



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 7, 2018
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	Board Member

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

3. **REVIEW OF AGENDA**

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

4. **PUBLIC COMMENT**

Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

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

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01. ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: The project will consist of constructing a two-story 6,393 square-foot commercial building six space off-street parking lot. 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 design for the new commercial building subject to the findings and Conditions of Approval provided as Attachment 1 and the Project Plans included Attachment 1, Exhibit "A" to the staff report.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 21, 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.

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<http://cvp.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: February 7, 2018

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01. ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

The project will consist of constructing a two-story 6,393 square-foot commercial building six space off-street parking lot. 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 design for the new commercial building subject to the findings and Conditions of Approval provided as Attachment 1 and the Project Plans included Attachment 1, Exhibit "A" to the staff report.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site consists of an 8,022 square-foot parcel and is currently developed with a one-story, 1,060 square-foot single-family dwelling and 440 square-foot detached carport. The existing dwelling, carport and a magnolia tree will be completely razed for the proposed commercial development. A Location Map is provided as Attachment 2. An Aerial Photo of the project site is provided as Attachment 3.

The adjacent land uses consist of the Laguna Grande Shopping Center to the south, a

commercial landscape contractor office and yard to the north, single family dwellings and commercial sheet metal contractor to the east, and light industrial uses in Sand City to the west. Site photo as provided as Attachment 4. Street Views are provided as Attachments 5.

PROJECT DESCRIPTION

BUILDING:

1. The building will consist of a modern, contemporary design and will be finished with a combination of CMU block, smooth plaster finish, and 6" horizontal panel metal siding. A standing seam bronze metal roof will be added on the front elevation to provide break between the first and second floor. Exterior doors will consist of flush metal door with transom light. Four flush metal overhead doors are proposed in front of the warehouse areas on the first floor.
2. The exterior lighting around the building will be provided by down lights located in the roof overhang.
3. The applicant has deferred the Master Sign Program submittal to a later date.

PARKING LOT:

1. Parking area will be located in front of the building and will consist of concrete. The access drive will consist of a continuous drive approach. The parking stalls have been designed to maintain a minimum five foot setback from the property line to ensure that when vehicles are parked they will not block the public right-of-way and to provide an adequate back-up area for traffic safety visibility safety of pedestrians and oncoming traffic
2. Trash enclosure will be located at northeast corner of the site.

LANDSCAPING

1. Landscape strips will be located on the side property lines and rear southwest and northwest corners of the site.

STAFF ANALYSIS

Zoning Code

According to the Heavy Commercial Zone standards, the building setbacks are 10 feet from the front and none from the side and rear. The building has been designed to provide a 28-foot setback from the eastern front property line, a 4'-2" setback on the south side property line, zero setback for a majority of the north side property line with a setback varying from zero to 11 feet from the from the northwest corner, and zero setback from the rear western property line. The building mass will be off-set with the use of various building materials (e.g. CMU Block, Horizontal Metal Siding, Smooth Plaster Finish, Standing Seam Roof, Metal doors with transom lights) and off-setting the second story footprint with 11-foot setbacks from the first floor on the front and side facades of the first floor below and 26 feet from the first below on the rear façade. Additionally, decks will be added on the second floor on the front and side facades for additional visual interest and break-up of the building mass.

A total of 851 square feet of open/planter area will be provided to comply with the minimum 10 percent standard for non-impervious site coverage, A 15 gallon Arbutus Marina tree will be planted at the northeast corner as a replacement tree for the removal of the existing Magnolia tree. Drought tolerant succulents will be installed within the planter areas adjacent to the parking lot and trash enclosure in front.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(c).

Evidence: The project consists of new commercial building 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 locate 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 it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings 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, including consistent detailing of the architectural style, provision of sufficient pedestrian connectivity, and the 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 building will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

FISCAL IMPACT

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A
 3. Attachment 1 - Exhibit A Colors
 4. Attachment 2 - Location Map
 5. Attachment 3 - Aerial Site View
 6. Attachment 4 - Site Photos
 7. Attachment 5 - Street View
-

Conditions of Approval
File No. BAR-18-01
February 7, 2018

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 “Runnoe-Zeve Building” stamped as received on February 2, 2018 and approved on February 7, 2018. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, 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.
6. Prior to the issuance of a Building Permit, the applicant shall submit an exterior lighting plan for review and approval by the Zoning Administrator.

Building:

1. The construction plans for the project shall be submitted in accordance with the current California Building Code. Any required ADA parking spaces and walkways 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.
1. 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.
 2. 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.
 - i. Provide a soils engineering report describing the soil and hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
 - 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 issuance of occupancy, the applicant shall prepare and execute a grant deed with legal description and plat dedicating a sewer easement beginning in the northeast corner of the property for the existing 6" sanitary sewer main such that the width of the sanitary sewer easement within the parcel is 15 feet and approximately 95 feet long.
5. 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.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-09

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

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

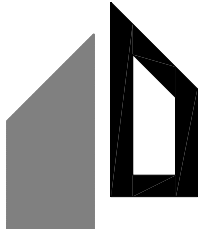
Applicant's Signature

Date

Property Owner's Signature

Date

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STEVE MICKEL
building design + construction

19 YERBA BUENA CT. MONTEREY, CA. 93940
PH. 831-649-6068 CELL. 831-901-9599 LIC. N° 360816

RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-20-2017

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

Drawn: S. MICKEL

Job:

Date plotted: 02-02-2018

Sheet

OF 8 Sheets

A-1

OWNER

BRADLEY ZEVE AND ANDREW RUNNOE / ARBZ LLC
60 SIERRA VISTA DRIVE
MONTEREY, CA. 93940

DESIGNER

STEVE MICKEL, MICKEL CONSTRUCTION INC.
19 YERBA BUENA CT
MONTEREY, CA. 93940
TEL. 831-394-9396

STRUCTURAL ENGINEER

ALEXANDER OTT
603 PALM AVENUE
SEASIDE, CA. 93955
TEL. 831-394-9396

BUILDING AREA LOT AREA: 8,022.02 SQ. FT.

LOWER LEVEL 4885 SQ. FT.
UPPER LEVEL 1700 SQ. FT.
TOTAL BUILDING AREA 6585 SQ. FT.
DECKS AREA UPPER LEVEL 497 SQ. FT.
TRASH ENCLOSURE 67 SQ. FT.

LOT COVERAGE LOT AREA: 8,022.02 SQ. FT.

BUILDING FOOT PRINT 5034 SQ. FT.
TRASH ENCLOSURE 67 SQ. FT.
TOTAL BUILDING COVERAGE 5101 SQ. FT. 63.6 %
CONCRETE & AC PAVING AREA 1966 SQ. FT.
TOTAL SITE COVERAGE 7067 SQ. FT. 88.1 %
OPEN / PLANTER AREA 883 SQ. FT. 10.8 %

SCOPE OF WORK

NEW 2 STORY COMMERCIAL BUILDING

SHEET INDEX 10 SHEETS TOTAL

- A-1 SITE PLAN / DATA AND NOTES
- A-1.1 PROPERTY SURVEY
- A-2 LOWER LEVEL FLOOR PLAN
- A-3 UPPER LEVEL FLOOR PLAN
- A-3.1 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING CROSS SECTIONS
- A-7 BUILDING CROSS SECTIONS
- A-8 EXTERIOR DETAILS

DEFERRED SUBMITTAL

ROOF TRUSS CALCULATIONS
FIRE SPRINKLER PLANS

CODES IN USE

- ARCHITECTURAL / STRUCTURAL 2016 CBC
- PLUMBING 2016 CFC
- MECHANICAL 2016 CMIC
- ELECTRICAL 2016 CEC
- FIRE CODE 2016 CFC
- CALIFORNIA RESIDENTIAL CODE 2016 CFC
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 ENERGY
- BEST MANAGEMENT PRACTICES 2016 CALIF. ENERGY CODE
- SERBAC ZONE (4)
- OCCUPANCY: F-1 WAREHOUSE, B OFFICE
- CONSTRUCTION TYPE: VAB ONE HOUR SPRINKLERED

SITE PLAN

THE SITE PLAN IS BASED ON FIELD SURVEY BY CENTRAL COAST SURVEYORS, DECEMBER 2017 AND RECORDS FROM MONTEREY COUNTY ACCESSORS OFFICE.

CONSTRUCTION WASTE REQUIREMENTS

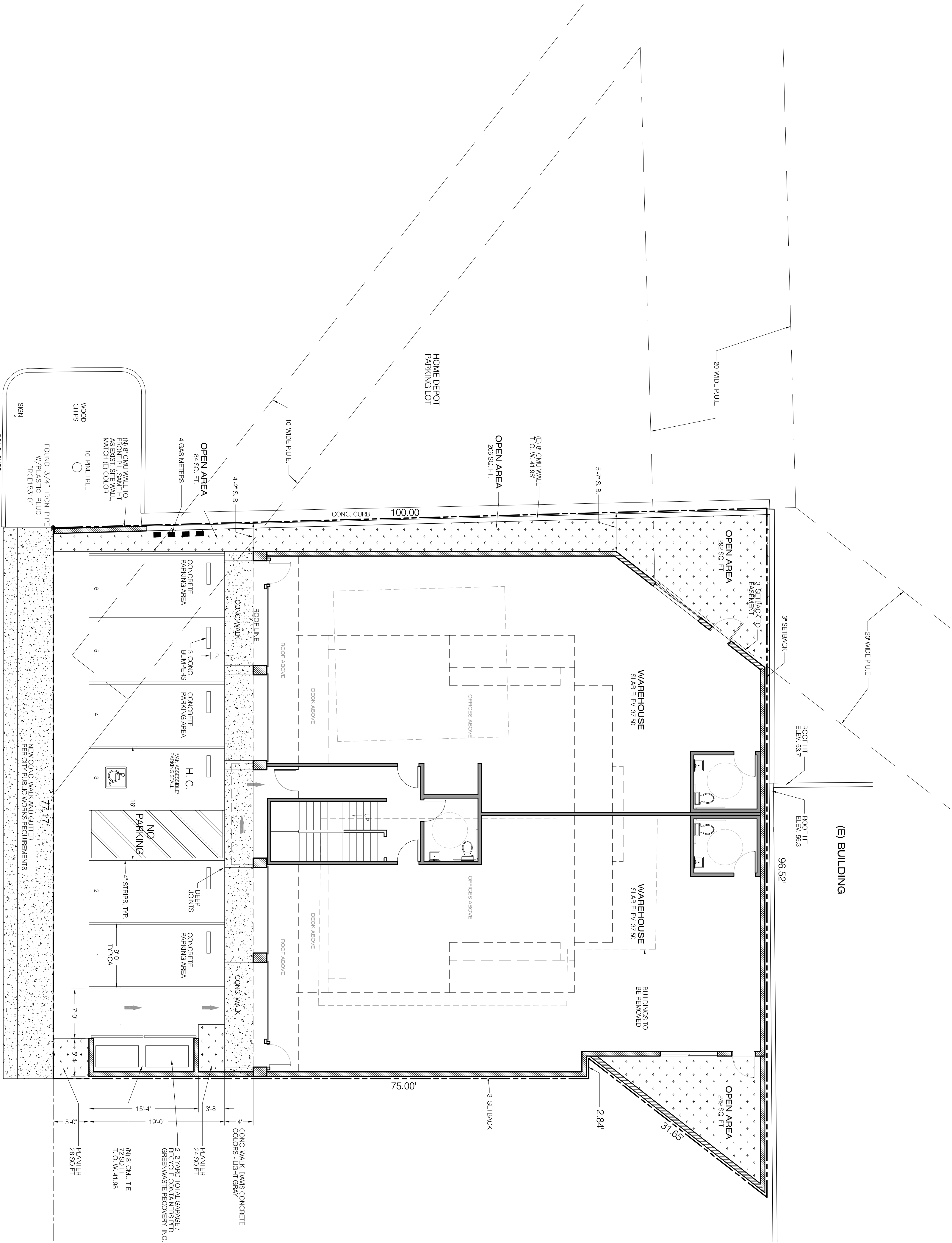
A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE HAULED TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT RECYCLE FACILITY IN MARINA, CA. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CCR 261-285.50. THE CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT ALL RECEIPTS FROM THE WASTE MANAGEMENT DISTRICT FOR ALL MATERIALS TAKEN TO THE DISTRICT FOR DOCUMENTATION OF PROPER DISPOSAL.

ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. UNTIL PROPER REMOVAL. ALL CONSTRUCTION MATERIAL SHALL BE CONTAINED AND COVERED WHEN NOT IN USE AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.

ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED WITH WATER) AND MAINTAINED FREE FROM DEBRIS AND ACCUMULATION OF DIRT.

WATER MANAGEMENT REQUIREMENTS

SHOWER HEADS SHALL HAVE A MAX. FLOW OF 2.0 GALS. PER MIN. TOILET SEPARATORS SHALL HAVE A MAX. FLOW OF 2.2 GALS. PER MIN. DOWN THE DRAIN. ALL DOWN THE DRAIN SEWERS SHALL HAVE A MIN. RAIN SENSOR ON AUTOMATIC IRRIGATION SYSTEM CONTROLLER



SITE PLAN

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

(E) BUILDING

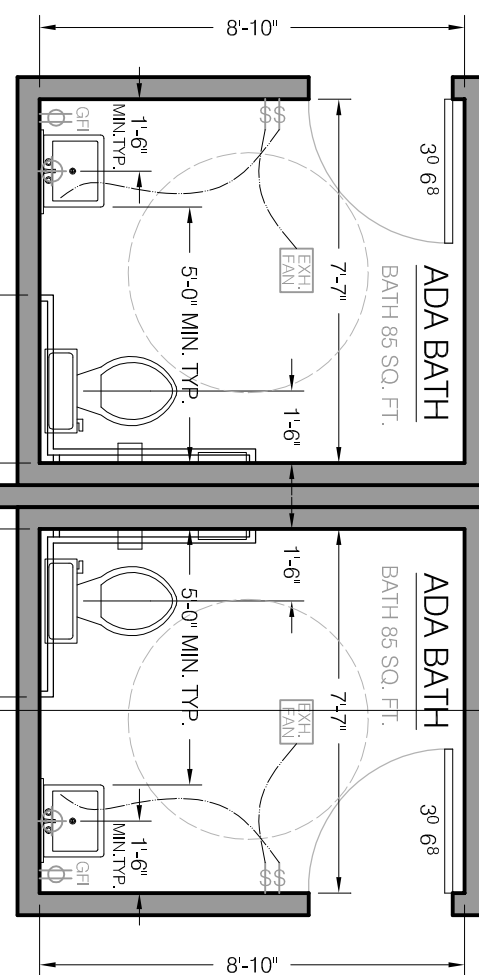
54'-7"

ROOF HT.
ELEV. 53.7

ROOF HT.
ELEV. 56.3

OPEN AREA
282 SQ. FT.

(E) 8" CMU WALL, 8' HIGH



WAREHOUSE

WAREHOUSE

OPEN AREA
249 SQ. FT.

(N) 8" CMU WALL, 8' HIGH

8" 4# HORIZ. SLDR. WINDOW

24'-11 3/2"

OPEN AREA
208 SQ. FT.

5'-7" TO P.L.

4'-8"

8" 4# HORIZ. SLDR. WINDOW

D
A-7

4' METER ELEC. MAIN
PANEL

8" CMU WALL

71'-8 1/2"

27 RISERS @ 12" TYP.
24 HEAD @ 12" TYP.
2 LANDING @ 48" SQ.

UP

LEVEL ABOVE

LEVEL ABOVE

LEVEL ABOVE

LEVEL ABOVE

4'-2" TO P.L.

3'-4"

OVERHANG

CONC. WALK

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

12' x 10' OVERHEAD DOOR

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10' x 10' OVERHEAD DOOR

10' x 10' OVERHEAD DOOR

10' x 10' OVERHEAD DOOR

10' x 10' OVERHEAD DOOR

LOWER FLOOR PLAN

4885 SQ. FT.

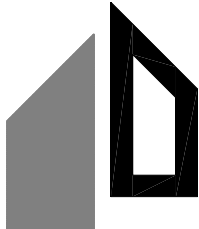
SCALE: 1/4" = 1'-0"

COMMERCIAL
BUILDING for:

RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035



STEVE MICKEL
building design + construction

19 YERBA BUENA CT. MONTEREY, CA. 93940
PH. 831-649-6068 CELL. 831-901-9599 LIC. N° 360816

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REVISIONS BY

DATE

BY

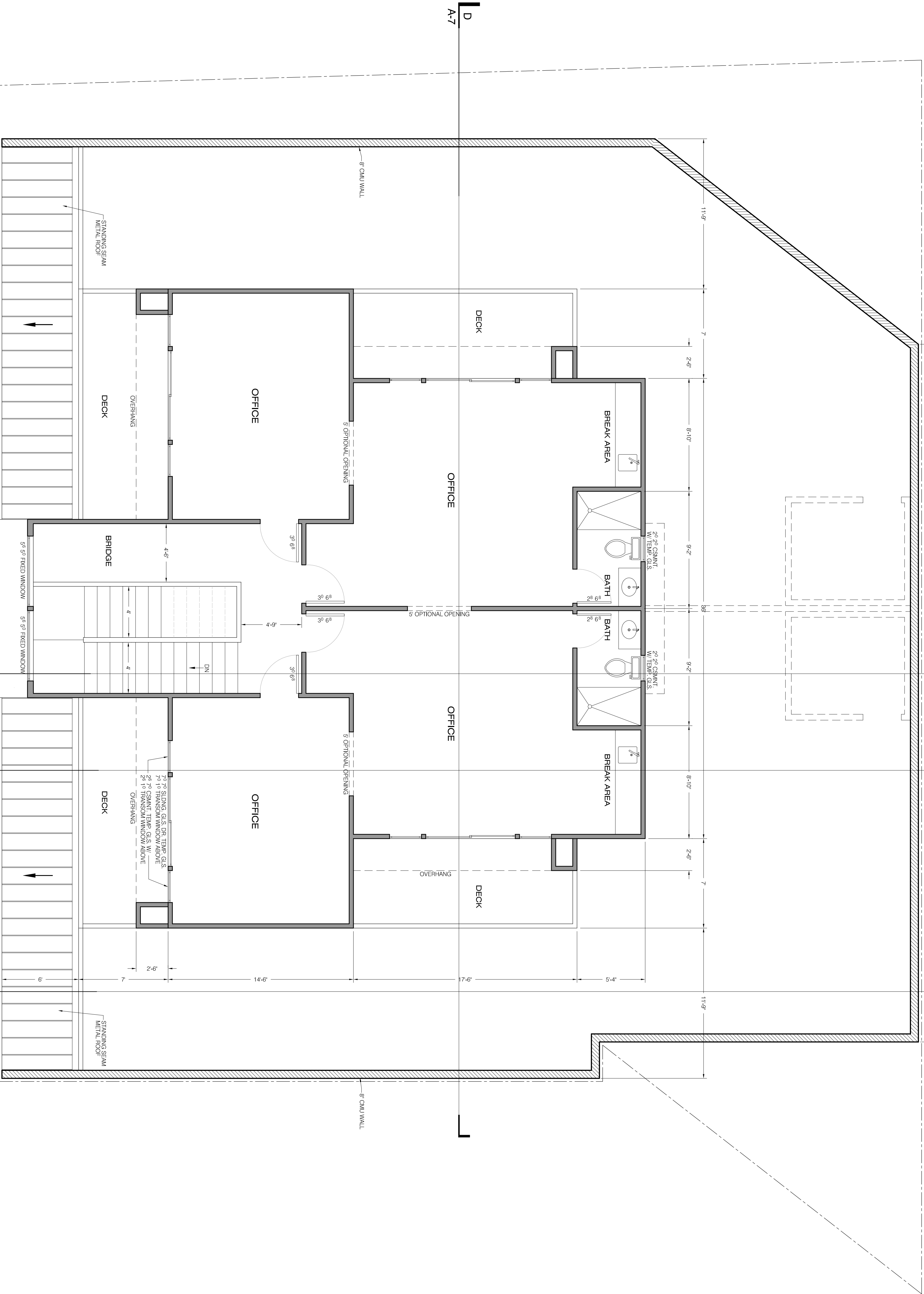
DESCRIPTION

(C) BUILDING

54'-7"

ROOF HT.
ELEV. 35.17

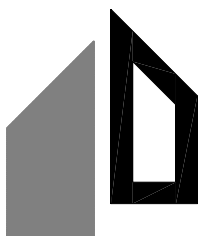
ROOF HT.
ELEV. 35.5



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RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-10-2017

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

Drawn: S. MICKEL

Job:

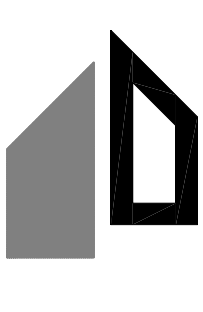
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Sheet

A-3
Of 8 Sheets

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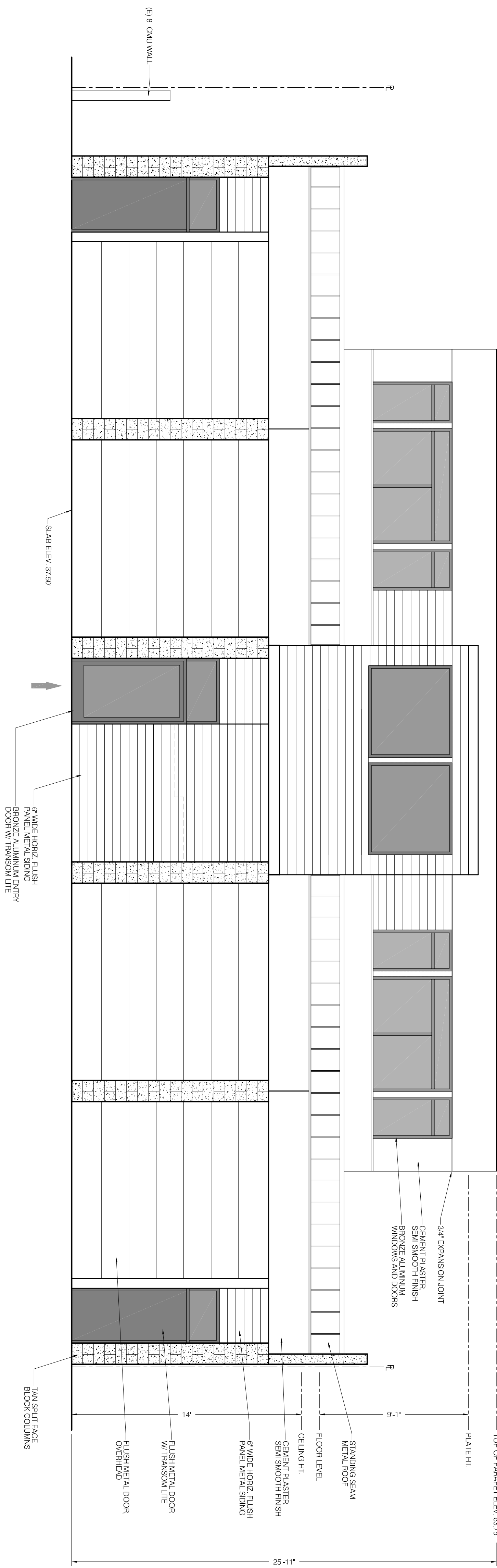
19 YERBA BUENA CT. MONTEREY, CA. 93940
PH. 831-649-6068 CELL. 831-901-9599 LIC. N° 360816

COMMERCIAL BUILDING for:

RUNNOE - ZEVE BUILDING

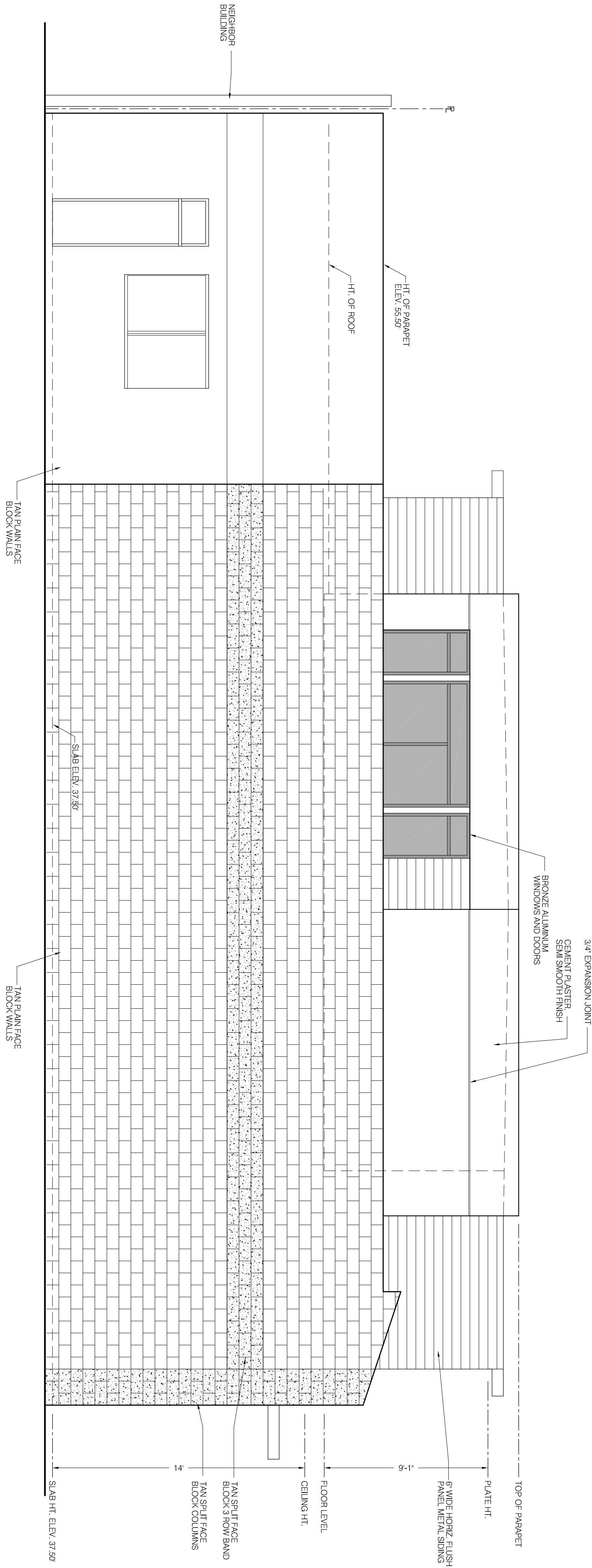
307 ROBERTS AVENUE

SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

(C) BUILDING

54'-7"

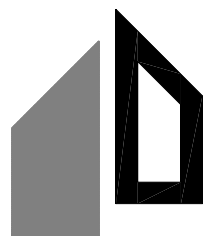
ROOF HT.
ELEV. 83.7

ROOF HT.
ELEV. 83.3

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RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-10-2017

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

Drawn: S. MICKEL

Job:

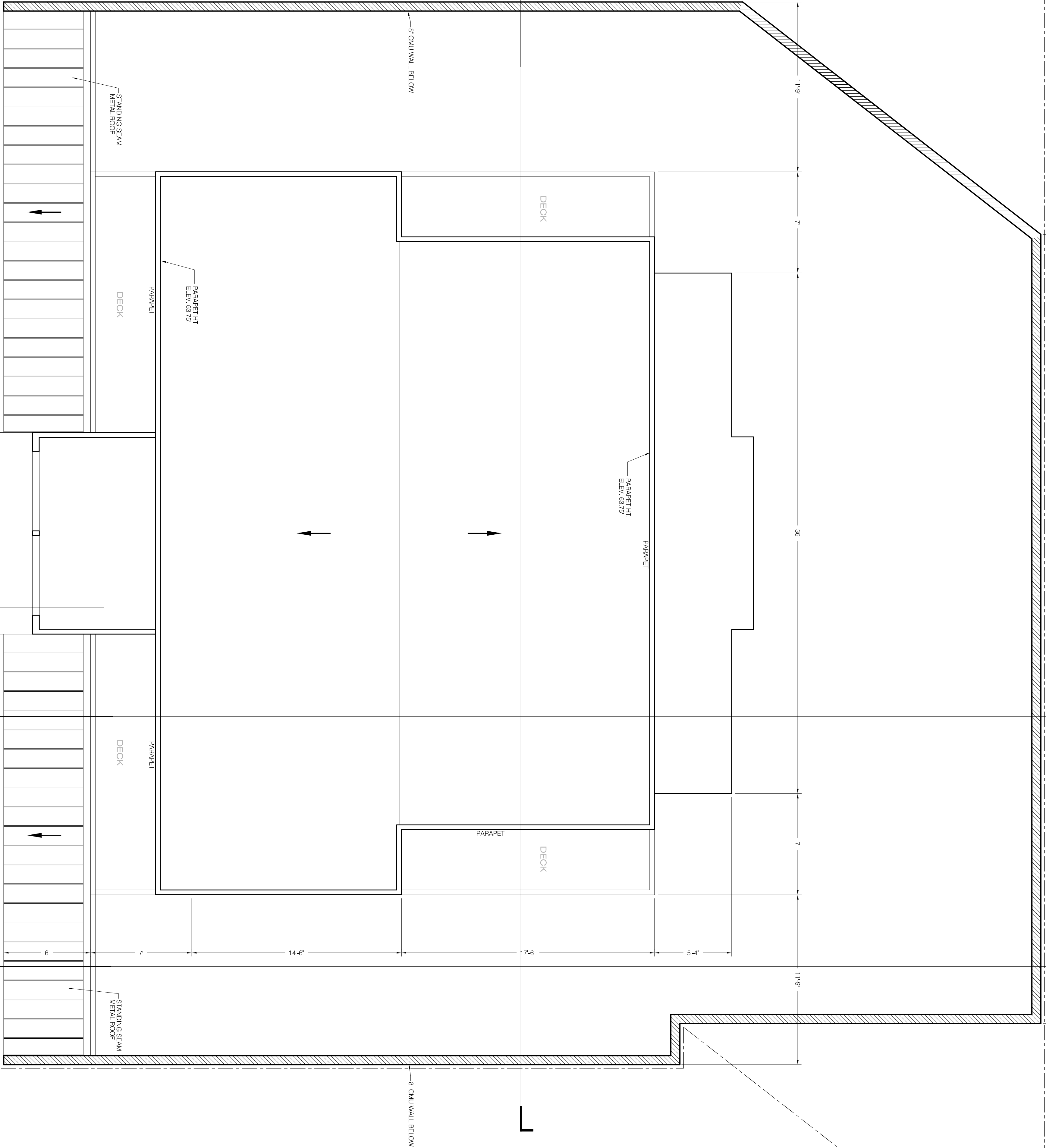
Date plotted: 01-10-2018

Sheet

A-3.1

Of 8 Sheets

D
A-7



DECK

PARAPET
ELEV. 83.75

PARAPET

DECK

PARAPET

PARAPET HT.
ELEV. 83.75

PARAPET

STANDING SEAM
METAL ROOF

DECK

DECK

STANDING SEAM
METAL ROOF

8' CMU WALL BELOW

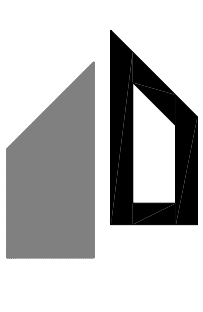
8' CMU WALL BELOW

ROOF PLAN

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

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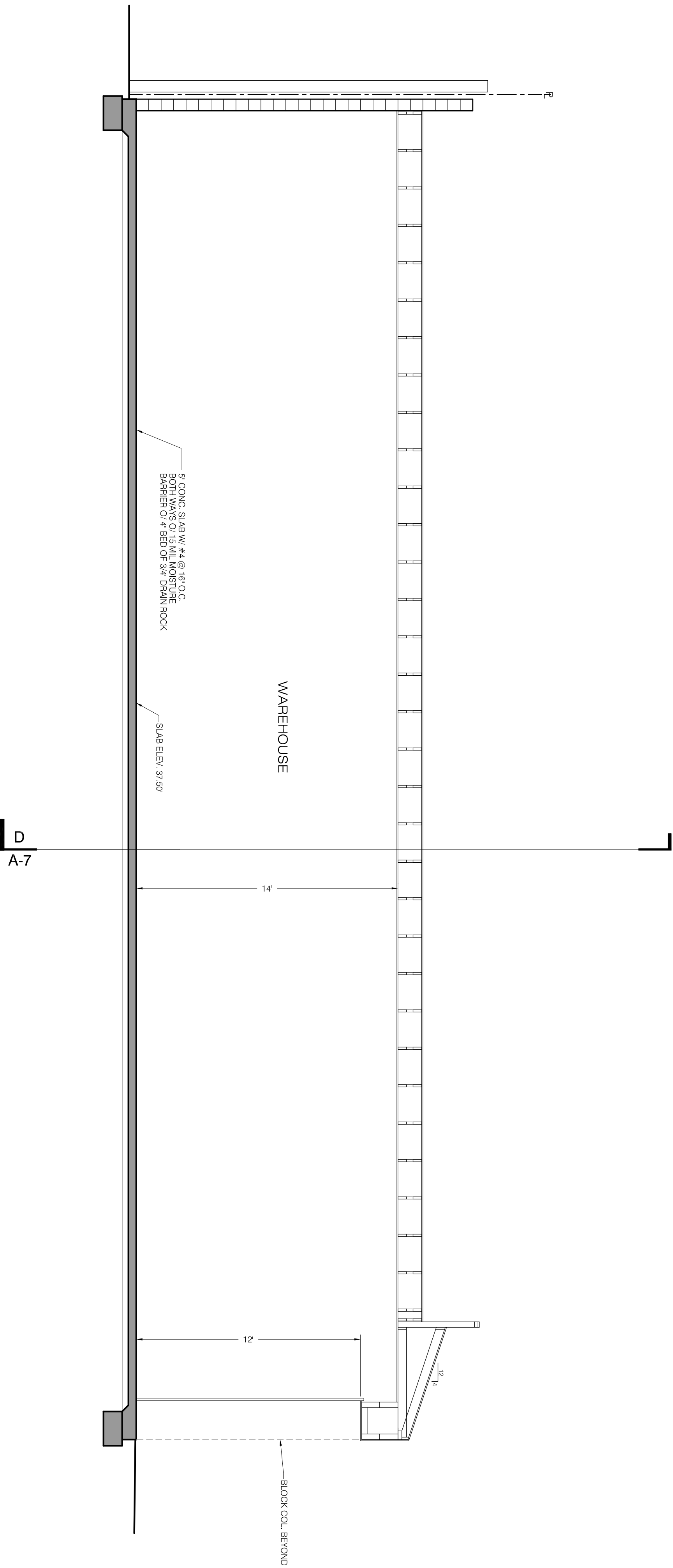
RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

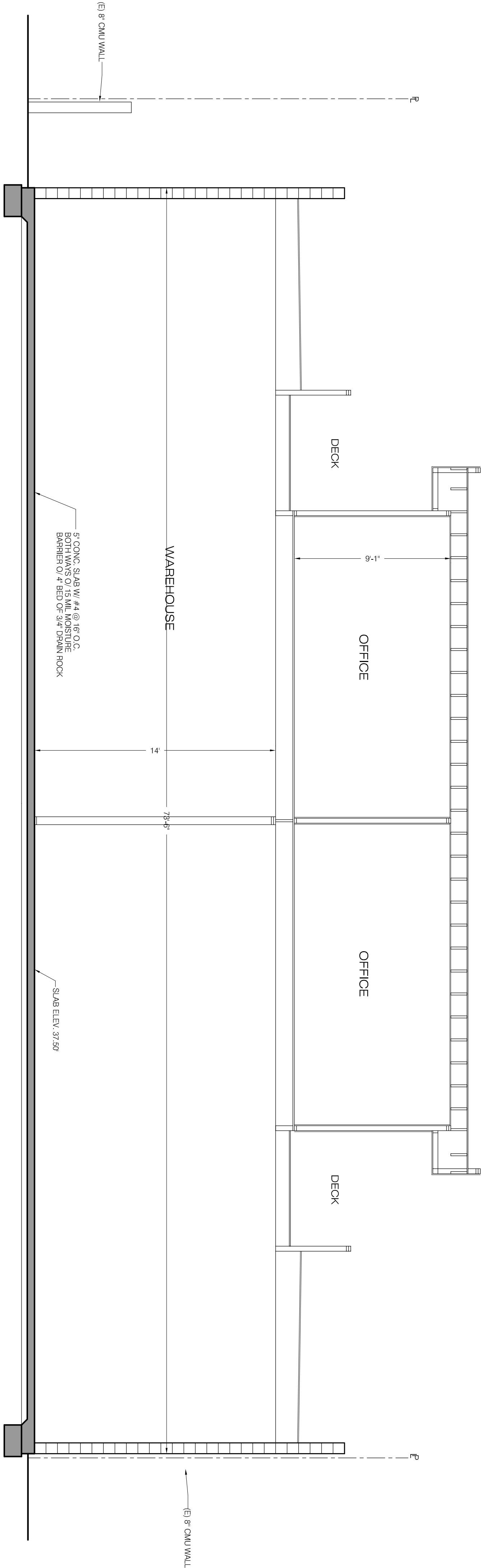
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

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Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date printed:	01-10-2018

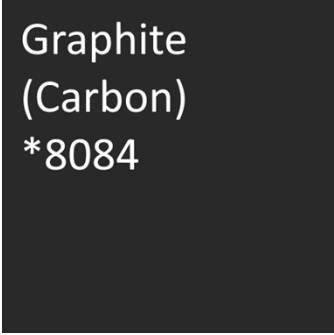


C BUILDING SECTION
SCALE: 1/4" = 1'-0"



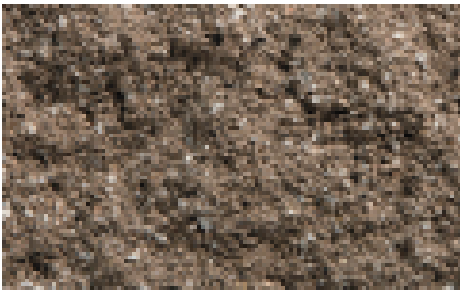
D BUILDING SECTION
SCALE: 1/4" = 1'-0"

Exterior Colors



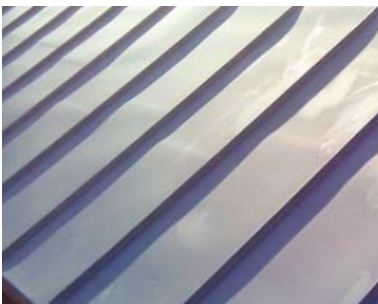
Graphite
(Carbon)
*8084

Walkway Color



Split Face Block Color

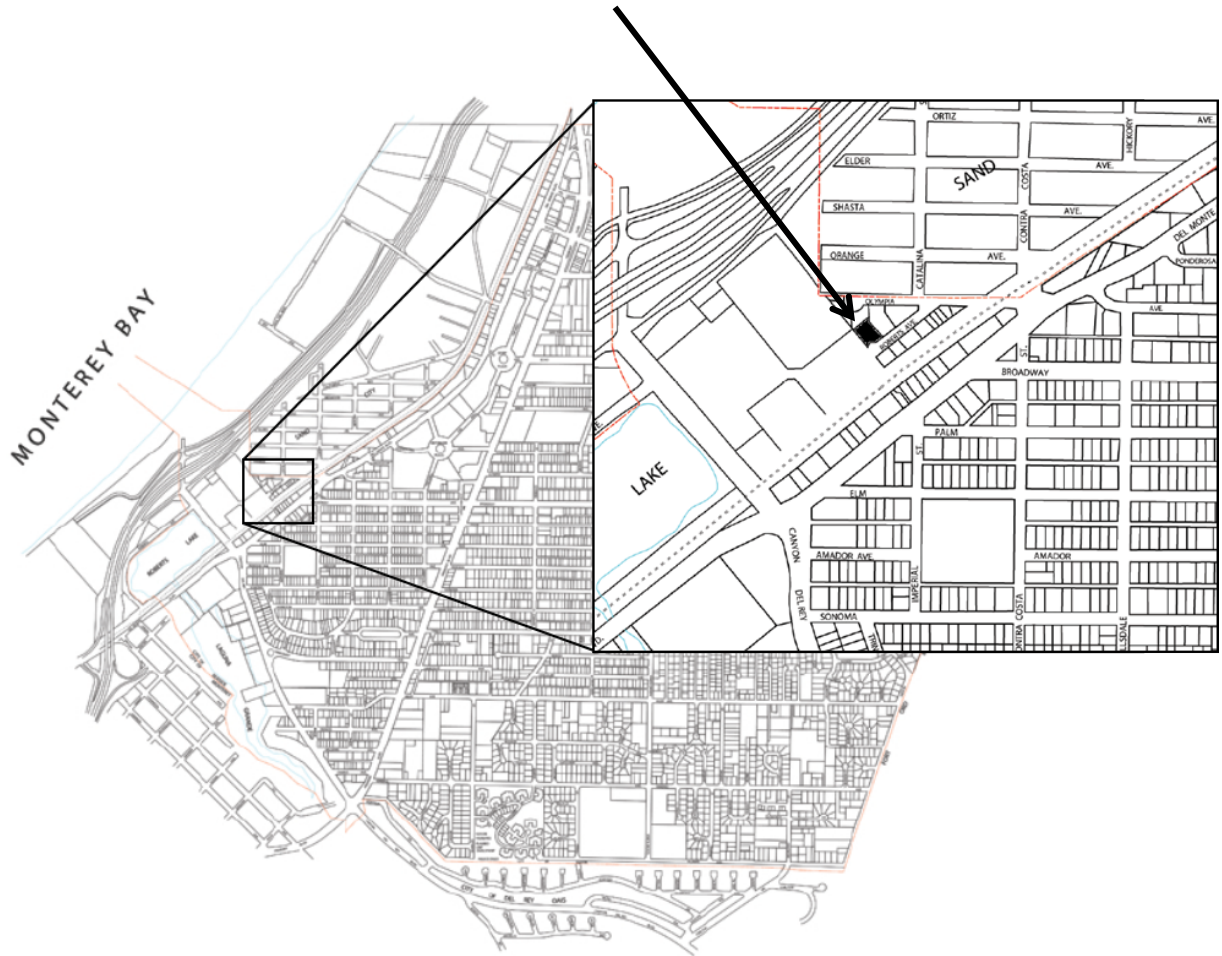
Exterior Plaster Color



Dark Bronze Standing Seam Roof

Location Map

Project Site: 307 Roberts Avenue



Attachment 3

Aerial Site Photo



Attachment 4

View from Roberts Avenue



View from Laguna Grande Shopping Center



View from Roberts Avenue



Project Site: 307 Roberts Avenue

