



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, December 20, 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
Keith Mitchell	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. **APPROVAL OF MINUTES**

A. APPROVAL OF MINUTES FROM THE OCTOBER 4, 2017 AND NOVEMBER 15, 2017 REGULAR MEETINGS.

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-13. THE CITY OF SEASIDE, PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE THE CITY COUNCIL WITH A RECOMENDATION ON THE INSTALLATION OF A NATURE BASED PLAYGROUND AND AN OUTDOOR CLASSROOM FOR THE ECO-RECREATION STATION LOCATED WITHIN THE COASTAL PARKS AND OPEN SPACE ZONING DISTRICT AT ROBERTS LAKE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 1503(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: The purpose of this item is for the Board of Architectural Review to provide the City Council with arecommendation on the architectural design a Nature Based Playground equipment and structures and an outdoor classroom for the Roberts Lake Eco-Recreation Station

RECOMMENDATION: It is recommended that the Board of Architectural Review recommend that the City Council authorize the City Manager to sign the contract with Miracle Play Systems for the purchase and installation of the Nature Based Playground and Outdoor Classroom for the Roberts Lake Eco-Recreation Station per the plan specifications provided as Attachment 3 to the Staff Report.

B. BOARD OF ARCHITECTURAL RTVIEW APPLICATION No. BAR-17-12: CITY OF SEASIDE, PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE THE CITY COUNCIL WITH A RECOMMENDATION ON PROPOSED PARK IMPROVEMENTS AND UPGRADES AT CUTINO PARK. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 1503(e) FROM THE CALIFORNIA ENVIRONMENTAL QULAITY ACT GUIDELINES.

PURPOSE: In accordance with Section 17.62.030..B.5 of the Seaside Municipal Code (SMC), publicly financed projects administered by the City of Seaside are subject to being reviewed by the Board of Architectural Review.

RECOMMENDATION: It is recommended that the Board of Architectural Review receive the presentation, discuss the design for the park layout and landscaping, and provide recommendation to the City Council on final design. The design plans are provided as Attachment 1 through Attachment 5 in the staff report.

**C. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-14:
BRETT NEILSEN, PROPERTY OWNER AND APPLICANT, IS REQUESTING
DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A FIVE-FOOT
FOUR-INCH HIGH BLOCK WALL FENCE LOCATED AT 1808 FLORES
STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT
(APN# 012-792-002). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3,
SECTION 1503(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT GUIDELINES.**

PURPOSE: The Fence Exception granted by the City Council included a condition of approval requiring that the applicant receive design review approval for the exterior color/paint treatment being applied to the front of the block wall facing Flores Street.

RECOMMENDATION: It is recommended that the Board of Architectural review the proposed stain and paint samples and approve a Mason Brown Semi-Transparent Stain as the exterior finish on the masonry front yard fence per the Conditions of Approval provided as Attachment to the Staff Report.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

January 3, 2018
Seaside City Hall
5:30 pm

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&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, October 4, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:51 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Ventimiglia, Mori

Absent: Khalsa, 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 SEPTEMBER 6, 2017 REGULAR MEETING.**

On motion by Board member Mori and seconded by Chair Keller the Board of Architectural Review approved the minutes from the September 6, 2017 minutes.

RESULT: **Approved**

MOVER: Board Member Mitsugu Mori

SECONDER: Chair Toby Keller

AYES: Kathleen Ventimiglia, Mitsugu Mori, Toby Keller

NOES: None

ABSENT: Bani Khalsa, Keith Mitchell

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.

Staff report presented by Associate Planner, Bob Larsen. Mr. Larsen went over presentation for the project requesting design approval for 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. Presentation included Aerial Map, Site Plan, Floor Plan, Elevations, Street View, Rendering, Colors & Materials; staff recommended approval. Board had a few questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Kendal Marsh, stepped forward and explained the changes from previous approval. Board asked questions that were answered by Ms. Marsh. Chair Keller opened public comment, seeing none, public comment was closed.

On motion by Board member Mori and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved application no. BAR-17-09

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

- 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).**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project 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. Presentation included Background, On-line Tree Survey, Tree Planting Plan; staff recommended approval. Board member Mori spoke on the tree selection, he commented on the Indian Laurel Fig is not a popular tree and he has never seen it grow on a coastal area. Board was concern tree will not survive. Gloria Stearns, Economic Development Manager addressed the Board and had Christine, consultant, answered questions. Chair Keller asked that if there is an alternate tree

if this tree does not do well what other tree will be planted instead. Ms. Stearns responded that her recommendation would be to start this process again and see what tree would be best for the area at that time. Chair Keller open item to public comment, seeing none, public comment was closed. There was discussion among the Board.

On motion by Board member Ventimiglia and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved application no. BAR-11-10

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

7. **REPORTS FROM BOARD MEMBERS**

None.

8. **REPORTS FROM STAFF**

Mr. Medina announced that there is a joint meeting Thursday, October 26th. Board member Ventimiglia requested periodic updates on Sur Plus II. Mr. Medina will place on next agenda and Mr. Overmeyer will provide an update.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:17 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, November 15, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:31 p.m.

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

Present: Keller, Ventimiglia, Mori, Khalsa

Absent: Mitchell

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **BUSINESS ITEMS**

- A. **BOARD OF REVIEW APPLICATION NO. BAR-17-11: FRANK FLORES, PROPERTY OWNER, AND MICHAEL NAVARES, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR COMMERCIAL FACADE UPGRADE AT 877 BROADWAY AVENUE MX (MIXED USE) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project requesting design approval for commercial façade upgrade at 877 Broadway Avenue MX (Mixed Use) zoning district in the West Broadway Urban Village Specific Plan area. Presentation included Aerial Map, Street View, Site Plan, Floor Plan, Elevations, Awning Detail, Rear Fence Design, Lighting Details, Materials; staff recommended approval. Board had a few questions that were answered by Mr. Medina. Chair asked applicant to step forward. Michael Navares, stepped forward and answered questions from the Board. Chair Keller opened public comment; Susan Lowell spoke in favor of the project. Public comment was closed. Board members discussed among themselves.

On motion by Board member Mori and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved application no. BAR-17-11
RESULT: **Approved**

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

6. REPORTS FROM BOARD MEMBERS

None

7. REPORTS FROM STAFF

Mr. Medina informed Board about the Joint meeting taking place on January 24, 2018, in regards to the General Plan. Board member Ventimiglia requested update on the joint meeting on Cutino Park. Staff will be providing any minutes, action notes from that meeting to the Board. A Campus Town update was also requested and it will be provided on the January meeting by Mr. Overmeyer.

8. ADJOURNMENT

On motion, the meeting was adjourned at 6:10 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: December 20, 2017

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-13.** THE CITY OF SEASIDE, PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE THE CITY COUNCIL WITH A RECOMENDATION ON THE INSTALLATION OF A NATURE BASED PLAYGROUND AND AN OUTDOOR CLASSROOM FOR THE ECO-RECREATION STATION LOCATED WITHIN THE COASTAL PARKS AND OPEN SPACE ZONING DISTRICT AT ROBERTS LAKE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 1503(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE

The purpose of this item is for the Board of Architectural Review to provide the City Council with arecommendation on the architectural design a Nature Based Playground equipment and structures and an outdoor classroom for the Roberts Lake Eco-Recreation Station

RECOMMENDATION

It is recommended that the Board of Architectural Review recommend that the City Council authorize the City Manager to sign the contract with Miracle Play Systems for the purchase and installation of the Nature Based Playground and Outdoor Classroom for the Roberts Lake Eco-Recreation Station per the plan specifications provided as Attachment 3 to the Staff Report.

BACKGROUND

The project site is located on the west side of Roberts Lake as shown on Attachment 1. The area of the site improvements consists of sandy open space area devoid of any sensitive habitat or vegetation.

The City of Seaside Parks & Recreation Department applied for a \$150,000 Building Better

Communities Grant from the National Recreation and Parks Association, and also the American Water Charitable Foundation. Seaside was one of three cities across the US awarded the grant in Summer 2017. The grant proposal is to establish a nature-based water ecology play and education area at Robert's Lake. The outdoor classroom will be in a pergola structure, with slats instead of an enclosed roof. This will allow for faster construction approval, as the funds must be used in one year. The benches for the classroom are arranged in a council ring style, with room for ADA participation. The play area, designed by Miracle Play Group, will feature nature-based play equipment. The has held the following meetings to receive public comments/feedback:

General public meeting on October 6, 2017; and
City of Seaside Parks and Recreation Committee on November 20, 2017.

The comments and feedback at both meetings has been to overwhelmingly recommend a configuration that included climbing logs, bridge, nets and also a sea turtle (See Exhibit "A" to Attachment 1). The proposed layout will comply with this direction. The area will be graded to become more ADA accessible, and one parking space will also be improved for ADA accessibility. Miracle Play Group has provided a bid to do all of the necessary work, which fits within the grant budget and leaves a small amount for potential overruns, as well as educational materials needed to program the space. The City of Seaside originally partnered with Sustainable Seaside on this project. Now, CSUMB and other area agencies are involved.

NEXT STEPS

The next step in the process will be for the City Council to consider the BAR recommendation along with the recommendations from the general public and the City of Seaside Parks and Recreation Committee when the City Council acts to direct the City Manager to execute the contract proposal for the construction of the project at its meeting on Thursday, December 21, 2017.

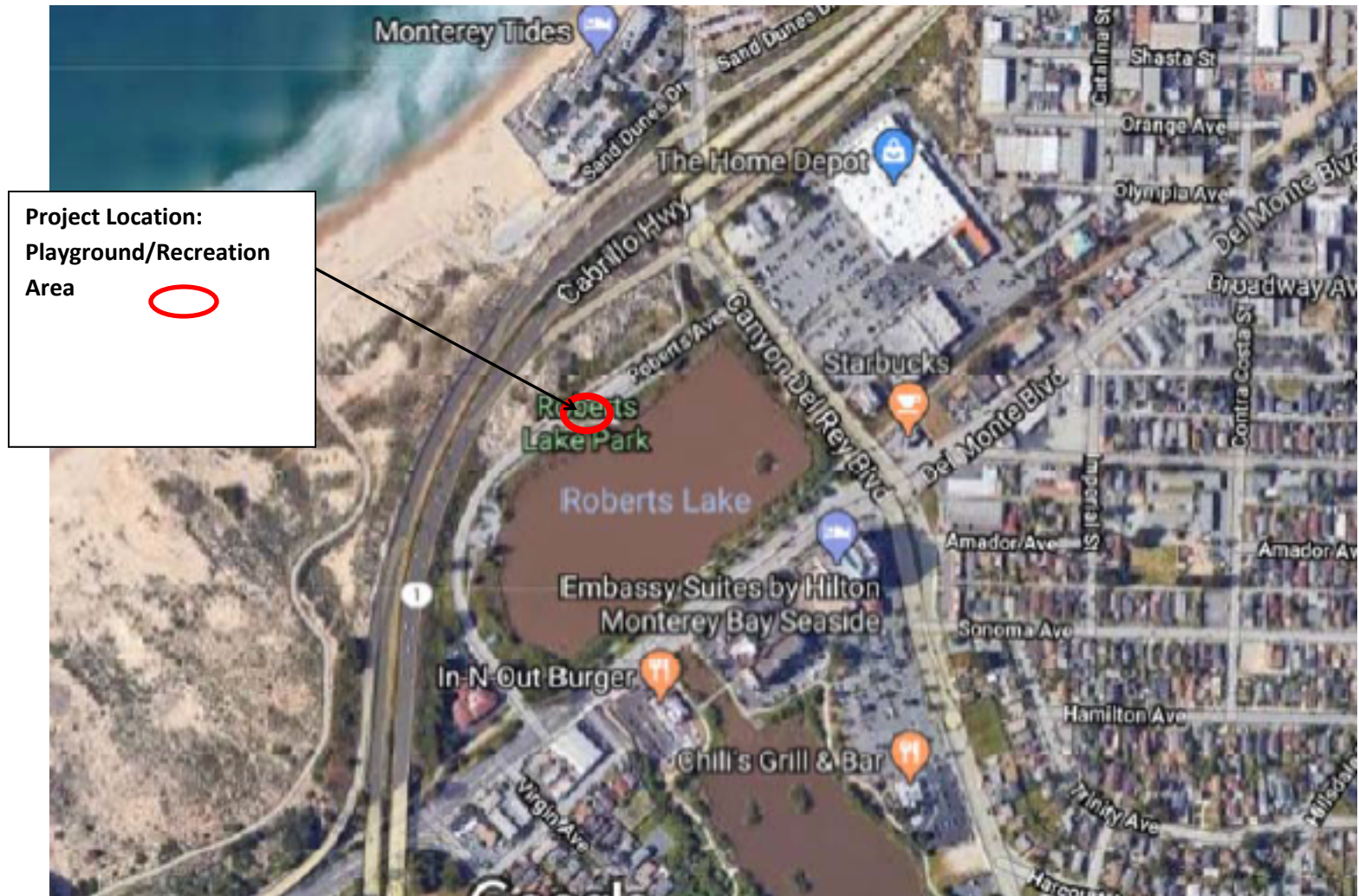
FISCAL IMPACT

ATTACHMENTS

- 1.
 1. Attachment 1 - Aerial View of Project Location and Site
 2. Attachment 3 - Project Design Plans
-

Meeting Date: December 20, 2017

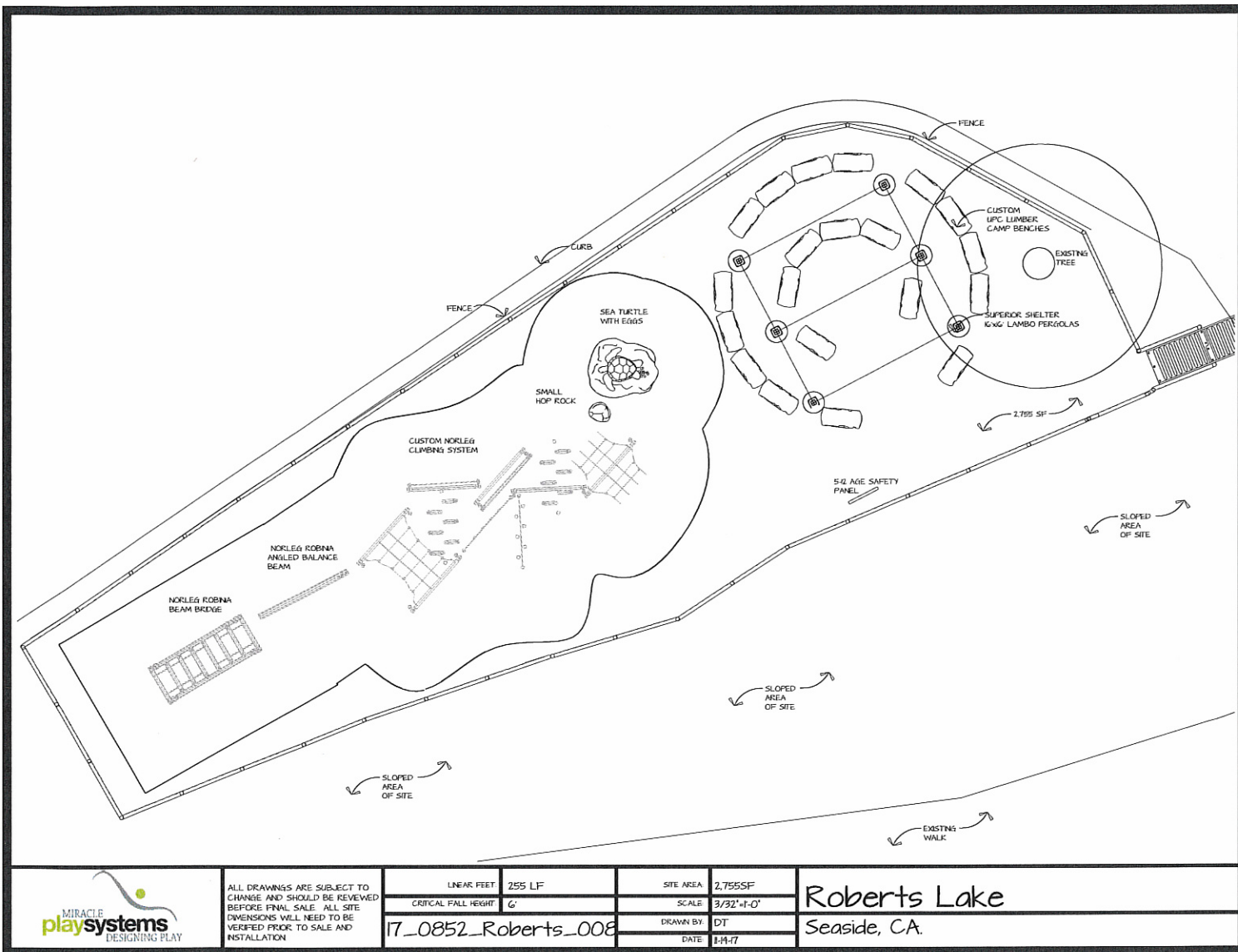
Aerial View



Aerial View of the project location



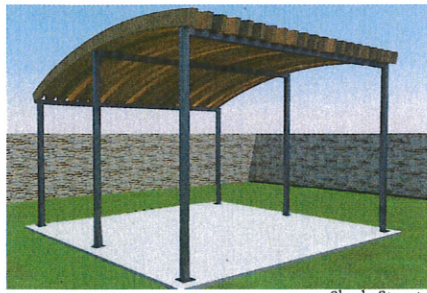
Playground/Recreation Area



ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION.

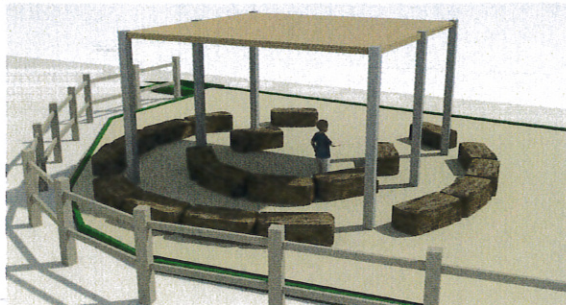
LINEAR FEET	255 LF	SITE AREA	2,755SF
CRITICAL FALL HEIGHT	6'	SCALE	3/32"=1'-0"
17_0852_Roberts_008		DRAWN BY	DT
		DATE	1-11-17

Roberts Lake
Seaside, CA.



Lumber Camp Bench

Shade Structure



Robert Lake
Seaside, CA.
11/14/17

11/14/17 Robert Lake.jpg

MIRACLE
play systems
DESIGNING PLAY



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 20, 2017

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-12: CITY OF SEASIDE, PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE THE CITY COUNCIL WITH A RECOMMENDATION ON PROPOSED PARK IMPROVEMENTS AND UPGRADES AT CUTINO PARK.**

PURPOSE

In accordance with Section 17.62.030..B.5 of the Seaside Municipal Code (SMC), publicly financed projects administered by the City of Seaside are subject to being reviewed by the Board of Architectural Review.

RECOMMENDATION

It is recommended that the Board of Architectural Review receive the presentation, discuss the design for the park layout and landscaping, and provide recommendation to the City Council on final design as identified in the attachments 1-5 in the staff report.

BACKGROUND

Cutino Park is situated between San Pablo Avenue and La Salle Avenue east of Noche Buena Street adjacent to the Boys and Girls Club. This park, if renovated could provide increased recreational space and recreational offerings and serve a larger number of youth and families and improve the quality of life of our residents.

On December 15, 2016, the City Council authorized \$200,000 for the preliminary design of Cutino Park Improvements Project. Staff released a Request of Proposal (RFP) on April 24, 2017 to retain professional services to design the improvements. Through their proposal, interview and presentation, Verde Design (Verde) demonstrated they understood the City's goals for Cutino Park, have the staff and experience in design of the multi-use athletic facilities and therefore was selected as the most qualified firm to provide design services.

The proposed improvements to the park include field renovations to incorporate synthetic turf for

multi-use sport activities; new play structures; storage, restrooms, and concession facility renovations; new skate park and upgrade basketball area; field lighting and restroom security enhancements; and ADA upgrades for pathway, entrances, and viewing areas.

Community Outreach

Community input into the project was a priority to understand how to best focus the improvement efforts. Representatives from Verde and city staff met with community stakeholders and residents in a series of public meetings to obtain feedback. The intent of these public meetings was to gain direction and feedback on the conceptual plans. Public participation was encouraged and the comments provided during these meetings have been incorporated in the conceptual design. A community survey was conducted to gain further input from the public about desired improvements and increased recreational options. Summaries of the stakeholder and community meeting and survey are included in the attachments to this report.

Cutino Park Improvements Conceptual Plan

Based upon the initial concepts of the improvements, community and stakeholder input, Parks and Recreation Meeting, the consultant team developed two conceptual plans for Cutino Park Improvements. Refinements were made to the previously prepared concepts for these improvements in order to enhance the phasing of improvements; to include the Boys & Girls Club future teen center expansion; to use existing infrastructure within the park boundaries; to improve pedestrian access; to provide synthetic turf for multi-use sport field; to incorporate a skate park; to provide adequate spectator seating; and to provide onsite parking. At the Joint Board of Architectural Review, Planning Commission, and City Council meeting held on October 26, 2017, it was recommended to move forward with the 30% design for the preferred Conceptual Plan which includes the following features:

- Synthetic Turf Sports Fields with multiple sports activities:
 - o Youth and Adult Soccer
 - o Youth baseball/softball
 - o Adult softball
- Parking lot
- Youth and older children's playgrounds
- Relocated basketball half court
- Skate Park
- Upgrades to existing lighting
- Upgrades to existing restroom and concession building for ADA compliance and new storage facility
- Native garden and picnic area close to the Boys & Girls Club parking lot

Next Steps

It is recommended that the Board of Architectural receive presentation on the Design Plans and provide recommendation to the City Council.

FISCAL IMPACT

ATTACHMENTS

1. Site Plan
 2. Phasing Plan
 3. Site Furnishings
 4. Planting Plan
 5. Plant & Tree Palate
-

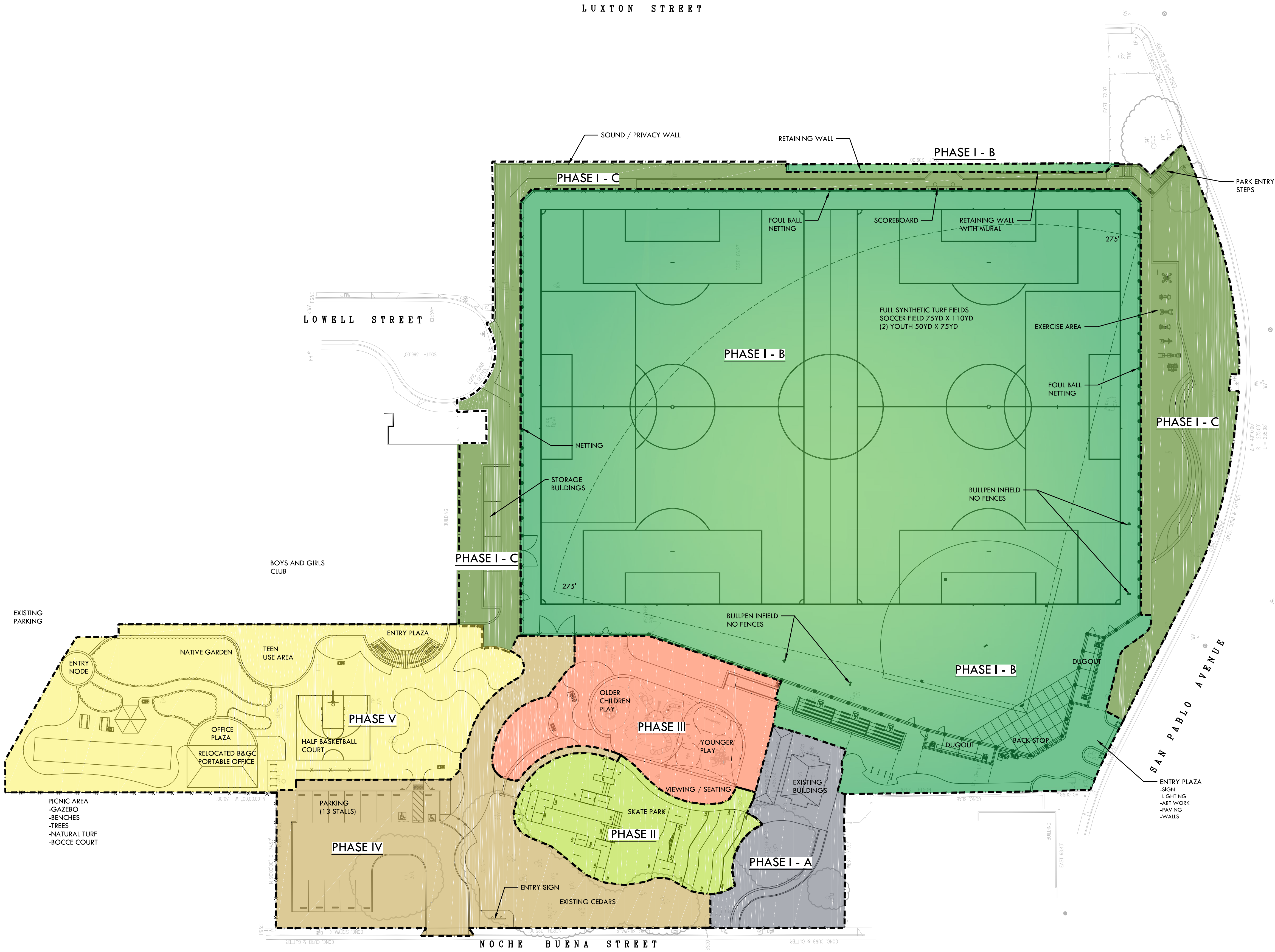


Site Plan
Cutino Park
City of Seaside
Seaside, CA

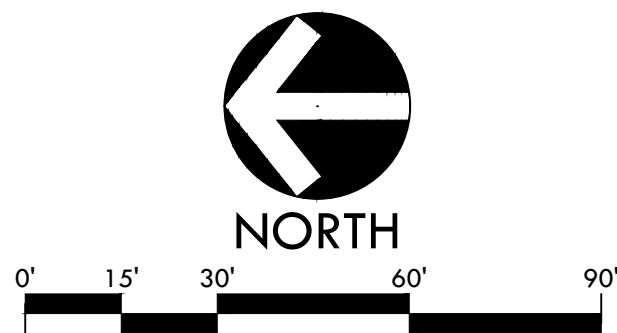


LANDSCAPE ARCHITECTURE
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www.verdedesigninc.com

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PHASING LEGEND	
SYMBOL	DESCRIPTION
	PHASE I - A: EXISTING SITE IMPROVEMENTS INCLUDE: ADA IMPROVEMENTS FOR BUILDINGS, ADA ACCESS PATH, SIGNAGE, PLANTING AND IRRIGATION.
	PHASE I - B: SITE IMPROVEMENTS INCLUDE: SYNTHETIC TURF SOFTBALL FIELD, SOCCER FIELD, SCOREBOARD RELOCATION, BACKSTOP, DUGOUTS, FENCING, NETTING, RETAINING WALL, SITE FURNISHINGS, ELECTRICAL INFRASTRUCTURE, PLANTING AND IRRIGATION.
	PHASE I - C: SITE IMPROVEMENTS INCLUDE: WALKWAY, EXERCISE AREA, STAIRS, SCOREBOARD, SOUND WALL, STORAGE BUILDINGS, ENTRY SIGN, SEATING AREA, SPORT LIGHTING, SITE FURNISHINGS, ELECTRICAL, PLANTING AND IRRIGATION.
	PHASE II: SITE IMPROVEMENTS INCLUDE: SKATE PARK AND CONCRETE WORK.
	PHASE III: SITE IMPROVEMENTS INCLUDE: PLAY AREA, SHADE STRUCTURE, WALKWAY, SEATWALLS, CONCRETE WORK, SITE FURNISHINGS, PLANTING AND IRRIGATION.
	PHASE IV: SITE IMPROVEMENTS INCLUDE: PARKING LOT, VEHICULAR ACCESS TO THE FIELD, FENCING, BIOFILTRATION AREA, ENTRY SIGN, PLANTING AND IRRIGATION.
	PHASE V: SITE IMPROVEMENTS INCLUDE: BASKETBALL COURT, RELOCATED BOYS AND GIRLS CLUB PORTABLE OFFICE BUILDING, PICNIC AREA, GAZEBO, BOCCIE BALL COURT, FENCING, PLAZA AREA, TEEN USE AREA, ENTRY AREA, SITE FURNISHINGS, ELECTRICAL, PLANTING AND IRRIGATION.
	PLANTING AREA





VERDE DESIGN
LANDSCAPE ARCHITECTURE
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SPORT PLANNING & DESIGN

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www.VerdeDesigninc.com

STAMP



CONSULTANT

SHEET TITLE

PHASING PLAN

PROJECT NAME

DAVID CUTINO PARK

PROJECT ADDRESS

VERDE DESIGN INC.
2455 THE ALAMEDA
SANTA CLARA, CA 95050

SUBMITTAL	DATE
30% SUBMITTAL	12-01-17

NO.	REVISIONS	DATE
△1		
△2		
△3		
△4		
△5		
△6		

DRAWN BY LW/RK	CHECKED BY CMES / DM
DATE ISSUED 12-01-17	SCALE
PROJ. NO. 1706000	
SHEET NO. L2.1	OF SHEETS

DAVID CUTINO PARK

30% Design Development

SITE FURNISHINGS & MATERIALS RECOMMENDATIONS

(DRAFT)

December 01, 2017



PREPARED BY:



VERDE DESIGN

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN

2455 The Alameda, Ste. 200
Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
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DAVID CUTINO PARK

SITE FURNISHINGS

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Fitness Structures	13
Sound Wall	14
Storage Containers	15

PLAY EQUIPMENT

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Shade Structure:

USA Shade & Fabric Structures	3- Point Sail	Three Poles	8505 Chancellor Row, Dallas, Texas 75247 800.966.5005
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OR:

USA Shade & Fabric Structures	Wave	Three Poles	8505 Chancellor Row, Dallas, Texas 75247 800.966.5005
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Shade Structure:

OR:

USA Shade & Fabric Structures	Pegasus	Single Poles	8505 Chancellor Row, Dallas, Texas 75247 800.966.5005
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Basketball Goal:

Bison	Ultimate Jr Rectangular Steel Playground System w/ Front Mount Double-Rim Basketball Goal	----	
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Furniture Group Option 1

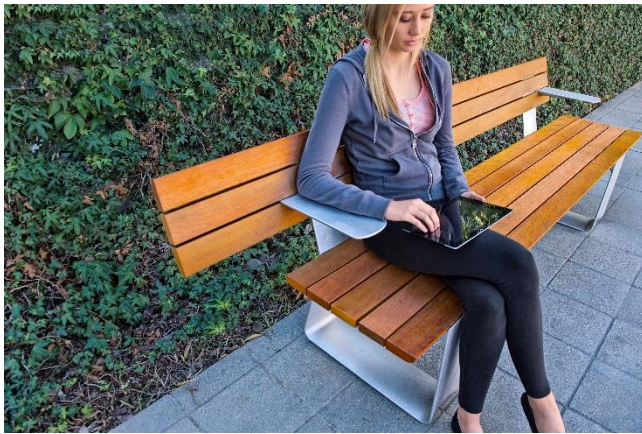
Landscape Forms	Lakeside Bench	Metal; with back	
Landscape Forms	Lakeside Bench	Metal; backless	
Landscape Forms	Lakeside Litter	Metal	
Landscape Forms	Charlie Table	Metal	
Landscape Forms	Reeder Bike Rack	Metal	



Seaside David Cutino Park -Verde Design

Furniture Group Option 2

Landscape Forms	MultipliCITY Bench	Metal and wood; with back	
Landscape Forms	MultipliCITY Bench	Metal and wood; backless	
Landscape Forms	MultipliCITY Litter	Metal and wood	
Landscape Forms	MultipliCITY Table	Metal and wood	
Landscape Forms	MultipliCITY Bike Rack	Metal and wood	



Furniture Group Option 3

Forms - Surface	Balance Bench	Metal; with back	
Forms - Surface	Balance Bench	Metal; backless	
Forms - Surface	Dispath Litter	Metal	
Forms - Surface	Tangent Table Ensemble	Metal	
Forms - Surface	Garden Bike Rack	Metal	



Seaside David Cutino Park -Verde Design

Furniture Group Option 4

QCP	Shear Bench	Precast concrete; with back	
QCP	Shear Bench	Precast concrete; backless	
QCP	Twist Waste Container	Precast concrete	
QCP	Standard Picnic	Precast concrete	
Forms - Surface	Garden Bike Rack	Precast concrete	



Gazebo:

Classic Recreation Systems, Inc	Trellis		
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Drinking Fountain:

Globaltap	GT1110		
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OR

Most Dependable Fountains	10145 SM		
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Collapsible Bollard

MaxiForce	Collapsible Bollard		
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Bocce Ball Court

-	Wood frame with Decomposed granite		
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OR:

-	Wood frame with Synthetic turf		
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Fitness Equipment:

Greenfields Outdoor Fitness			
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Sound Wall:

Oldcastle Precast	Sierra Classic Wall- Horizontal Board	Semi-gloss Beige White columns and top trim Concrete	3786 Valley Avenue, Pleasanton, CA 94568 925.846.8183 http://www.oldcastleprecast.com
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Storage Container Option 1

-	Shipping Container Fabrication		
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Play Structure (Age 5-12) -Big Unit Options

Landscape Structures	Age-5 to 12 years	Play Booster: Depot Park Tower	100 Brush Creek Road Suite #206 Santa Rosa, CA 95404 855.892.3240
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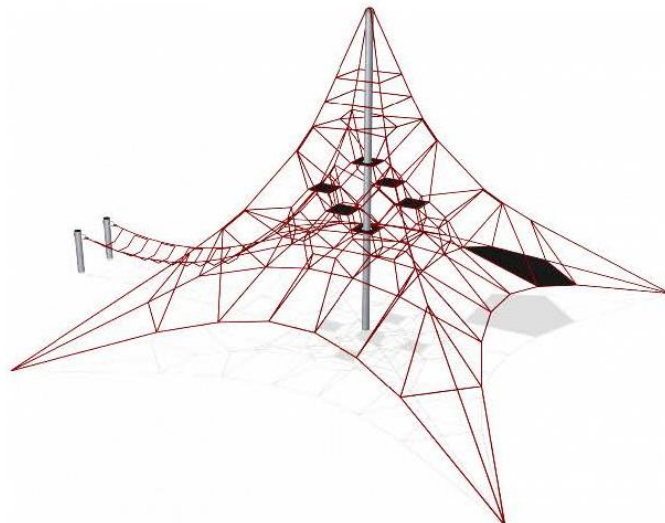


OR:

KOMPAN	Age – 5 to 12 years	Small Spacenet 3144 w/ Extensions	
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COR10120

Small Spacenet 3144 with Extensions



Play Structure (Age 5-12) – Big Unit Options

OR:

KOMPAN	Age – 5 to 12 years	Small Spacenet 3144 w/ Extensions	
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OR:

KOMPAN	Age – 5 to 12 years	Pollux	
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GXY942
Pollux

KOMPAN
Let's play



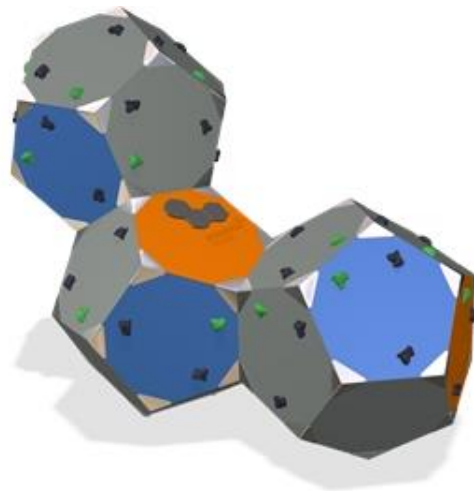
Play Structure (Age 5-12) – Freestanding Climber Unit Options

Landscape Structure	Age – 5 to 12 years	7-Panel Mobius Climber	
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OR:

KOMPAN	Age – 5 to 12 years	BLOQX 3	
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Play Structure (Age 5-12) – Freestanding Climber Unit Options

OR:

Landscape Structures	Age – 5 to 12 years	Global Motion	
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OR:

Landscape Structures	Age – 5 to 12 years	Skyport Climber w Double Swooth Slide	
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Play Structure (Age 5-12) – Freestanding Climber Unit Options
OR:

KOMPAN	Age – 5 to 12 years	Quad Pod	
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COR29400
Quad Pod



Play Structure-Age 2-5

Landscape Structures	Age – 2 to 5 years	Weevos	
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OR:

Landscape Structures	Age – 2 to 5 years	3-Panel Mobius Climber	100 Brush Creek Road Suite #206 Santa Rosa, CA 95404 855.892.3240
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Play Structure-Age 2-5
OR:

Landscape Structures	Age - 2 to 5 Spring Riders	T-Rex and Horse	100 Brush Creek Road Suite #206 Santa Rosa, CA 95404 855.892.3240
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PLOTTED BY: station28

**2455 The Alameda
Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
www.VerdeDesignInc.com**

PLANTING PLAN

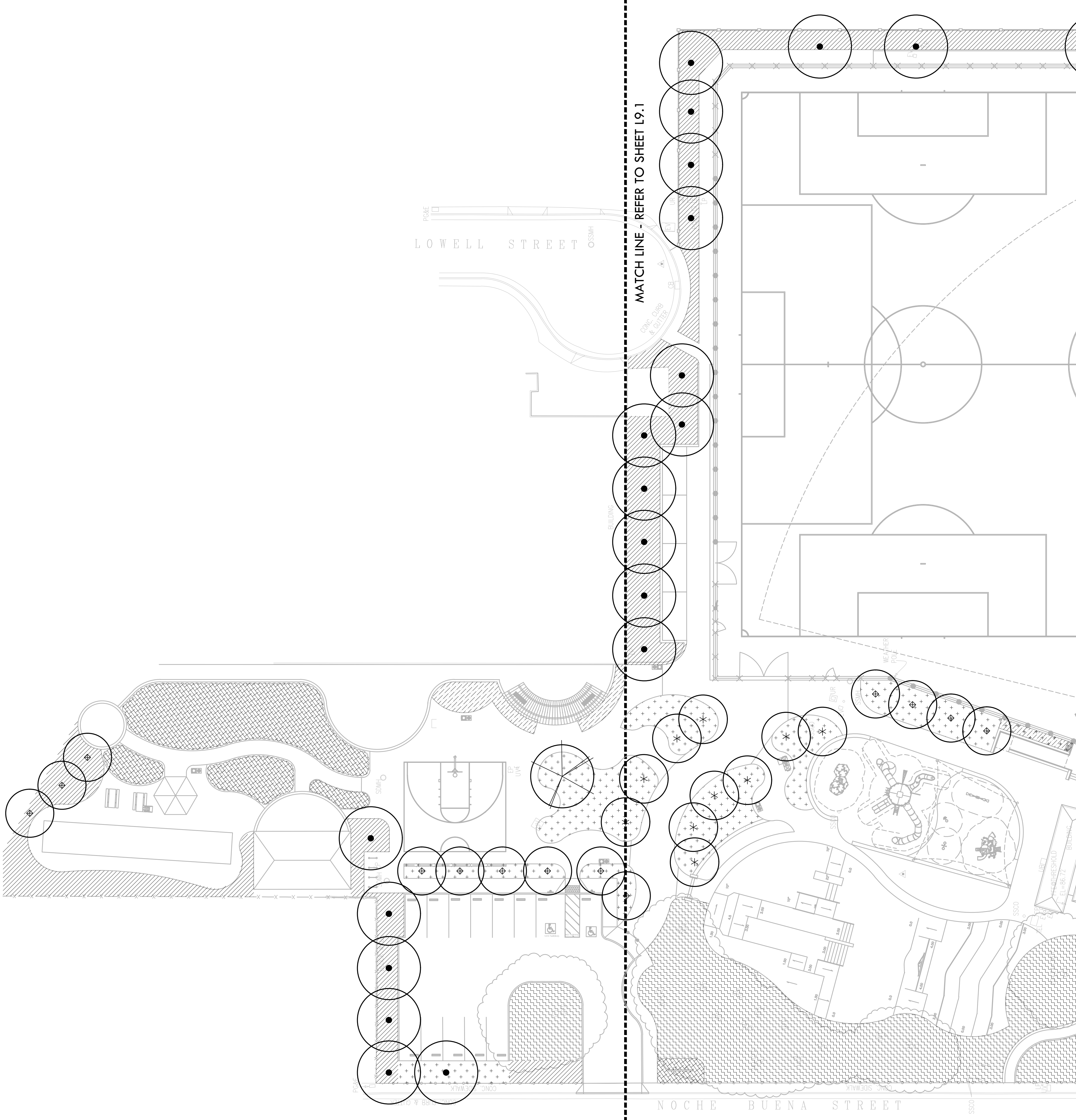
DAVID CUTINO PARK

VERDE DESIGN INC.
2455 THE ALAMEDA
SANTA CLARA, CA 95050

DRAWN BY LW/RK	CHECKED BY CMES / DM
DATE ISSUED 12-01-17	SCALE
PROJ. NO. 1706000	
SHEET NO. L9.1	
OF SHEETS	

PLANTING PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VERDE DESIGN, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF VERDE DESIGN, INC.

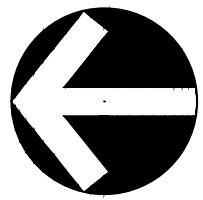


PLANTING NOTES

- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY OWNER'S REPRESENTATIVE.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE). REFER TO SPECIFICATIONS.
- WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AND SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

SUGGESTED PLANT LIST

TREE SYM	BOTANICAL AND COMMON NAMES
	SCREENING TREE: DECIDUOUS - ACER MACROPHYLLUM - BIG LEAF MAPLE EVERGREEN - BRACHYCHITON SPECIES - BOTTLE TREE - LOPHOSTEMON CONFERTUS - BRISBANE BOX - LYONOTHAMNUS FLORIBUNDUS - CATALINA IRONWOOD - MELALUCA SPECIES - MYOPORUM SPECIES
	SPECIMEN TREE AT PLAZA: DECIDUOUS - MAGNOLIA SOULANGEANA - SAUCER MAGNOLIA EVERGREEN - CUPRESSUS MACROCARPA - MONTEREY CYPRESS
	ORNAMENT TREE TYPE 1: DECIDUOUS - CERCIS CANADENSIS - EASTERN REDBUD - LAGERSTROEMIA SPECIES EVERGREEN - ARBUTUS UNEDO 'MARINA' - STRAWBERRY TREE - METROSIDEROS EXCELSA - NEW ZEALAND CHRISTMAS TREE
	ORNAMENT TREE TYPE 2: EVERGREEN - METROSIDEROS EXCELSA - NEW ZEALAND CHRISTMAS TREE - TRISTANIOPSIS LAURINA 'ELEGANT' - WATER GUM
ZONE 1 - SCREENING AND EDGE ZONE	
	GROUND COVER - ARCTOSTAPHYLOS 'UVA-URSI' - BEARBERRY - HIERRA BUENA - YERBA BUENA MINT - COPOSSMA KIRKII 'VARIEGATA' - CEANOTHUS SPECIES
ZONE 2 - ENTRY ZONE	
	GROUND COVER - GAZANIA HYBRID - CEANOTHUS SPECIES SHRUBS - ABELIA GRANDIFLORA 'KALEIDOSCOPE' - ANIGOZANTHOS SPECIES - KANGAROO PAW - CISTUS SPECIES - ROCKROSE - IRIS DOUGLASIANA - DOUGLAS IRIS - KNIPHOFIA SPECIES - RED HOT POKER - PHORMIUM DWARF SPECIES - FLAX - PITTOSPORIUM TOBIRA 'WHEELER'S DWARF' - SPIRAEA JAPONICA 'GOLD FLAWSE'
ZONE 3 - PLAZA ZONE	
	GROUND COVER - CAMPANULA PORTENSCHLAGIANA - CEANOTHUS SPECIES SHRUBS - COPOSSMA SPECIES - TEQUILA SUNSET - HEBE SPECIES - KNIPHOFIA SPECIES - RED HOT POKER - LIMONIUM PEREZII - SEA LAVENDER - PHORMIUM DWARK SPECIES - FLAX - PITTOSPORIUM T - 'WHEELER'S DWARF' - STRELITZIA REGINAE - BIRD OF PARADISE
ZONE 4 - BIORETENTION ZONE	
	- CHONDROPETALUM ELEPHANTINUM - FESTUCA CALIFORNIA - CALIFORNIA FESCUE - JUNCUS PATENS - CALIFORNIA GRAY FISH - IRIS VARIEGATA - MULIENBERGIA RIGENS - DEER GRASS - NEPETA X FAASSENII 'WALKER'S LOW' - CATMINT - SALVIA LEUCOPHYLLA - GRAY SAGE
MULCH ZONE	
	MULCH AREA WITH - CAMARYLLIS BELLADONNA - NAKED LADY LILY - IRIS DOUGLASIANA - DOUGLAS IRIS



0' 10' 20' 40' 60'

VERDE DESIGN
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CIVIL ENGINEERING
SPORT PLANNING & DESIGN
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Santa Clara, CA 95050
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Fax: 408.985.7260
www.VerdeDesigninc.com



STAMP

CONSULTANT

SHEET TITLE

PLANTING
PLAN

PROJECT NAME

DAVID CUTINO PARK

PROJECT ADDRESS

VERDE DESIGN INC.
2455 THE ALAMEDA
SANTA CLARA, CA 95050

SUBMITTAL

DATE

30% SUBMITTAL

12-01-17

NO.

REVISIONS

DATE

DRAWN BY

LW/RK

CHECKED BY

CMES / DM

DATE ISSUED

12-01-17

SCALE

PROJ. NO.

1706000

SHEET NO.

L9.2

OF SHEETS

PLANTING PLAN

DRAWING NAME: L:\2017\1706000-Senside-Cutino Park\CAD_PLT.dwg

PLOT DATE: 12-14-17 PLOTTED BY: station28

SCREENING TREE

					
DECIDUOUS ACER MACROPHYLLUM - BIG LEAF MAPLE	EVERGREEN BRACHYCHITON SPECIES - BOTTLE TREE	EVERGREEN LOPHOSTEMON CONFERTUS - BRISBANE BOX	EVERGREEN LYONOTHAMNUS FLORIBUNDUS - CATALINA IRONWOOD	EVERGREEN MELALEUCA SPECIES	EVERGREEN MYOPORUM SPECIES

SPECIMEN TREE AT PLAZA

		
DECIDUOUS MAGNOLIA SOULANGEANA - SAUCER MAGNOLIA	EVERGREEN CUPRESSUS MACROCARPA - MONTEREY CYPRESS	

ORNAMENT TREE TYPE 1

				
DECIDUOUS CERCIS CANADENSIS - EASTERN REDBUD	DECIDUOUS LAGERSTROEMIA SPECIES	EVERGREEN ARBUTUS UNEDO 'MARINA' - STRAWBERRY TREE	EVERGREEN METROSIDEROS EXCELSA - NEW ZEALAND CHRISTMAS TREE	

ORNAMENT TREE TYPE 2

		
EVERGREEN METROSIDEROS EXCELSA - NEW ZEALAND CHRISTMAS TREE	EVERGREEN TRISTANIOPSIS LAURINA 'ELEGANT' - WATER GUM	

ZONE 1 - SCREENING AND EDGE_ZONE_GOUND COVER



• ARCTOSTAPHYLOS 'UVA-URSI' - BEARBERRY



• HIERBA BUENA - YERBA BUENA MINT



• COPROSMA KIRKII 'VARIEGATA'



• CEANOTHUS SPECIES

ZONE 2 - ENTRY_ZONE_GROUND COVER



• GAZANIA HYBRID



• CEANOTHUS SPECIES

ZONE 2 - ENTRY_ZONE_SHRUBS



• ABELIA GRANDIFLORA 'KALEIDOSCOPE'



• ANIGOZANTHOS SPECIES - KANGAROO PAW



• CISTUS SPECIES - ROCKROSE



• IRIS DOUGLASIANA - DOUGLAS IRIS



• KNIPHOFIA SPECIES - RED HOT POKER



• PHORMIUM DWARF SPECIES - FLAX

ZONE 2 - ENTRY_ZONE_SHRUBS



• PITTOSPORUM TOBIRA 'WHEELER'S DWARF'



• SPIRAEA JAPONICA 'GOLD FLAWSE'

ZONE 3 - PLAZA_ZONE_GROUND COVER



• CAMPANULA PORTENSCHLAGIANA



• CEANOTHUS SPECIES

ZONE 3 - PLAZA_ZONE_SHRUBS



• COPROSMA SPECIES - TEQUILA SUNSET



• HEBE SPECIES



• KNIPHOFIA SPECIES - RED HOT POKER



• LIMONIUM PEREZII - SEA LAVENDER

ZONE 3 - PLAZA_ZONE_SHRUBS



• PHORMIUM DWARF SPECIES - FLAX



• PITTOSPORUM T. - "WHEELER'S DWARF"



• STRELITZIA REGINAE - BIRD OF PARADISE

ZONE 4 - BIORETENTION_ZONE



• CHONDROPETALUM ELEPHANTINUM - CAPE RUSH



• FESTUCA CALIFORNICA - CALIFORNIA FESCUE



• JUNCUS PATENS - CALIFORNIA GRAY FISH



• IRIS VARIEGATA



• MUHLENBERGIA RIGENS - DEER GRASS



• NEPETA X FAASSENII "WALKER'S LOW" - CATMINT

ZONE 4 - BIORETENTION_ZONE

MULCH AREA



• SALVIA LEUCOPHYLLA - GRAY SAGE



• CAMARYLLUS BELLADONNA - NAKED LADY LILY



• IRIS DOUGLASIANA - DOUGLAS IRIS



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 20, 2017

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-14: BRETT NEILSEN, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A FIVE-FOOT FOUR-INCH HIGH BLOCK WALL FENCE LOCATED AT 1808 FLORES STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN# 012-792-002). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 1503(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE

The Fence Exception granted by the City Council included a condition of approval requiring that the applicant receive design review approval for the exterior color/paint treatment being applied to the front of the block wall facing Flores Street.

RECOMMENDATION

It is recommended that the Board of Architectural review the proposed stain and paint samples and approve a Mason Brown Semi-Transparent Stain as the exterior finish on the masonry front yard fence per the Conditions of Approval provided as Attachment to the Staff Report.

BACKGROUND

The project site is approximately 3,750 square feet in area and is developed with a 1,008 square-foot three bedroom, two-bath single family dwelling with an attached one-car garage. Adjacent land uses consist of one-story single-family residential dwelling units to the east, north, south and west. A Location Map is provided as Attachment 2. An Aerial Photo is provided as Attachment 3. Site Photographs are provided as Attachment 4. Photographs of the fence showing the following measurements is provided as Attachment 5:

1. A pink line which measures the grade of the property at 28-inches behind the masonry wall; and

2. A blue line which measures where the 48-inch (Four-Foot) height limit from the sidewalk (Lowest Grade).

On December 7, 2017, the City Council acted to grant the fence exception for the as-built construction shown in the attached photographs. As a condition of approval, the exterior color to be applied to the masonry wall is to be reviewed and approved by the Board of Architectural Review. A stucco sand finish will be applied to the wall. The color samples to be reviewed are provided as Attachment 6 which consist of the following:

1. Mason Brown Semi-Transparent Stain; and
2. A custom mixed Light Gold; and
3. A custom mixed dark Gold.

The applicant would prefer using the Mason Brown Semi-Transparent stain based on how it would contrast with the green-brown exterior color on the house and the side wall on the southern front property line.

Staff finds that the Mason Brown would blend with the existing exterior colors, copper gutters, and wood deck adjacent to the front porch on the dwelling and exhibit a variegated pattern for visual interest.

FISCAL IMPACT

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Aerial Photo
 4. Attachment 4 - Site Photographs
 5. Attachment 5 - Fence Height Measurements
 6. Attachment 6 - Color Samples
-

Conditions of Approval
File No. BAR-17-14
December 20, 2017

Project Specific:

Planning:

1. Except as modified by required conditions of approval, the exterior finish on the wall shall consist of a Mason Brown provided as Exhibit "A".

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. Proposed changes to the approved application(s) must receive approval from the by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
3. 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.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. 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.

Exhibit “A”

Mason Brown Semi-Transparent Stain



Attachment 2

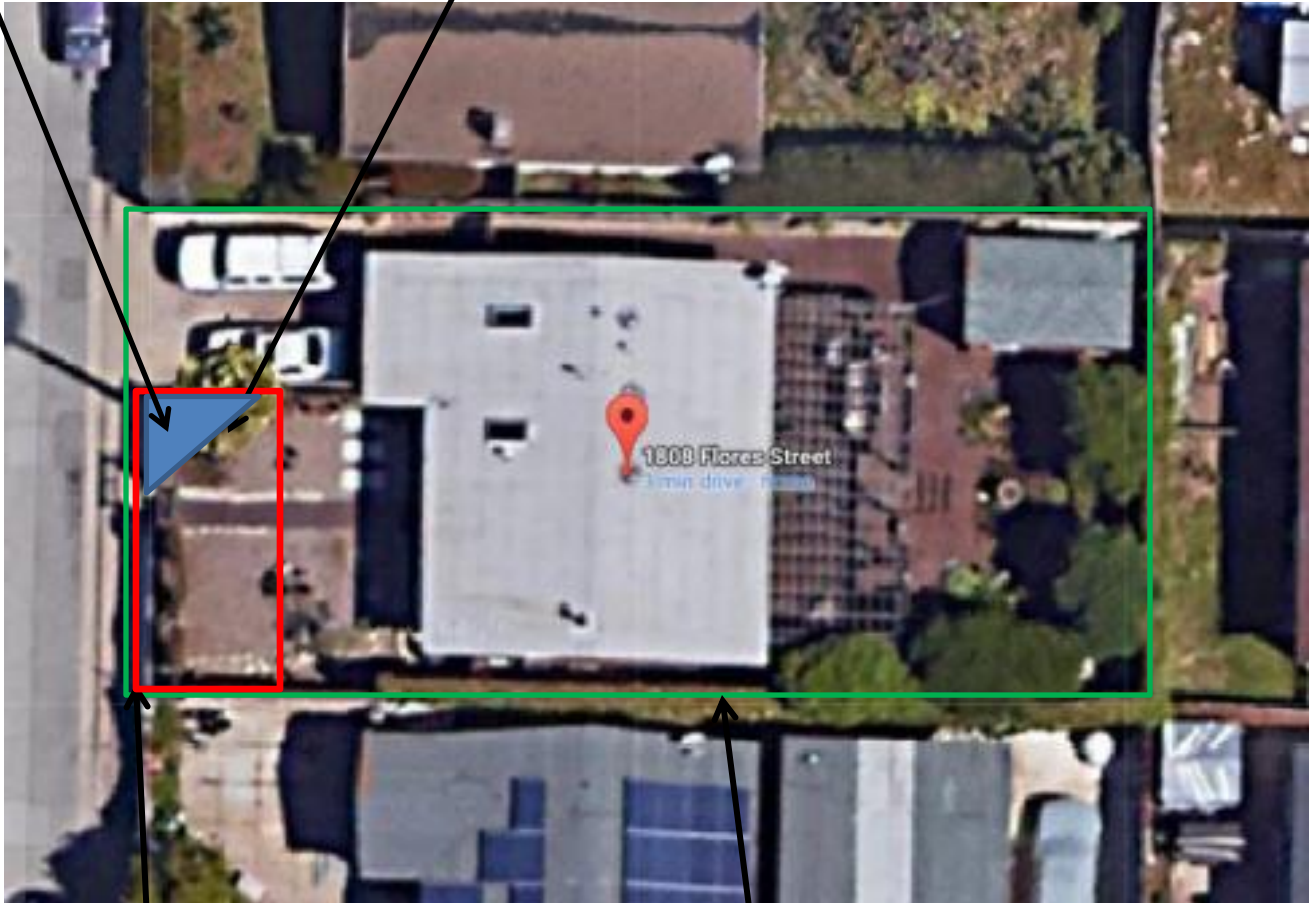
Location Map

Project Site: 1808 Flores Street



Blue Triangle – 15-foot by 15-foot Driveway
Line of Site

Red Line – Area of 15-Foot Front Yard Setback



Yellow Line – Proposed Fence

Green Line – Property Boundary



View from Flores Street



View from Flores Street looking south



View of wall section adjacent to southwest corner of driveway



View of wall looking south on the sidewalk

Attachment 6

Delineation of Fence Heights in relation to the sidewalk grade and project site grade



Pink Line – Grade of Project Site behind wall

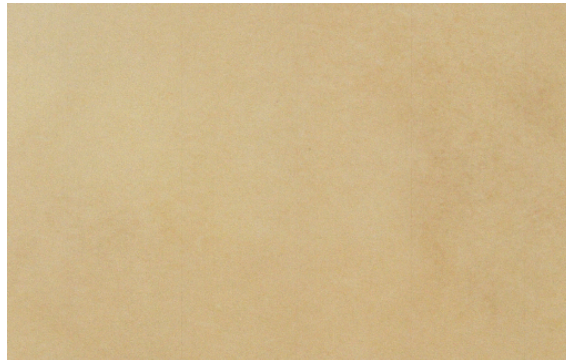
Blue Line – Four Foot wall height as measured from the sidewalk

Color Samples

Masonry Brown Semi-Transparent Stain



Light Gold



Dark Gold

