts.
3. The exterior of the building will be finished with a new metal and glass storefront system (Kawneer 1620SSG Curtain Wall with one inch insulated glass typical) and a Parex acrylic finish applied to the exterior walls of the buildings. The exterior color will be BMW White.
4. Two service bay doors at the north end of the building will be replaced with new aluminum roll up doors to match the adjacent service bay doors.
5. The site will maintain its current building footprint, driveway configuration, and parking layout. Customer parking spaces will be designated and two ADA spaces will be relocated adjacent to the east side of the showroom. The path of travel from these spaces to the dealership entrance will be established in compliance with the applicable Building Codes. The entry steps on the east side of the showroom will be reconfigured as they lead to the new showroom and offices. See Attachment - Site Photographs.
6. The exterior lighting around the building will be provided by down lights located in the roof overhang.
7. The applicant has deferred the Master Sign Program submittal to a later date.

STAFF ANALYSIS

Zoning Code

According to the Automotive Regional Commercial Zone standards, the architectural design standards are seeking to reflect a modern, contemporary design for the individual dealerships.

Auto Center Design Standards

The showroom expansion incorporates a new Kawneer metal and glass storefront system and a white Parex acrylic finish applied to all other exterior surfaces of the dealership. The Parex will be BMW White in color. Architectural relief has been provided on all sides of the proposed building to enhance the character of the site and establish consistency with the surrounding auto dealerships.

Signs

The applicant has deferred their Master Sign Program submittal to a later date. The rendering shows the location of sample wall signs where future signs may be located.

Landscaping

The applicant is proposing to eliminate three existing six square foot planters at the south end of the building as part of the new southern entrance configuration. Three new potted plants will be placed in front of the showroom windows to replace the existing planters. All other landscape on site is healthy and is being properly maintained.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301.e.2.A and B.

Evidence: The project consists of an addition to an existing structure that will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Auto Center.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it has been determined that the proposed architecture and site planning meet all applicable design requirements of Chapter 17.16 of the Seaside Municipal Code. The design of the proposed addition and façade upgrades take into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design.

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the Auto Center and neighboring commercial properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.

3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of

exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed auto dealership will provide all required design elements that would establish an integrated architectural appearance for the dealership, and will be compatible with adjoining and nearby properties.

FISCAL IMPACT

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Ex "A" Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Aerial Photo
 5. Attachment 4 - Street Views
 6. Attachment 5 - Site Photos
 7. Attachment 6 - Parex sample
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Conditions of Approval
File No. BAR-17-09
October 4, 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 "BMW of Monterey Replacement Showroom and Offices" stamped as received on August 30, 2017 and approved on October 4, 2017. Project plans are provided as Attachment 1, Exhibit "A".
2. Prior to the installation of any new signs associated with the expansion and remodel of BMW of Monterey, the applicant must submit a Master Sign Program Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.
5. Parking spaces shall be clearly identified for customer, service, ADA, and employee use.

Building:

1. The construction plans for the project shall be submitted in accordance with the current California Building Code. Any required ADA spaces shall meet the requirements of the California Building Code and any other applicable codes.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. Please advise the applicant that any new construction must now meet the requirements of the California Fire code, Section 903.2 as amended by the City of Seaside. All new construction is required to have automatic fire sprinklers installed. The automatic fire sprinkler system must conform to NFPA Standard 13. Separate fire sprinkler plans must be submitted and approved to the fire department before the building framing inspection is completed. The applicant is also required to contact California American Water Company to file an application for a fire service connection.

2. The building must also conform to the California Fire Code, section 903.4, 903.4.1, and 903.4.2 in regards to the automatic fire sprinkler system monitoring and alarms. The system shall have water-flow and water supply valve monitoring by the UL Central Station company and approved audible water flow alarms on the exterior of the building. In accordance with NFPA Standard 72, one pull station shall also be located at the main exit door from the building.
3. The applicant shall provide a **key(s)** for the KNOX emergency access key box that is already installed on the building. The key box is only for fire department operations after normal business operations have stopped, and prevents the need to damage doors or windows to gain entrance during an emergency.
4. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible.
5. Please add 2A40BC fire extinguishers inside the vehicle service area.
6. Curbs around the building shall be painted red and marked "Fire Lane – No Parking".
7. Separate fire sprinkler plans (above and below ground) and fire alarm plans need to be delivered to Seaside Fire Department, located at 1635 Broadway Avenue. A minimum of (3) sets of plans are required.

Public Works:

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated within your building plans.

REQUIRED ACTION

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
2. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment,

- and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
- a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties. See item 3 for further requirements.
3. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable.(SMC 8.46.130)
- a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
 - b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
 - i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
 - c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and

- vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
4. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

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. 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.
9. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.



BMW of Monterey Replacement Showroom and Offices

1 Geary Plaza in Seaside, California

HGHB

Architecture, Planning, Urban Design
9699 Blue Larkspur Lane, Suite 201, Monterey, California 93940

August 30, 2017

BMW of Monterey
Replacement Showroom and Offices
1 Geary Plaza, Seaside, California 93955

PROJECT DIRECTORY		ABBREVIATIONS		VICINITY MAP		DRAWING INDEX	
OWNER LITHIA MOTORS, INC. 360 E. Jackson Medford, Oregon 97501 PH: 541.770.3116 CONTACT: Eric Iverson, AICP ARCHITECT HGHB ARCHITECTS 9699 Blue Larkspur Lane, Suite 201 Monterey, California 93940 PH: 831.375.9594 FAX: 831.646.9042 CONTACT: Kenneth Scotles, AIA STRUCTURAL ENGINEER DONALD C. URFER & ASSOCIATES, INC. 2715 Porter Street Sausalito, California 95073 PH: 831.476.3681 CONTACT: Scott Haggblade, SE PLUMBING COASTAL PLUMBING 837 El Camino Real N. Salinas, California 93907 PH: 800.675.8624 FAX: 831.663.3370 CONTACT: David Holman FURNITURE AFD CONTRACT FURNITURE, INC. 810 Seventh Avenue New York, New York 10019 PH: 212.626.9411 CONTACT: Steven Malone	GENERAL CONTRACTOR AUSONIO, INC. 11420A Commercial Parkway Castroville, California 95012 PH: 831.633.3371 CONTACT: Samuel Phillips CIVIL ENGINEER C3 CIVIL ENGINEERING 126 Bonifacio Place, Suite C Monterey, California 93940 PH: 831.647.1192 FAX: 831.647.1194 CONTACT: Frank Campo MECHANICAL ENGINEER AIRTEC SERVICE 175 Aviation Way Watsonville, California 95076 PH: 831.728.2000 FAX: 831.728.2460 CONTACT: David Olson ELECTRICAL ENGINEER M. BRUNO ELECTRIC, INC. 1420 Deer Flat Road Monterey, California 93940 PH: 831.375.9643 CONTACT: Mike Bruno EXTERIOR SIGNAGE UNITED SIGN SYSTEMS 206 Tower Drive Oldsmar, Florida 34677 PH: 813.855.3300 CONTACT: Andy Noethen	& AND ∠ ANGLE @ AT C CENTERLINE Q DIAMETER OR ROUND ⊥ PERPENDICULAR # POUND OR NUMBER R PROPERTY LINE ABV ABOVE AFF ABOVE FINISH FLOOR ACOUS ACOUSTICAL ADJ ADJUSTABLE OR ADJACENT AGG AGGREGATE ALT ALTERNATE AL ALUMINUM AB ANCHOR BOLT APPROX APPROXIMATE ARCH ARCHITECTURAL AC ASPHALTIC CONCRETE BM BEAM BTUM BITUMINOUS BLK BLOCK BLKG BLOCKING BD BOARD BOT BOTTOM BLDG BUILDING BUR BUILT-UP ROOFING CAB CABINET CA CARPET CLKG CAULKING CB CATCH BASIN CI CAST IRON CLG CELING CEM CEMENT CNTR CENTER CT CERAMIC TILE CLR CLEAR CW COLD WATER COL COLUMN CONC CONCRETE CMU CONCRETE MASONRY UNIT CONN CONNECTION CONST CONSTRUCTION CJ CONTROL JOINT CONT CONTINUOUS CONTR CONTRACTOR CTSK COUNTERSINK DET DETAIL DIAG DIAGONAL DIA DIAMETER DIM DIMENSION DR DOOR DS DOWNSPOUT DWG DRAWING DF DRINKING FOUNTAIN OR DOUGLAS FIR DP DIMENSION POINT EA EACH BFS EXTERIOR INSULATION ELEC ELECTRICAL EP ELECTRIC PANELBOARD EL ELEVATION ELEV ELEVATOR ENCL ENCLOSURE ENGR ENGINEER EQ EQUAL EQPT EQUIPMENT EXIST/ [E] EXISTING EJ EXPANSION JOINT EXP EXPOSED EXT EXTERIOR FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUD FPS FACE OF PLYWOOD SHEATHING FRP FIBERGLASS REINF. PLASTIC FIN FINISH FF FINISH FLOOR FA FIRE ALARM FEB FIRE EXTINGUISHER+BRACKET FEC FIRE EXTINGUISHER+CABINET KFE KITCHEN FIRE EXTINGUISHER FIXT FIXTURE FLASH FLASHING FLEX FLEXIBLE FLR FLOOR FD FLOOR DRAIN FLUOR FLUORESCENT FTG FOOTING FT FOOT OR FEET FDN FOUNDATION FR FRAME FURR FURRING GALV GALVANIZED GSM GALVANIZED SHEET METAL GA GAUGE GENL GENERAL GL GLASS GLB GLULAM BEAM GR GRADE GND GROUND GYP GYPSUM GWB GYPSUM WALL BOARD HR HANDRAIL HDWR HARDWARE HDWD HARDWOOD HDR HEADER HT HEIGHT HM HOLLOW METAL HORZ HORIZONTAL HB HOSE BIBB HR HOUR HW HOT WATER INCL INCLUDE ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR JT JOINT JST JOIST LAM LAMINATE LAV LAVATORY LT LIGHT LWC LIGHTWEIGHT CONCRETE MB MACHINE BOLT MFR MANUFACTURER MO MASONRY OPENING MAX MAXIMUM MECH MECHANICAL MEMB MEMBRANE MEPS MOLDED EXPANDED POLYSTYRENE BOARD MET METAL MIN MINIMUM MISC MISCELLANEOUS MTD MOUNTED MUL MULLION [N] NEW NOM NOMINAL NC NOT IN CONTRACT NTS NOT TO SCALE NO /# NUMBER OC ON CENTER OPF OPPOSITE OPF HND OPPOSITE HAND OD OUTSIDE DIAMETER OA OVERALL OH OVERHEAD PT PAINT PR PAIR PNL PANEL PTN PARTITION PLAS PLASTER P LAM PLASTIC LAMINATE PL PLATE PWD PLYWOOD PS PLYWOOD SHEATHING PT POINT OR PAINT PVMT PAVEMENT QT QUARRY TILE R RADIUS OR RISER RWL RAIN WATER LEADER RWD REDWOOD REINF REINFORCED REQ REQUIRED RESIL RESILIENT REV REVISION OR REVISED RD ROOF DRAIN RO ROUGH OPENING SCHED SCHEDULE SECT SECTION SAD SEE ARCHITECTURAL DRAWINGS SCD SEE CIVIL DRAWINGS SED SEE ELECTRICAL DRAWINGS SFS SEE FOOD SERVICE DRAWINGS SMD SEE MECHANICAL DRAWINGS SSD SEE STRUCTURAL DRAWINGS SHT SHEET SH SHELF SM SIMILAR SC SOLID CORE SPEC SPECIFICATION SQ SQUARE STD STANDARD STL STEEL STRUC STRUCTURAL SUSP SUSPENDED SAT SUSPENDED ACOUSTIC TILE SYM SYMMETRICAL SYS SYSTEM T TREAD T TEMPERED THK THICKNESS THRES THRESHOLD TCA TILE COUNCIL OF AMERICA T&G TONGUE & GROOVE TOC TOP OF CONCRETE TP TOP OF PAVEMENT TPS TOP OF PLYWOOD SHEATHING TOS TOP OF STEEL TW TOP OF WALL TS TUBE STEEL TYP TYPICAL TEN TYPICAL EDGE NAIL UON UNLESS OTHERWISE NOTED VIF VERIFY IN FIELD VERT VERTICAL VGF VERTICAL GRAIN DOUGLAS FIR VCT VINYL COMPOSITION TILE VWF VINYL WALL FABRIC WP WATERPROOF WWM WELDED WIRE MESH W WINDOW W WITH W/O WITHOUT WD WOOD	1 GEARY PLAZA, SEASIDE, CALIFORNIA 93955 MONTEREY PENINSULA AUTO CENTER NO SCALE	ARCHITECTURAL A0.0 TITLE SHEET A0.1 CODE ANALYSIS A1.0 SITE PLAN A2.1 DEMOLITION PLAN A2.2 FLOOR PLAN 06 A3.1 EXTERIOR ELEVATIONS CIVIL 01 C2 GRADING & DRAINAGE ELECTRICAL 01 E3.4 LIGHT SYSTEM LAYOUT 08 TOTAL SHEETS			
GREEN BUILDING STANDARDS		PROJECT DATA		PROJECT SCOPE		GENERAL NOTES	
Refer to sheets A1.0, 1.1 and 1.2 for compliance with other items of the California Green Building Standards Checklist CONSTRUCTION WASTE REDUCTION Recycle a minimum of 50% of the non-hazardous construction and demolition waste in accordance with Monterey construction and demolition waste management ordinance. Utilize a waste management company that provides verifiable documentation of the percentage of construction and demolition waste material diverted from the landfill. Documentation shall be provided to the City of Monterey Building Department which demonstrates compliance with Section 5.408.1.1 through 5.408.1.3. BUILDING MAINTENANCE AND OPERATION Readily accessible outside trash enclosure provides containers suitable for depositing, storage and collection of non-hazardous materials for recycling. ADHESIVES, SEALANTS AND CAULKS All adhesives, sealants and caulks will comply with SCAQMD Rule 1168 VOC Limits; Tables 5.540.4.1 & 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene). PAINTS AND COATINGS All architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3. Verification of compliance will be provided at the request of the enforcing agency. CARPET All carpet and carpet cushion installed for this project, and the carpet adhesive will comply with at least one of the testing and product requirements listed in the Non-residential Mandatory Measures of the 2013 California Green Building Standards Code, section 5.504.4.4, 5.504.4.4.1, and 5.504.4.2. COMPOSITE WOOD PRODUCTS Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior shall meet the requirements for formaldehyde as specified in Table 5.504.5. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall be by methods acceptable to the enforcing agency. RESILIENT FLOORING Flooring systems will comply with the VOC emission limits certified under the FloorScore program of the Resilient Floor Covering Institute. Documentation shall be provided that resilient flooring materials meet the pollutant emission limits.		PROJECT: BMW of Monterey PROJECT ADDRESS: 1 Geary Plaza, Seaside, CA 93955 Lot 12 Block "A" Severance Zone: CA - Automotive Commercial OCCUPANCY TYPE: B and S-1 TYPE OF CONSTRUCTION: Building A, Type V-B Sprinklered & Buildings B-D, Type V-B Non-Sprinklered PROJECT SUMMARY: Lot Area: 107,698 SF Existing Floor Area (SF Gross) NOVEMBER 3, 2014 Building A: Showroom and Sales Offices 6,496 SF Building B: Parts and Service Departments 7,420 SF Building C: Service Shop 6,371 SF Building D: Service Shop 4,225 SF TOTAL EXISTING FLOOR AREA 24,712 SF Proposed Floor Area (SF Gross) Building A: Showroom and Offices 13,030 SF Building A: Service Drive 2,429 SF Building B: Parts and Service Departments 1,931 SF Building C: Service Shop 6,324 SF Building D: Service Shop 4,225 SF TOTAL PROPOSED FLOOR AREA 27,939 SF Lot Coverage: 26%		THE SCOPE OF WORK FOR BMW OF MONTEREY INCLUDES REPLACING THE SHOWROOM AND OFFICES ALONG WITH GENERAL SITE IMPROVEMENTS.		1. CODE REQUIREMENTS: SEE APPLICABLE CODES ABOVE. 2. ALL LOCAL CODES, ORDINANCES AND REGULATIONS ARE HEREBY MADE PART OF THE PLANS AND SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE LOCAL CODES, ORDINANCES, OR REGULATIONS, THE LATTER SHALL GOVERN. 3. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED. 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING WORK. CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS. 5. COMPLIANCE WITH CFC CHAPTER 14, FIRE SAFETY DURING CONSTRUCTION & DEMOLITION AND CBC CHAPTER 33, SAFETY DURING CONSTRUCTION WILL BE ENFORCED.	
APPLICABLE CODES		SYMBOLS		ROOM IDENTIFICATION		TOILET ACCESSORY TYPE	
STATE CODES: 2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBCS 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, CBCS 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBCS 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4 CBCS 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBCS 2016 CALIFORNIA ENERGY CODE, PART 6, CBCS 2016 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, CBCS 2016 CALIFORNIA FIRE CODE, PART 9, CBCS 2016 NFPA 13, 24, AND 72; 2007 NFPA 14 FEDERAL CODES AND STANDARDS: 2016 ADA STANDARDS FOR ACCESSIBLE DESIGN		BUILDING SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN DETAIL CALL-OUT DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN GRID LINE TOP TO BOTTOM LETTERS LEFT TO RIGHT NUMBERS SECTION CUT SECTION IDENTIFICATION/ SHEET WHERE SECTION IS DRAWN		ROOM 123 123 WS L3 CONTROL POINT or DIMENSION POINT (DP) or DATUM REVISION CLOUD AROUND REVISION WALL TYPE 8 2		DOOR NUMBER WINDOW NUMBER LOUVER NUMBER TOILET ACCESSORY TYPE DEMOLITION NOTE	

Architecture, Planning, Urban Design
9699 Blue Larkspur Lane, Suite 201
Monterey, California 93940
Tel 831.375.9594 Fax 831.646.9042

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Offices

BAR Submittal

Drawing Title:
TITLE SHEET

Scale: NONE

Sheet:

A0.0

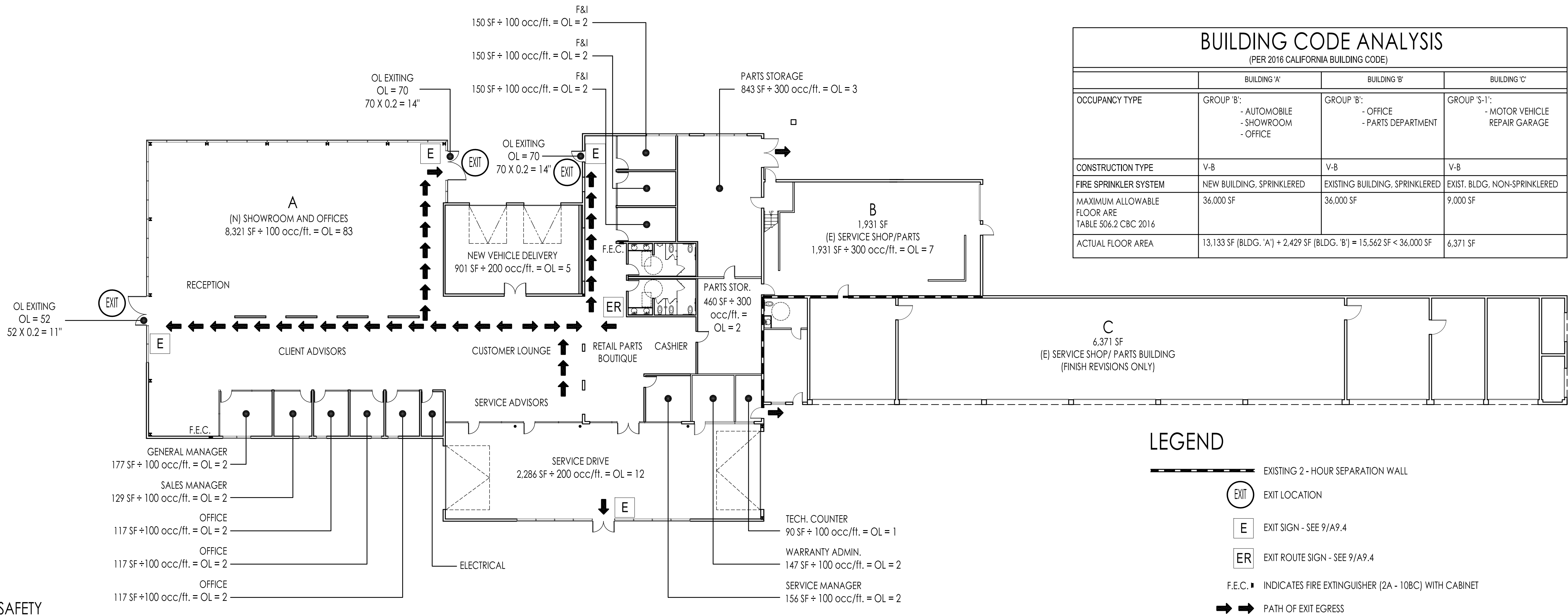
Revision:

BMW of Monterey

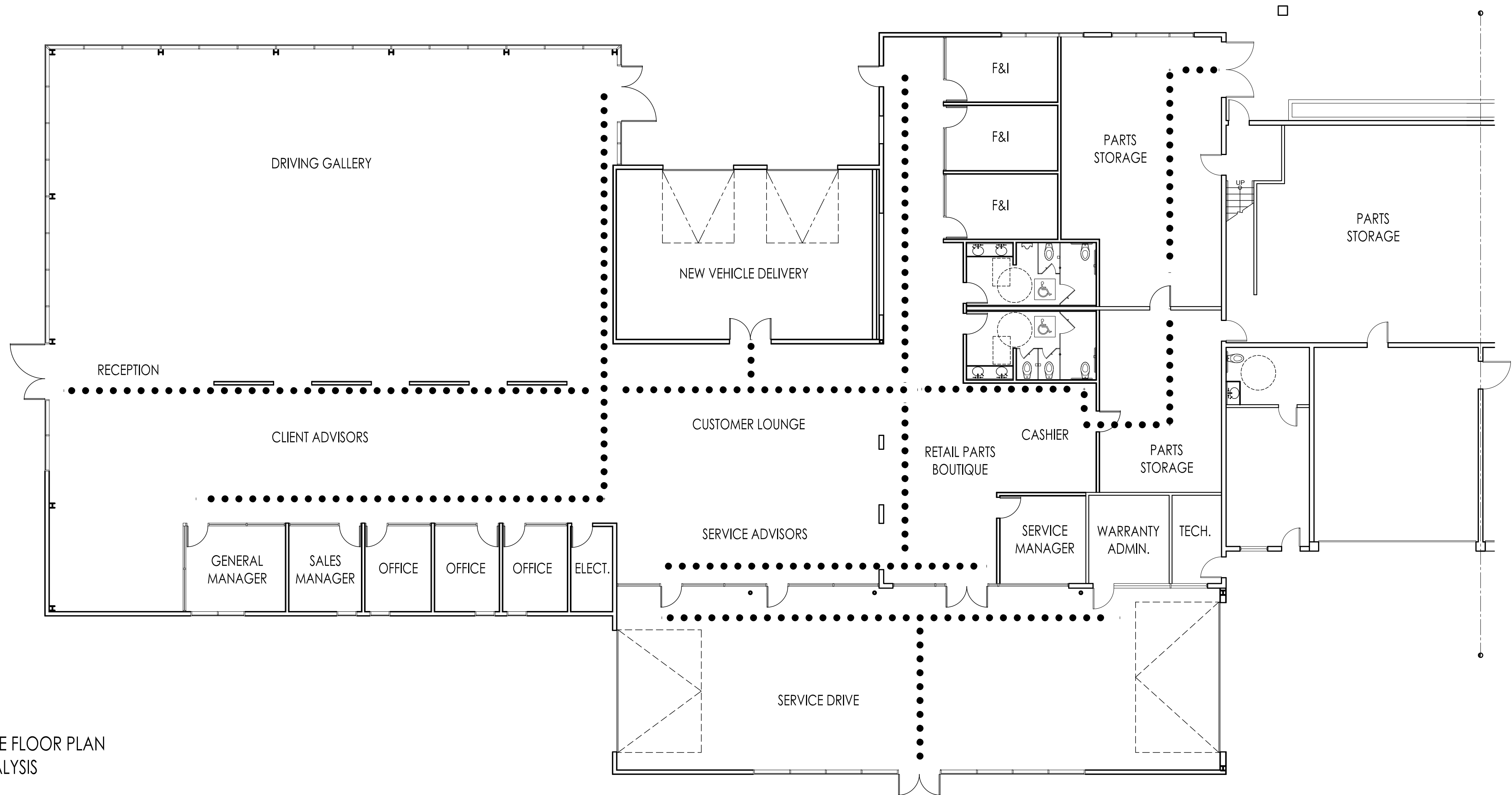
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FIRE/LIFE SAFETY
CODE ANALYSIS FLOOR PLAN



ACCESSIBLE FLOOR PLAN
CODE ANALYSIS



PLUMBING OCCUPANT LOAD: PER TABLE A - 2016 CALIFORNIA PLUMBING CODE

SHOWROOM & OFFICES	8,321 s.q. ft. ÷ 200 occ / sq. ft. = 42 occupants
GENERAL MANAGER	177 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
SALES MANAGER	129 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
OFFICE	117 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
OFFICE	117 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
OFFICE	117 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
SERVICE MANAGER	156 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
WARRANTY MANAGER	147 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
TECH. COUNTER	90 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
F&I	150 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
F&I	150 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
F&I	150 s.q. ft. ÷ 200 occ / sq. ft. = 1 occupants
NEW VEHICLE DELIVERY	901 s.q. ft. ÷ 200 occ / sq. ft. = 5 occupants
PARTS & STORAGE	843 s.q. ft. ÷ 5000 occ / sq. ft. = 1 occupants
PARTS & STORAGE	460 s.q. ft. ÷ 5000 occ / sq. ft. = 1 occupants
SERVICE SHOP/PARTS & STORAGE	1931s.q. ft. ÷ 200 occ / sq. ft. = 10 occupants
SERVICE DRIVE	2286s.q. ft. ÷ 200 occ / sq. ft. = 12 occupants

TOTAL PLUMBING OCCUPANT LOAD 82 occupants
82 OCCUPANTS ÷ 2= 41
41 FEMALE PLUMBING OCCUPANTS
41 MALE PLUMBING OCCUPANTS

CALIFORNIA PLUMBING CODE TABLE 422.1 REQUIRES FOLLOWING FIXTURE COUNT:

FEMALE:	MALE:
3 - Water Closets	1 - Water Closets
1 - Lavatories	1 - Urinal
	1 - Lavatories

Exception 3. The total number of required water closets for females shall not be less than the total number of required water closets and urinals for males. This requirement shall not apply when single occupancy toilet facilities are provided for each sex in A or E occupancy, with an occupant load of less than 50. Either

- a. The required urinal shall be permitted to be omitted or
b. If installed, the urinal shall not require a second water closet to be provided for the female.

Plumbing Fixtures Provide:
FEMALE: 3 - Water Closets
2 - Lavatories
MALE: 2 - Water Closets
1 - Urinal
2 - Lavatories

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CODE ANALYSIS

Scale: AS NOTED

Sheet:

A0.1

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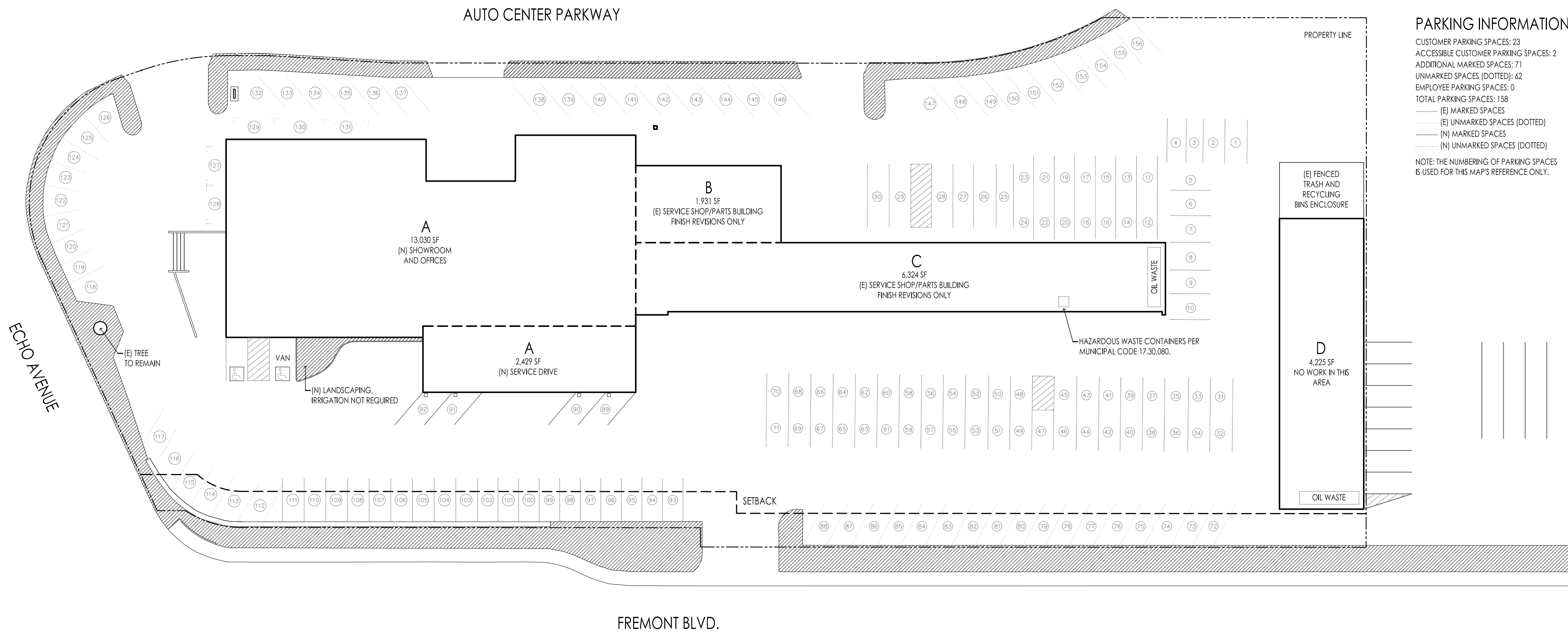
Date: AUGUST 30, 2017

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Drawing Title:
SITE PLAN

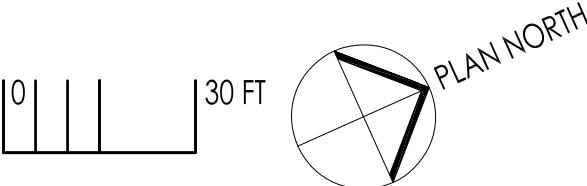
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Revision:

Date: AUGUST 30, 2017

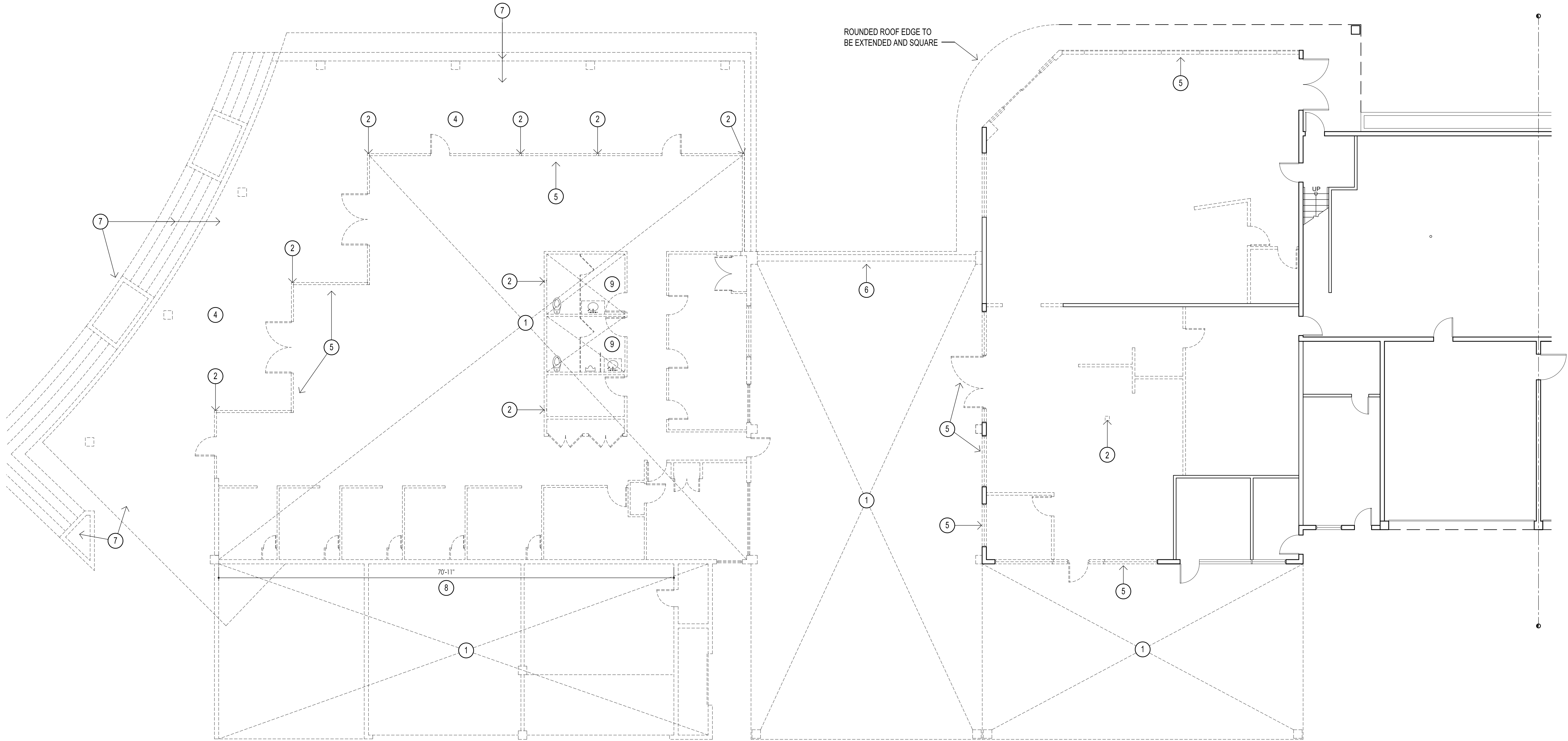
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LEGEND

- (E) WALL FRAMING/INTERIOR COLUMNS TO REMAIN
- (E) EXTERIOR WALL/COLUMNS TO REMAIN
- (E) TO BE REMOVED
- (E) DOOR TO BE REMOVED
- (E) SLAB TO BE REMOVED

DEMOLITION PLAN NOTES

- 1 REMOVE (E) STRUCTURE COMPLETELY INCLUDING ALL WALLS, SLAB, AND ROOF STRUCTURE.
- 2 (E) STEEL COLUMNS TO BE REMOVED.
- 3 REMOVE ALL CEILINGS AND CEILING SUSPENSION SYSTEMS.
- 4 REMOVE ALL PLASTER SOFFIT AND SOFFIT FRAMING IN THIS AREA.
- 5 REMOVE (E) STOREFRONT.
- 6 REMOVE (E) OVERHEAD ROLLING GRILL COMPLETELY.
- 7 REMOVE (E) PAVING, PLANTERS, AND STEPS COMPLETELY.
- 8 (E) LOAD BEARING CMU WALL TO BE REMOVED.
- 9 REMOVE (E) SLAB AS REQUIRED FOR (N) PLUMBING WORK.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. ALL ELEMENTS NOT SHOWN TO REMAIN ARE TO BE DEMOLISHED PER ARCHITECT'S APPROVAL.
- CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST/DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF THE DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES, AND/OR DRAINS NOT BEING RE-USED.
- GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OR EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OR EXISTING CONSTRUCTION TO THE ELEMENTS.
- CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC, OR PHONE, ETC.), ACCESS FOR TENANT AND CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO TENANT IN THE EXISTING BUILDING WHERE WORK WILL OCCUR (AS WELL AS IN BUILDING WHERE WORK WILL NOT OCCUR).
- CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO EXISTING TENANT/BUSINESS OPERATIONS IN BUILDING THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH BUILDING OWNER PRIOR/BUSINESS PRIOR TO WORK.
- EXISTING WALL WERE CONSTRUCTED WITH OTHER PERMITS AND/OR CONTRACT FIELD VERIFY CONSTRUCTION AND WIDTH PRIOR TO FABRICATION OF DOOR FRAMES OR COMPONENTS WHICH REQUIRE THE WIDTH OF THE WALL TO BE SET.
- CONTRACTOR SHALL PREP, FLOAT, AND FINISH WALLS AFFECTED BY WORK AS REQUIRED TO MATCH ADJACENT WALLS.
- CONTRACTOR SHALL ALLOW FOR ALL PATCHING AND/OR MODIFICATION OF EXISTING WALLS/GYP. BD, AS REQUIRED DUE TO NEW AND/OR REMOVAL OR SWITCHES, OUTLETS, AND OTHER WALL MOUNTED DEVICES.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE ON CONSTRUCTION SCHEDULE AND HOURS OF CONSTRUCTION.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ASSOCIATED SCOPE OF WORK REQUIREMENTS.

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DEMOLITION PLAN

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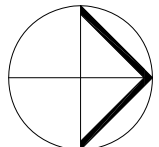
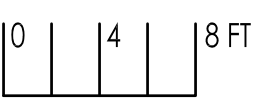
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Revision:

Date: AUGUST 30, 2017

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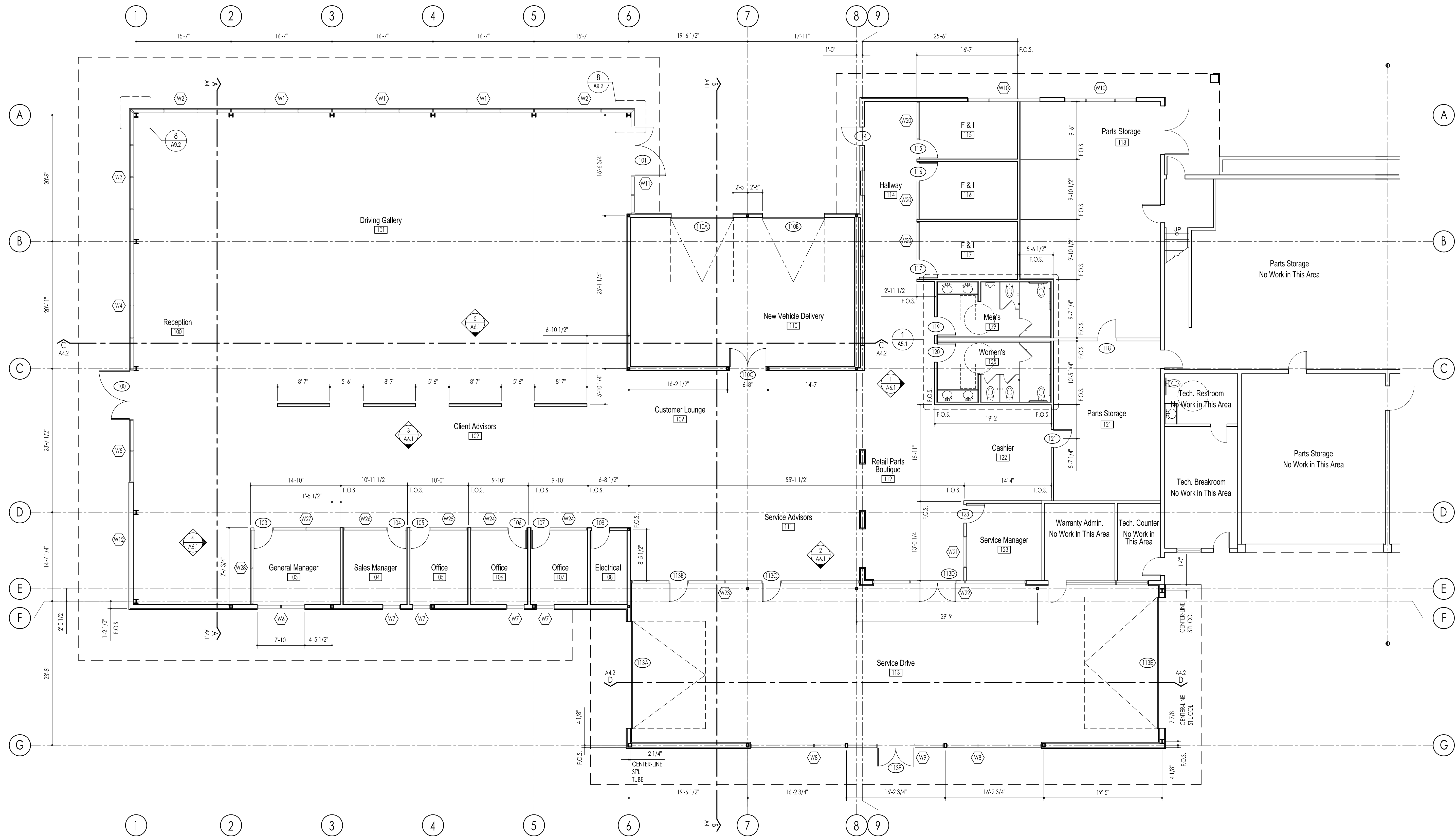


PLAN NORTH

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BAR Submittal



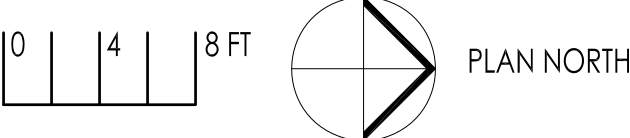
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FLOOR PLAN

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A2.2

Revision:

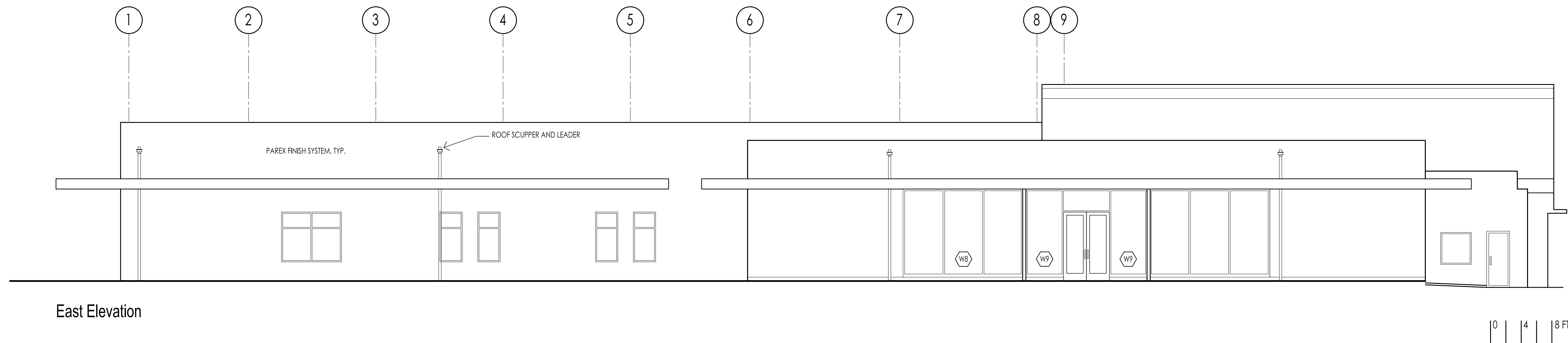
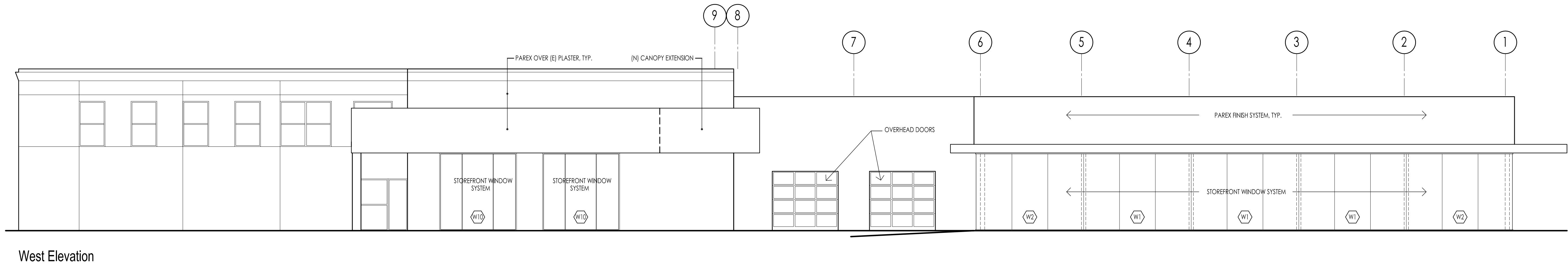
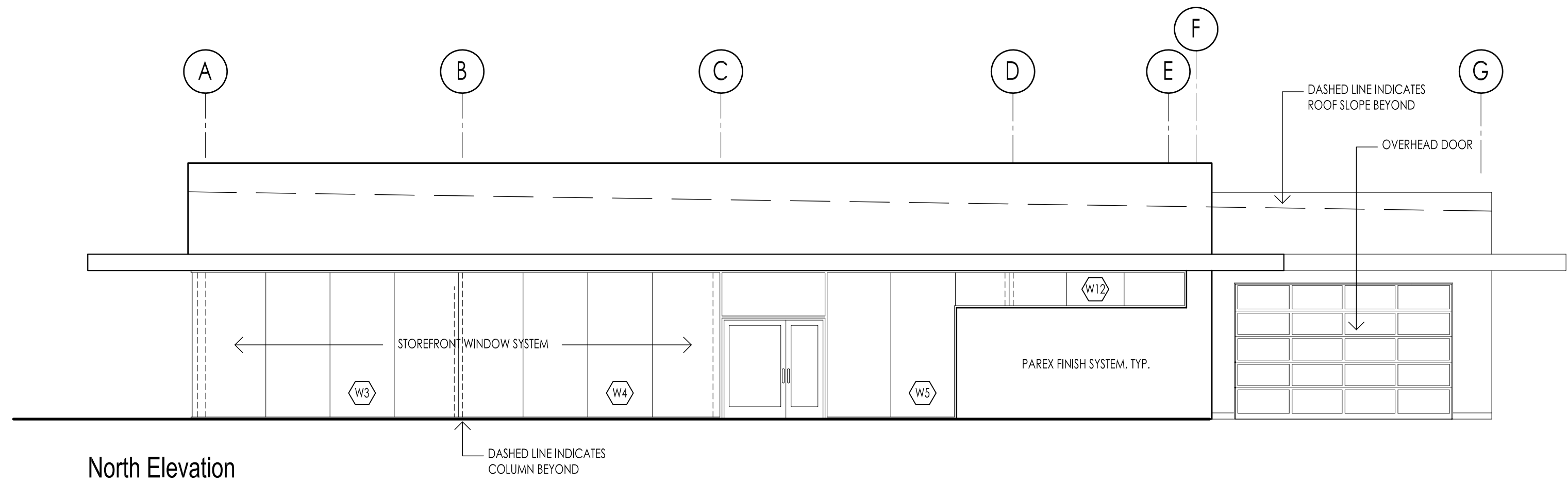
Date: AUGUST 30, 2017 RedesignBMW22bor



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Monterey

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Offices

BAR Submittal



Drawing Title:
EXTERIOR ELEVATIONS

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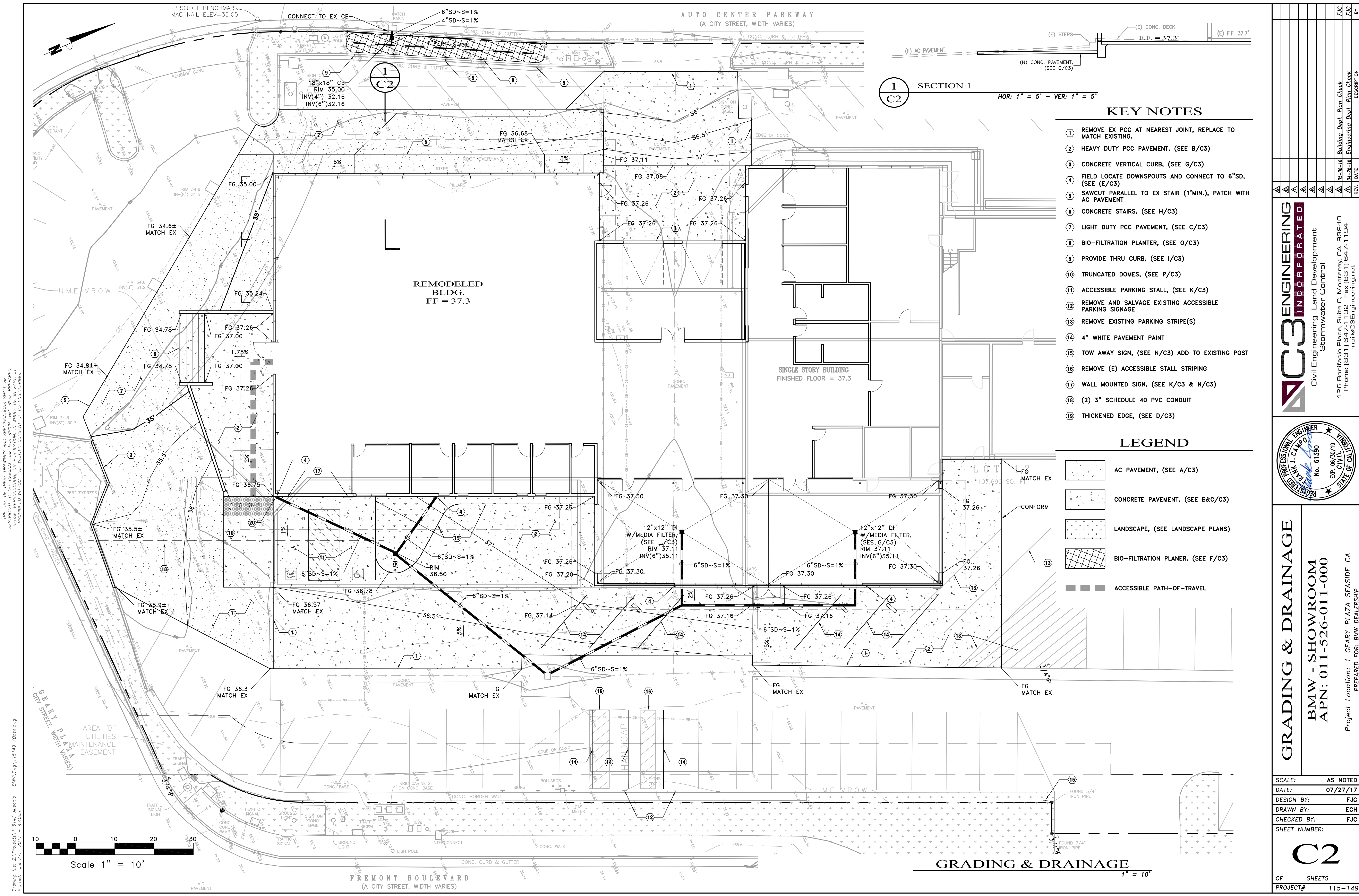
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Revision:

Date: AUGUST 30, 2017

RedesignBMW031bor



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Drawing file: Z:\Projects\115149_Aurora - BMW\Draw\115149_XBase.dwg
Plotted: Jul 27, 2017 - 4:40pm

C3 ENGINEERING INCORPORATED		126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax (831) 647-1194 mailto:C3Engineering.net
Rev.	Date	By
1	05-06-16	Building Dept. Plan Check
2	04-26-16	Engineering Dept. Plan Check
3		FJC
4		FJC
5		FJC
6		FJC
7		FJC
8		FJC
9		FJC
10		FJC
11		FJC
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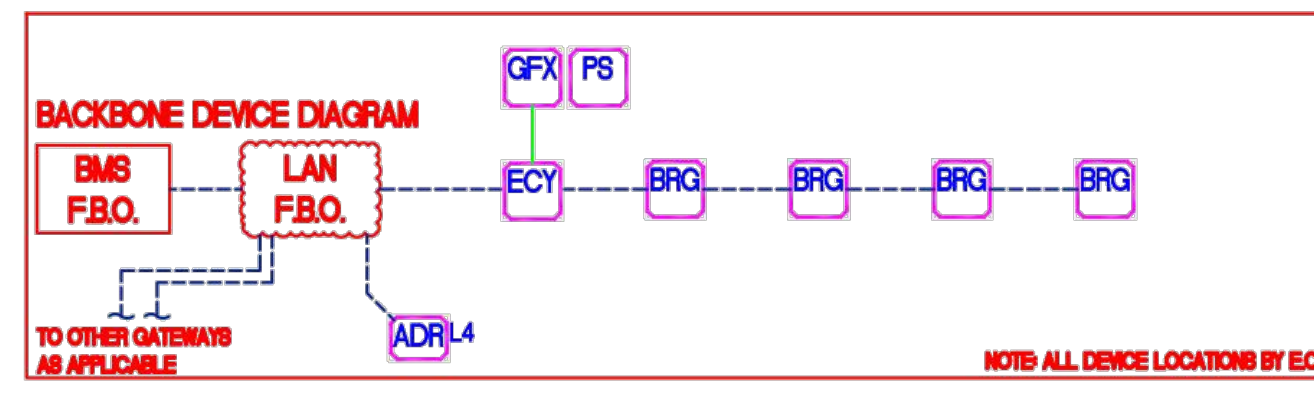
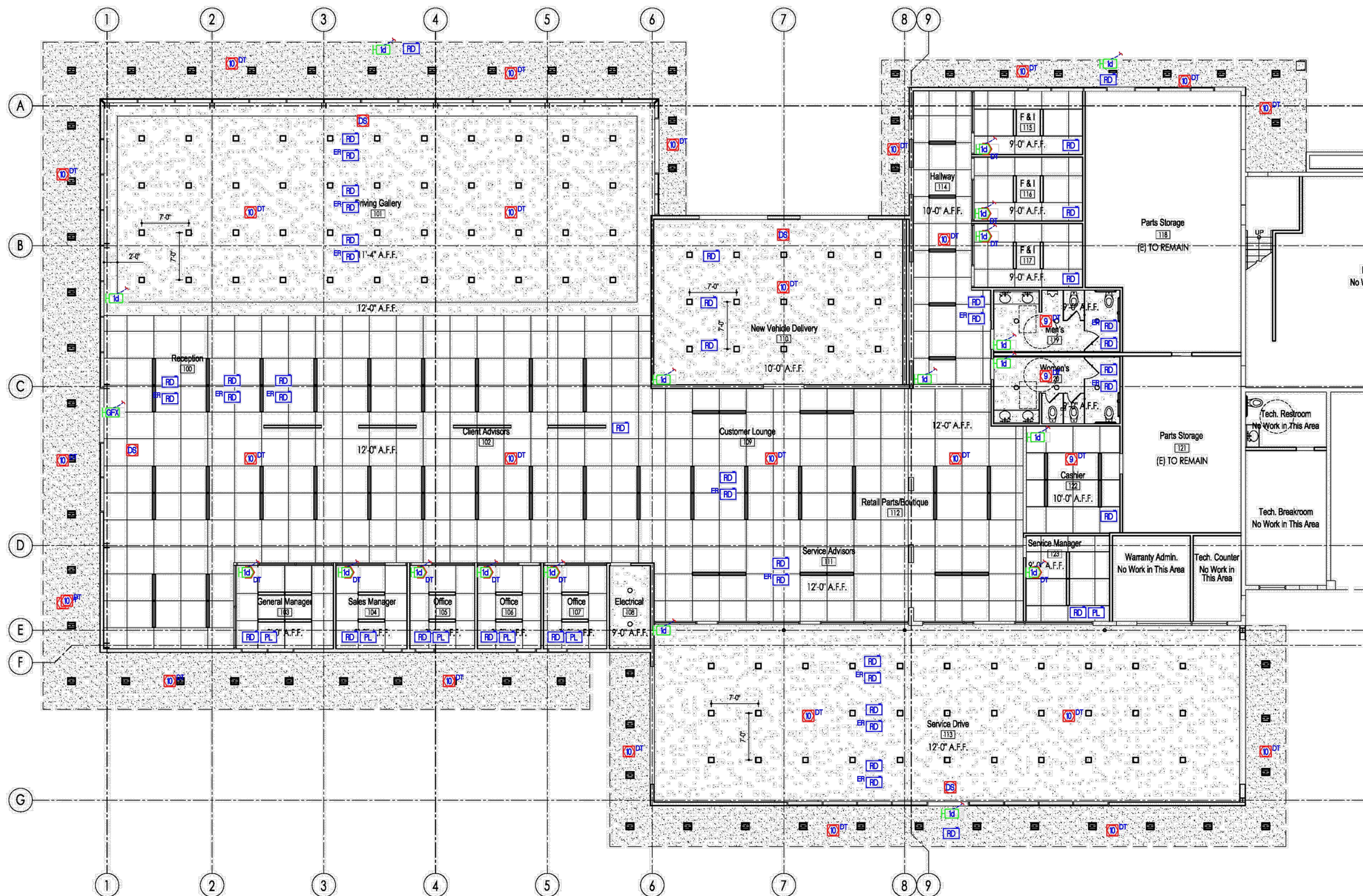
REGISTERED PROFESSIONAL ENGINEER
J. J. CAMPO
No. 61350
Exp. 06/30/19
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE

BMW - SHOWROOM
APN: 011-526-011-000

Project Location: 1 GEARY PLAZA SEASIDE CA
PREPARED FOR: BMW DEALERSHIP

SCALE: AS NOTED
DATE: 07/27/17
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER: C2
OF SHEETS
PROJECT# 115-149



sixteen **5** hundred
(510) 208-5005 Itgcontrols@16500.com
by Joe 6/13/2017: 1:39 PM

LEGEND and B.O.M.

- nLight
01. BACKBONE AND HEAD END
- 1 PS FCS PS10 Power Supply for nGWY2 GFX
 - 1 ADR L4 nADR L400 OpenADR Interface Module. Receives Power Demand Information from Utility DRAS. Supports up to 400 nLight Network Devices on 1 nLight Gateway. Includes Power Supply (120VAC)
 - 4 BRG nBRG 8 KIT 8-Port Network Bridge w/ Power Supply (120/277VAC)
 - 1 ECY nECY 120 Digital Time Clock + Network Controller; Max 1500 nLight Network Devices; Power Supply (120VAC)
 - 1 GFX nGWY2 GFX Graphical User interface for nECY
02. USER WALL STATIONS
- 1 GFX nPOD GFX XX Color Touch Screen w/ Multi-Page Display. Up to 16 Virtual Wallpods, 8-Scenes, 8-Presets. Remote Power Supply Included. Low Voltage Digital Wallpod. Non-gangable. In-Wall Mount
 - 10 Id nPODM DX XX 3-Button, 1-Channel, Low Voltage Digital Wallpod w/ ON/OFF + Raise/Lower. In-Wall Mount
 - 9 Id nWSX PDT LV DX XX 3-Button, 1-Channel, Low Voltage Digital Wallpod w/ Dual-Tech Occupancy Sensor, ON/OFF + Raise/Lower. In-Wall Mount
03. SENSORS
- 4 DS DT nRM ADCX Recessed Mount Daylight Dimming Sensor
 - 27 DT nRM PDT 10 Recessed Mount Extended Dual-Tech Occupancy Sensor
 - 3 DT nRM PDT 9 Recessed Mount Standard Dual-Tech Occupancy Sensor
04. LIGHTING CONTROL PACKS
- 31 RD nPP16 D Power/Relay Pack w/ 0-10V Dimming Output; 16A Relay; 100mA DC Sink; 120/277VAC; Chase Nipple Mount
 - 14 ER RD nPP16 D ER UL524 Listed Relay Pack w/ 0-10V Dimming Output; 16A Relay; 100mA DC Sink; 120/277VAC; Chase Nipple Mount
05. 120V RECEPTACLE CONTROL PACKS
- 6 PL nPP20 PL Power/Relay Pack For Receptacle Control; 20A Relay; 120/277VAC; Chase Nipple Mount
11. NOT INCLUDED IN QUOTE - FOR INFORMATION ONLY
- 20 WHIP Connection to nLight Bridge

DESIGN- BUILD NOTE:
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LICENSE # 469482
PHONE (831) 375-9843
mikeb59340@aol.com

PLOT DATE:

DRAWN BY:

CHECKED BY:

SET ISSUED:

June 23, 2017

PROJECT NAME:
BMW OF MONTEREY

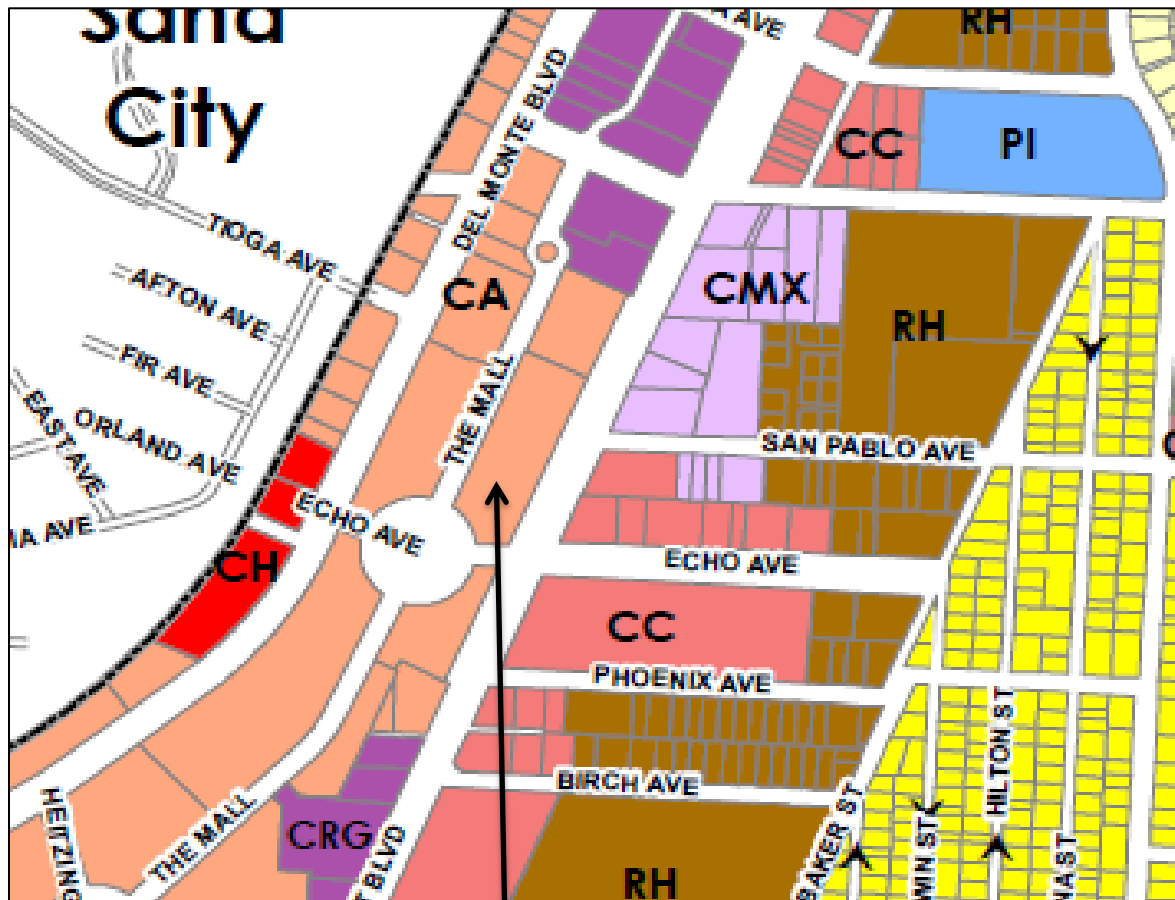
PROJECT ADDRESS:
1 CEARLY PLAZA
SEASIDE, CA

SHEET NAME:
LIGHT SYSTEM LAYOUT

SHEET NO.:
E3.4

LOCATION MAP

1 Geary Plaza

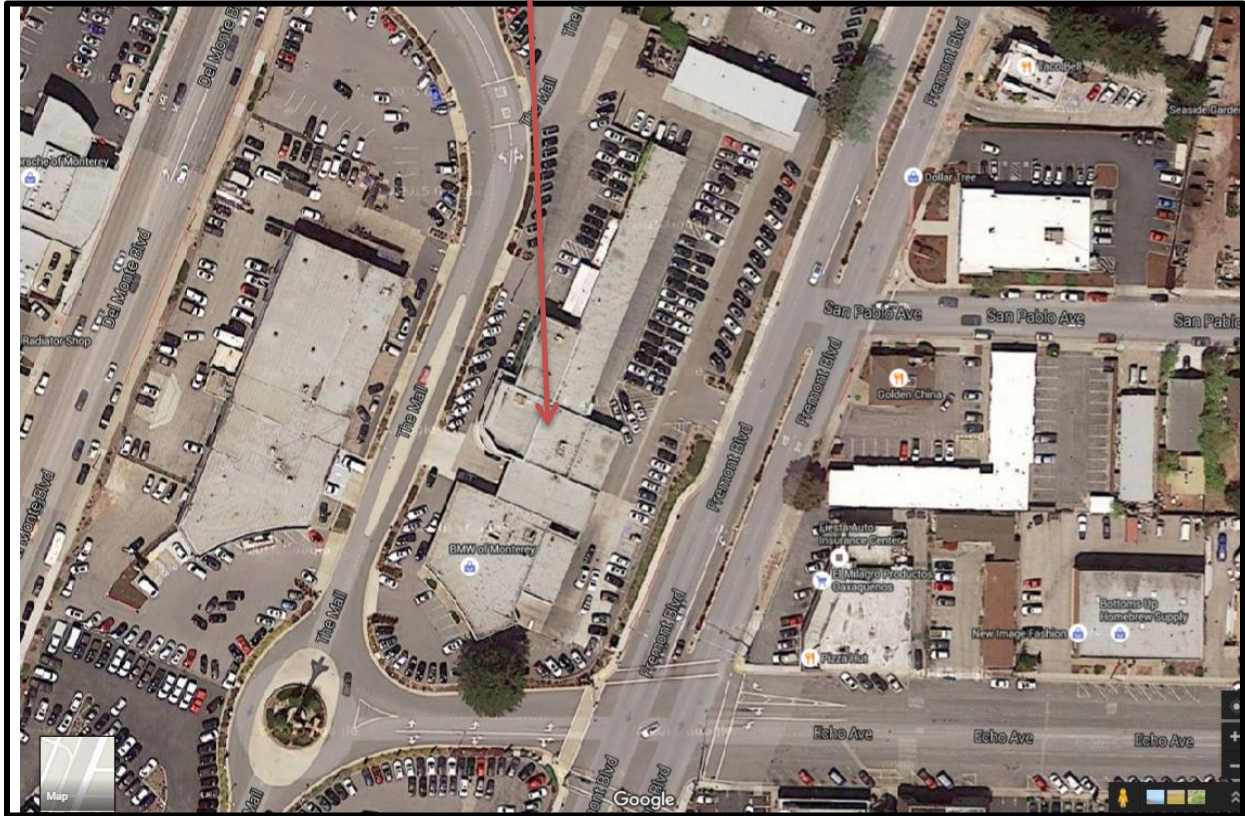


SITE

AERIAL PHOTOGRAPH – 1 GEARY PLAZA

BMW OF MONTEREY

SITE



STREET VIEWS



View from The Mall



View from Fremont Boulevard

SITE PHOTOS



View of West Driveway from The Mall



View of Service Area from southeast corner of property

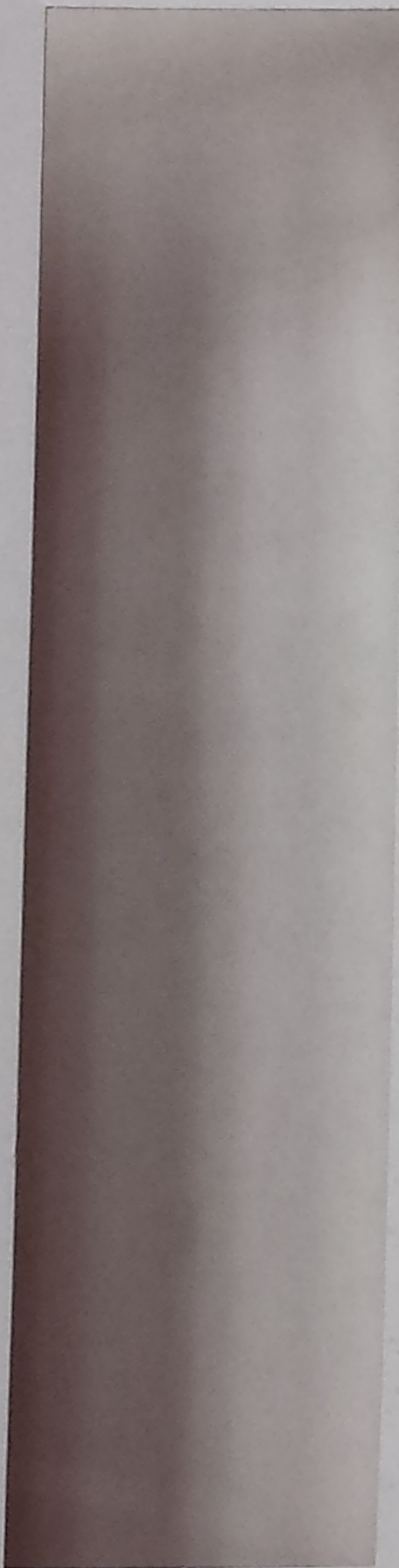


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**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: October 4, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-11-10: THE CITY OF SEASIDE, APPLICANT, IS REQUESTING FINAL APPROVAL OF THE TREE SELECTION FOR THE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PLANS. THE PROJECT SITE IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON BROADWAY AVENUE BETWEEN DEL MONTE BOULEVARD AND FREMONT BOULEVARD AND ON DEL MONTE BOULEVARD BETWEEN CANYON DEL REY BOULEVARD AND OLYMPIA AVENUE WITHIN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. IN COMPLIANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AN ADDENDUM TO THE *WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT* WAS APPROVED BY THE CITY OF SEASIDE CITY COUNCIL ON FEBRUARY 16, 2012 (RESOLUTION NO. 12-17).

PURPOSE

In accordance with Seaside Municipal Code (S.M.C.) Sections 17.52.030.B.6 and 17.52.030.C, the purpose of this item is for the BAR to approve the final variety and number of trees for the West Broadway Urban Village Specific Plan Infrastructure Improvement Project.

RECOMMENDATION

Staff recommends that the BAR amend the Conditions of Approval provide as Attachment 1 for the architectural design elements for the West Broadway Urban Village Infrastructure Improvements Project Plans (the Plans) to replace the Date Palm tree with an Indian Laurel Fig Tree. The tree plans are provided as Exhibit A to Attachment 1.

BACKGROUND

The West Broadway Urban Village Infrastructure Improvements Project represents a major step towards the implementation of the public improvements envisioned to support the build out of the West Broadway Urban Village (WBUV) Specific Plan (the Specific Plan) that was adopted in January of 2010. The proposed project includes the design of public improvements, such as streetscape and intersection improvements along Broadway Avenue between Fremont and Del Monte Boulevards; realignment and signalization of the intersections at Broadway Avenue and Del Monte Boulevard, development of pedestrian and bicycle amenities, and the upgrade of public utilities, as needed, within the public right of way. Implementation of the Plan will begin the transformation of West Broadway as the core of a new pedestrian and bicycle friendly, transit-oriented urban village. These improvements integrate well with the Transportation Agency of Monterey County's (TAMC) vision for the development of an intermodal Seaside Station as part of its proposed Regional Light Rail Transit (LRT) service project. It is anticipated that the investment in the public facilities will serve as a catalyst to draw private investment into the West Broadway Urban Village area, which will promote economic growth and the creation of an urban core/downtown in Seaside.

On January 20, 2016, the Board had reviewed the final tree selection for the project. The tree selection consisted of a New Zealand Christmas Tree (*Metrosideros excels*) and Date Palm (*Phoenix dactyifera*).

Since January of 2016 approval of the tree selection, the West Broadway Urban Village properties have had several changes in ownership and business tenants. A \$7 million public project of this magnitude and visibility, requires public input when a change is sought. As a result, online surveys and hardcopy surveys were distributed to hundreds of people for voting (See Attachment 2). The will of the community is to replace the Date Palm with an Indian Laurel Fig tree (*Ficus microcarpa*). This tree was chosen to thrive in an urban environment, and characteristics like: durability, wind tolerance, minimal debris, invasive roots, nonfruiting were all considered by the consulting landscape architect prior to the community vote. These trees will grow as the environment becomes three to five story buildings. Description of the Indian Laurel Fig is provided as Attachment 3.

The majority of trees along Broadway will be the New Zealand Christmas trees (81 trees) as approved in January of 2016, with the corner intersections now featuring the Indian Laurel Figs (27 trees). The final Tree Plan is provided as Exhibit A to Attachment 1.

Why BAR must review:

The infrastructure construction plan is already underway, and this last change will allow the construction team to begin sourcing the trees, and proper tree lighting infrastructure can be installed.

The BAR must review the tree choice so that the City has design immunity.

FISCAL IMPACT

The project will not have a fiscal impact.

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A - Tree Plan
 3. Attachment 2 - Online Tree Survey
 4. Attachment 3 - Description of Indian Laurel Fig
-

**Conditions of Approval
File No. BAR-11-10
October 4, 2017**

Project Specific:

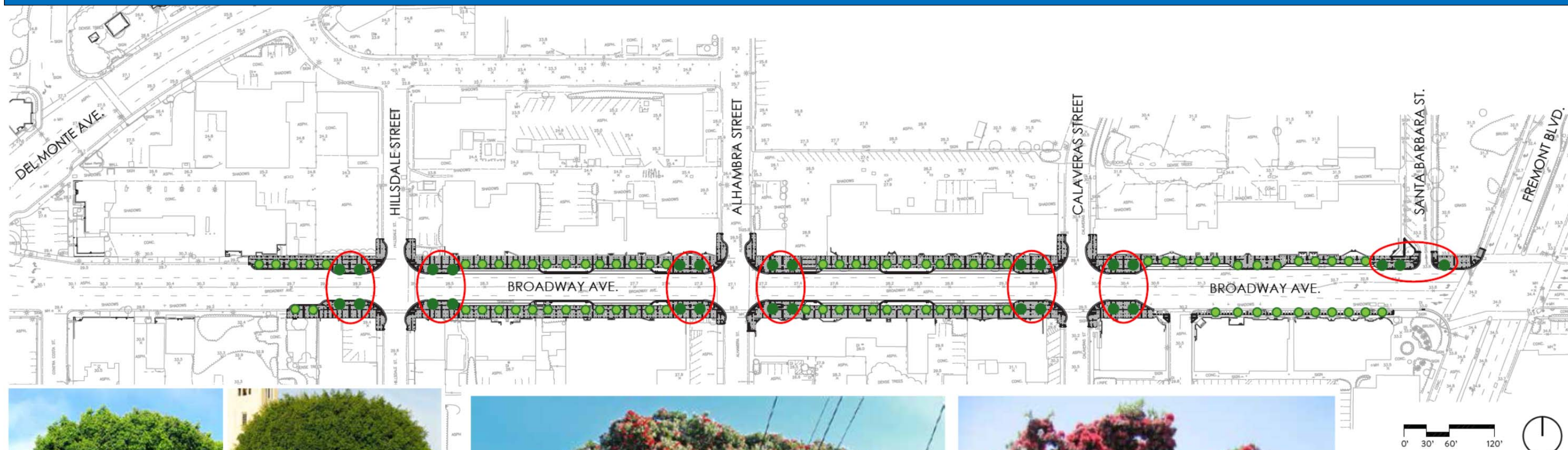
Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “West Broadway Urban Village Infrastructure Improvement Plan – Tree Plan” dated 10/4/17. Project plan is provided as Exhibit “A”.

Standard:

1. The landscape plan shall be installed and maintained in compliance with standards and regulations of the Monterey Peninsula Water Management District.
2. Proposed changes to the approved application(s) must receive approval from the Director as outlined in Seaside Zoning Code Section 17.54.090.C.

WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENT - TREE PLAN



● Indian Laurel Fig, *Ficus microcarpa*



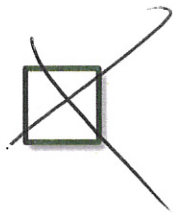
● New Zealand Christmas Tree, *Metrosideros excelsa*



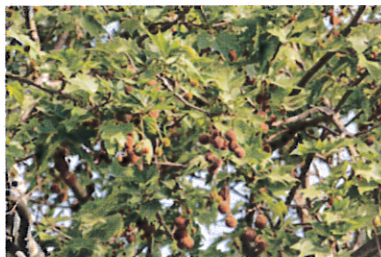
West Broadway Urban Village Trees

Please vote for your favorite tree:

Tree 1: Indian Laurel Fig, *Ficus microcarpa*



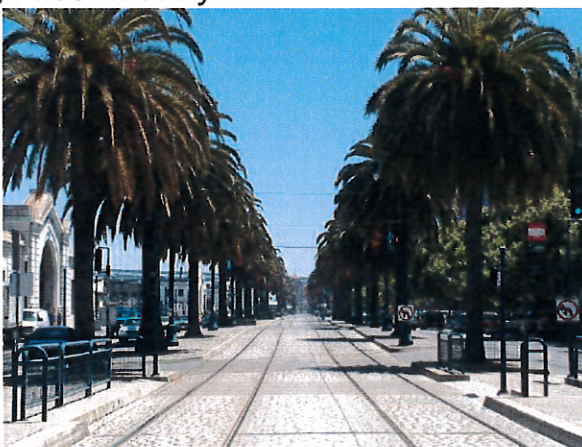
Tree 2: London Plane Tree, *Platanus x acerifolia*



Tree 3: Fern Pine, *Podocarpus gracilior*



Tree 4: Date Palm, *Phoenix dactylifera*



WEST BROADWAY - TREE SUBSTITUTION



OPTION 1:

● Indian Laurel Fig, *Ficus microcarpa*

Mature Size: 30' H x 20' W

Planted Size: 12' H x 3' W

Notes:

- Evergreen
- Sculptural shade tree
- Moderate growth rate at 24" per year
- Popular street tree in San Luis Obispo and central coastal towns.
- Strong wind and salt spray tolerance
- Prone to sidewalk uproot without sufficient root barrier protection and maintenance.
- Susceptible to thrips (insect damage, but can be controlled with systemic insecticides).