



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 21, 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.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-02. PENINSULA REAL ESTATE, LLC, PROPERTY OWNER, AND JACK PAQUIN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW MASERATI/ALFA ROMEO SHOWROOM, SERVICE FACILITY, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE SEASIDE AUTO CENTER LOCATED AT 1725 AUTO CENTER PARKWAY IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENT QUALITY ACT, THE PROJECT IS CATEGORICALLY CLASS 1, SECTION 15301.E.2.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: The project will consist of the renovation of an existing single story service building to establish a new single story Maserati/Alfa Romeo car dealership. 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 design review approval of the proposed new construction, landscaping, signage and lighting subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit "A".

**C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15.
ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING
DESIGN REVIEW APPROVAL FOR A 922 SQUARE FOOT TWO-STORY
ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY
RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT
IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING
FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

RECOMMENDATION: Staff has provided conditions for the Board's consideration in approval of the design of the proposed second story addition. Conditions of Approval are provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A".

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
March 7, 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://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.



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 21, 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 21, 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 21, 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).

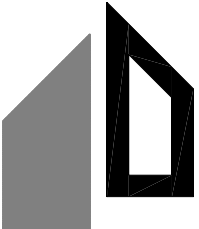
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



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:

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 CMC
- 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
- SERBMO 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

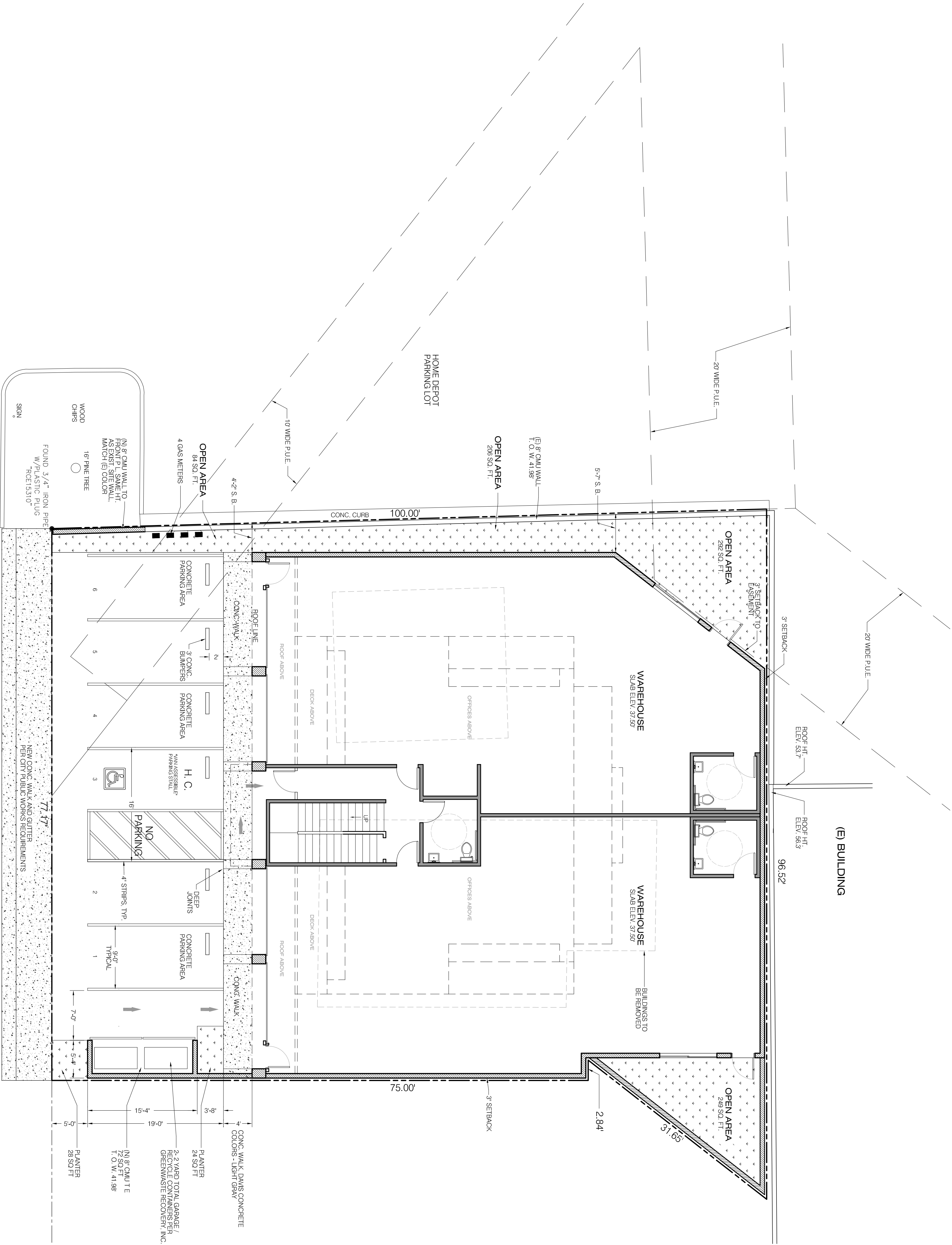
A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE HAULED TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT RECYCLE FACILITY IN MARINA, CA. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CCR 261-285.50. THE 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 DRAINAGE SHALL BE TO THE STREET OR TO A RAIN SENSOR ON AUTOMATIC IRRIGATION SYSTEM CONTROLLER.



SITE PLAN

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

COMMERCIAL
BUILDING for:

Of 8 Sheet

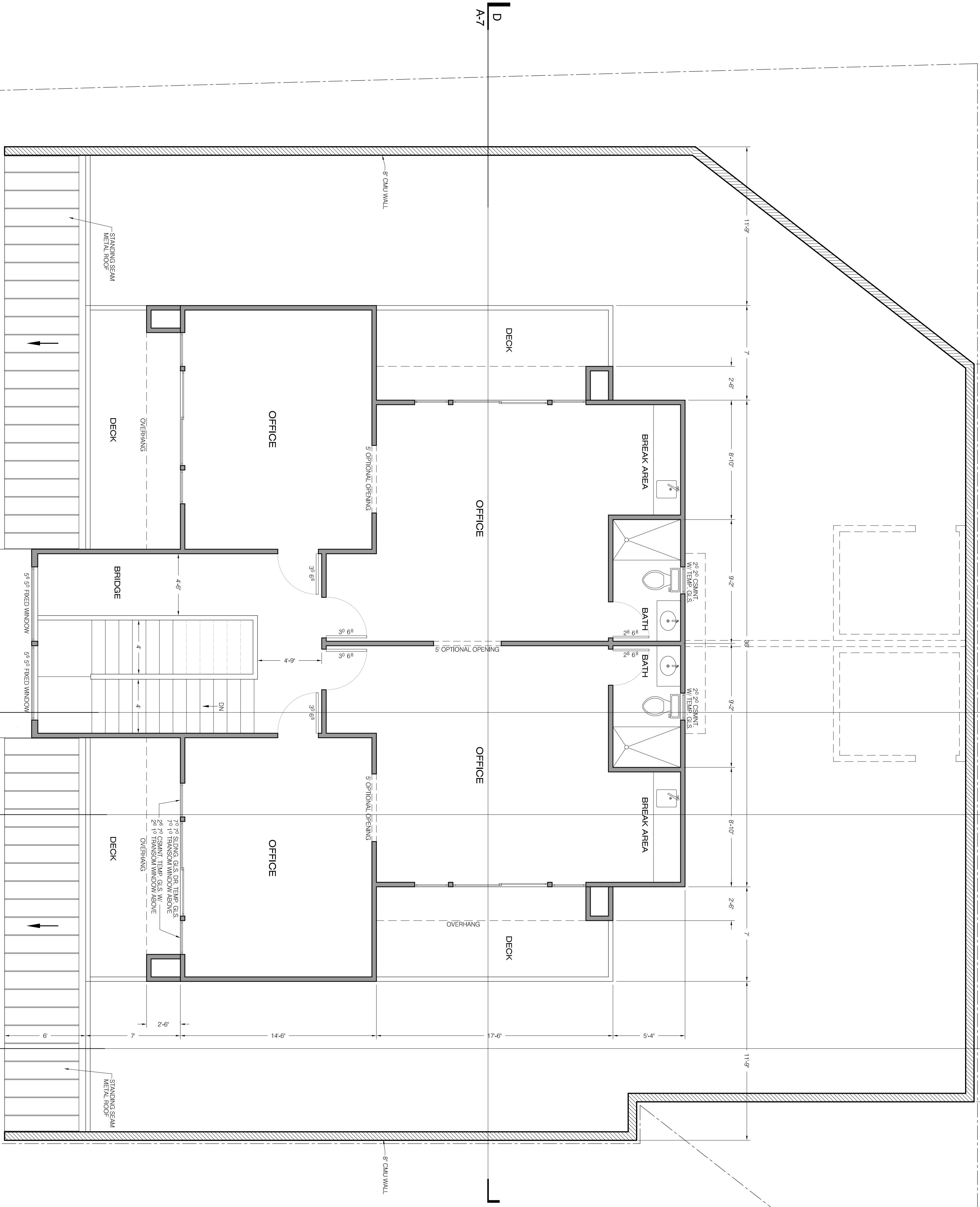


(C) BUILDING

54'-7"

ROOF HT.
ELEV. 35.17

ROOF HT.
ELEV. 35.5



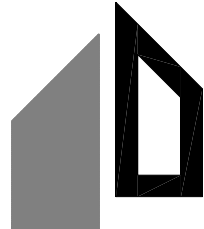
UPPER FLOOR PLAN

1508 SQ. FT.

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

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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

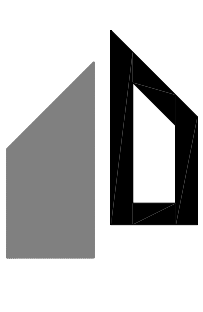
307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-10-2017
Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-10-2018
Sheet
8
A-3

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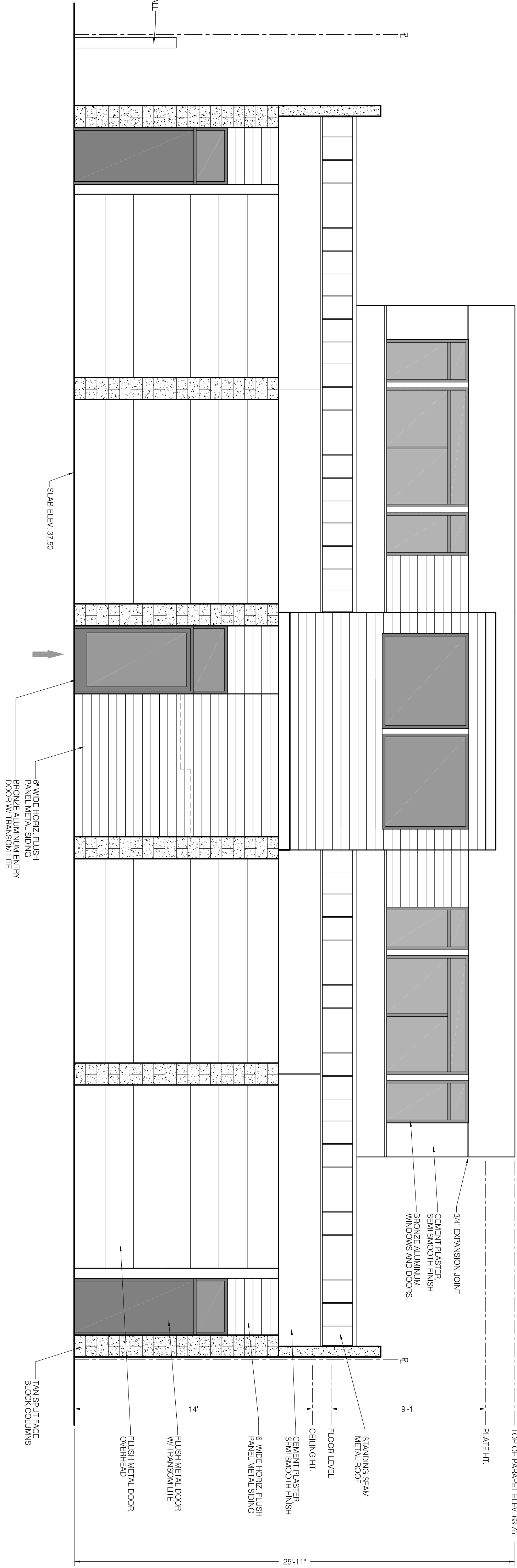
RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

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

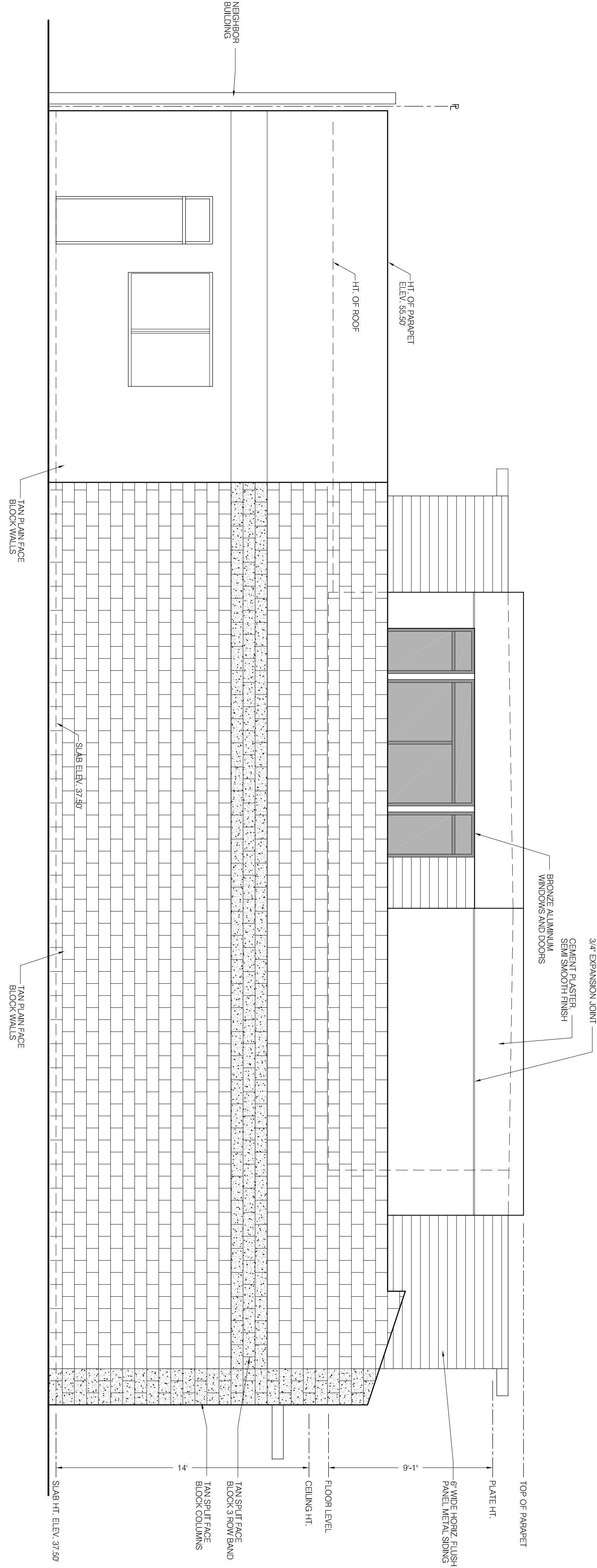
COMMERCIAL BUILDING for:

Date:	10-20-2017
Scale:	1/4" = 1'-0"
Drawn:	S. MICKEL
Job:	
Date printed:	01-10-2018



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

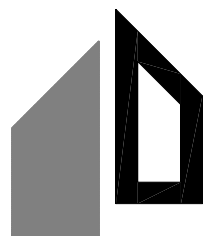
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RUNNOE - ZEVE BUILDING

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:

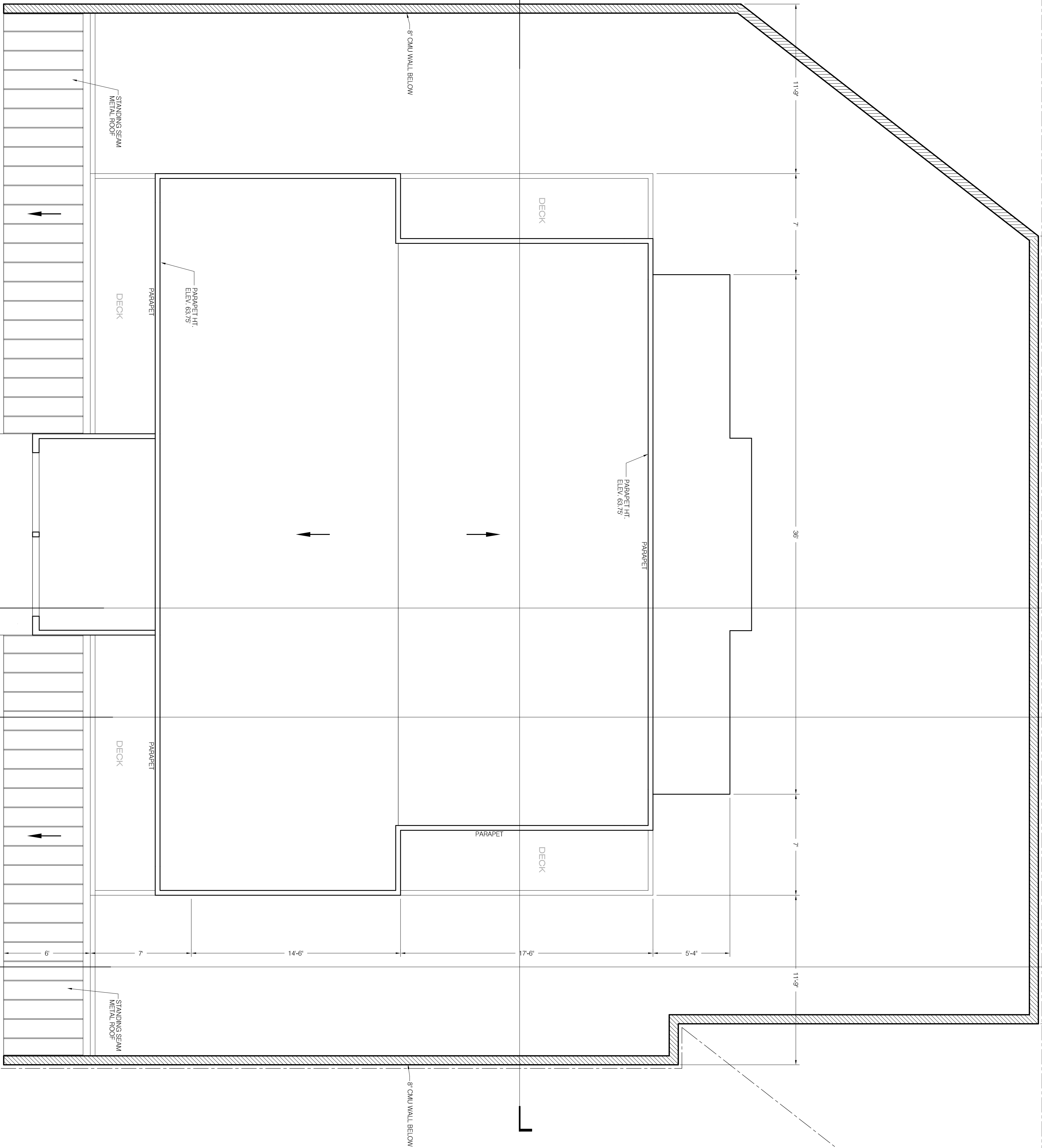
Date plotted: 01-10-2018

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

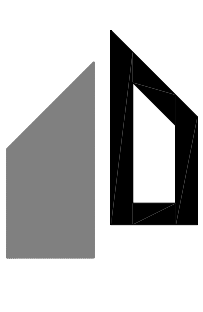
STANDING SEAM
METAL ROOF

ROOF PLAN

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

REVISIONS	BY

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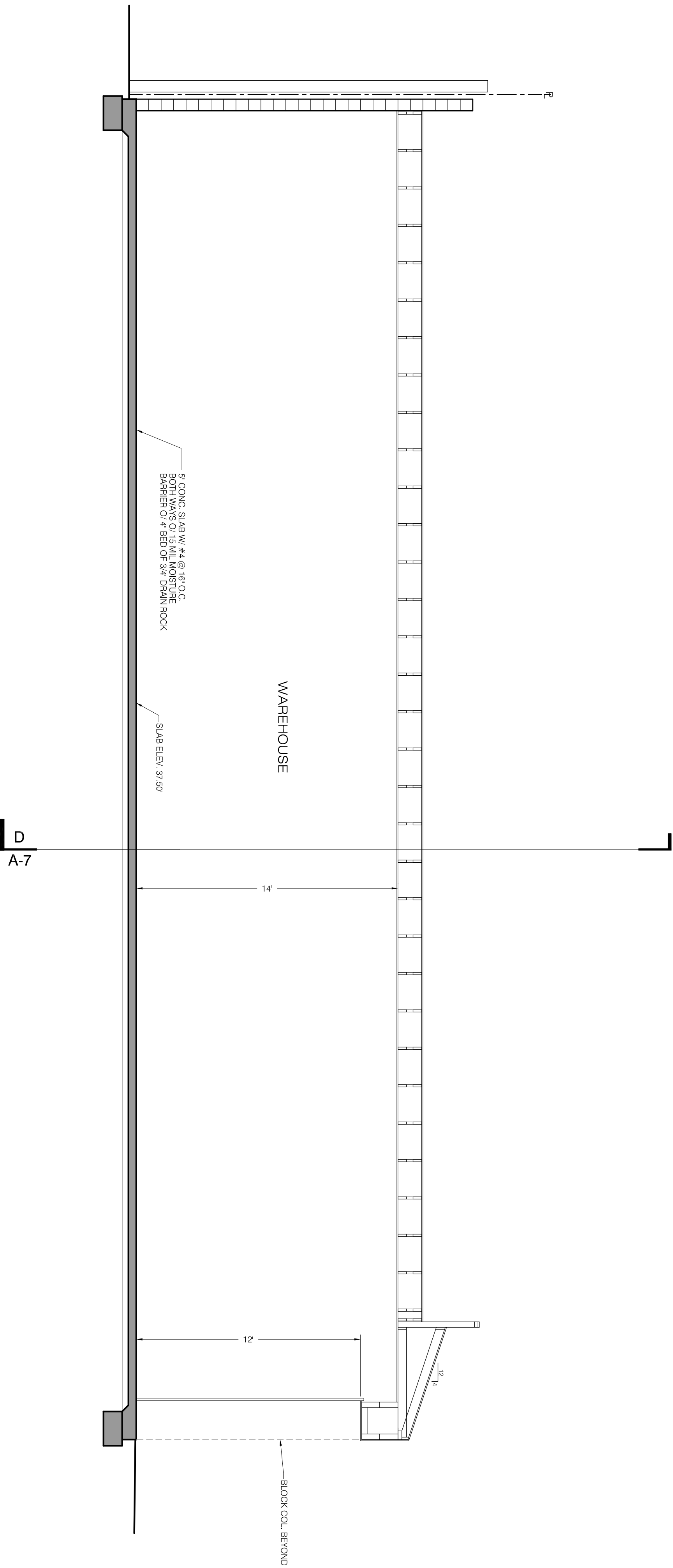
RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

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

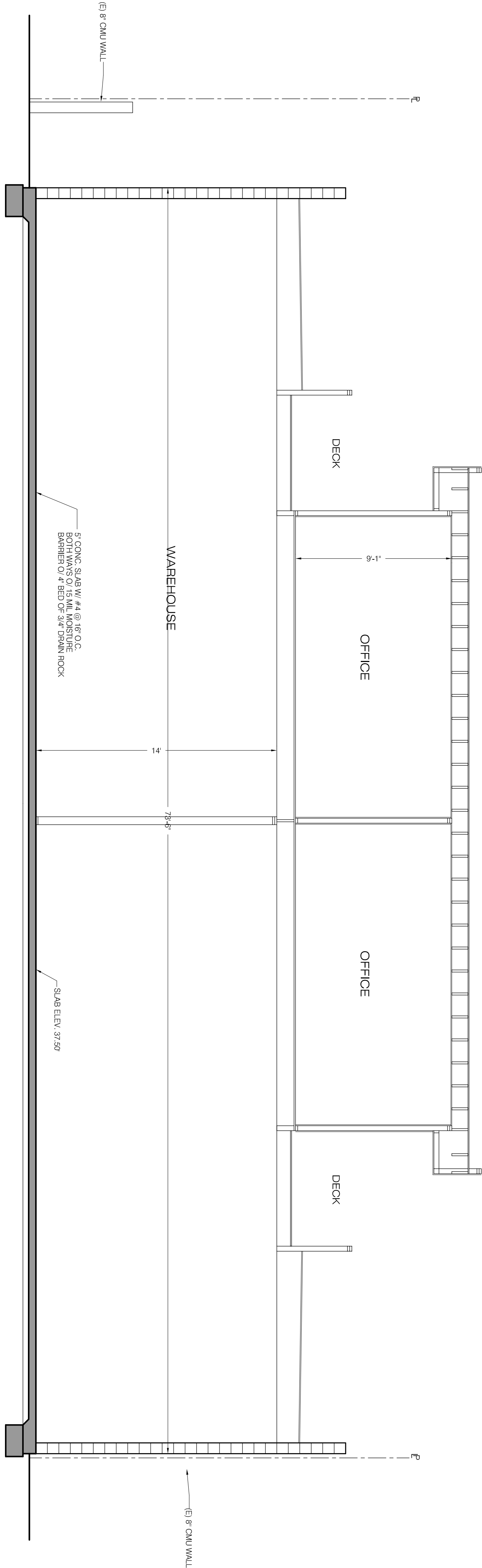
COMMERCIAL BUILDING for:

Date:	10-20-2017
Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Drawn/checked:	01-10-2018



© BUILDING SECTION

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



© BUILDING SECTION

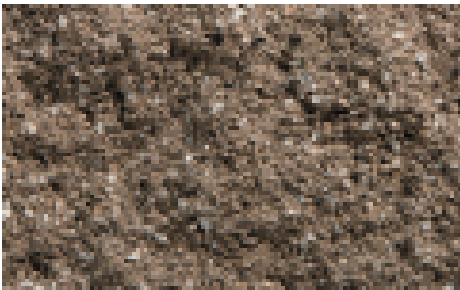
SCALE: 1/4" = 1'-0"

Exterior Colors

Graphite
(Carbon)
*8084

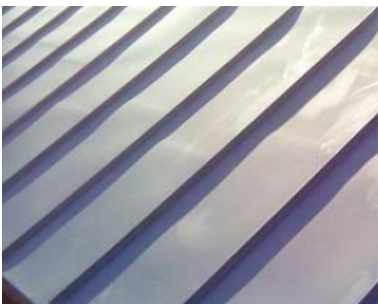


Walkway Color



Split Face Block Color

Exterior Plaster Color



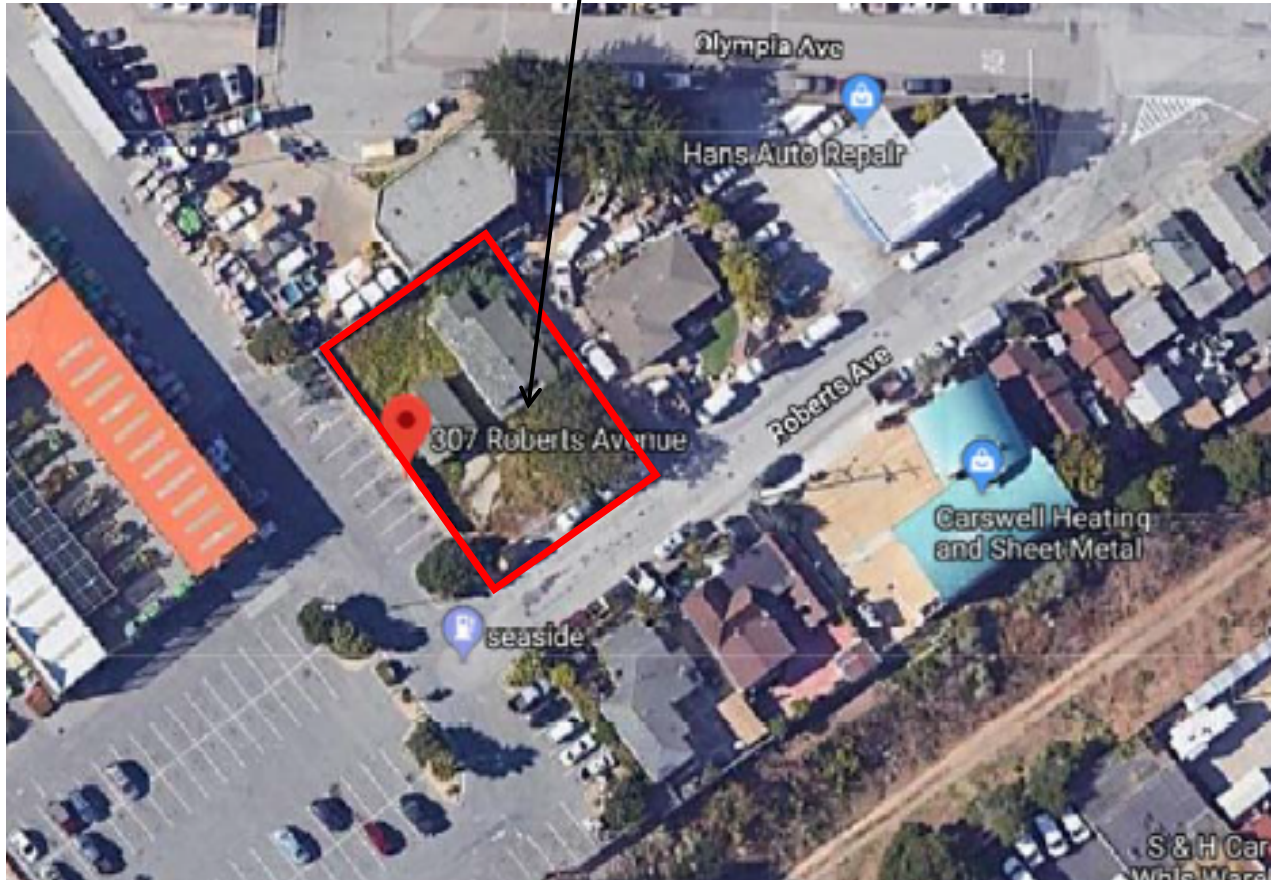
Dark Bronze Standing Seam Roof

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





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

BY: Bob Larsen, Associate Planner

DATE: February 21, 2018

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-02. PENINSULA REAL ESTATE, LLC, PROPERTY OWNER, AND JACK PAQUIN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW MASERATI/ALFA ROMEO SHOWROOM, SERVICE FACILITY, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE SEASIDE AUTO CENTER LOCATED AT 1725 AUTO CENTER PARKWAY IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENT QUALITY ACT, THE PROJECT IS CATEGORICALLY CLASS 1, SECTION 15301.E.2.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE

The project will consist of the renovation of an existing single story service building to establish a new single story Maserati/Alfa Romeo car dealership. 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 design review approval of the proposed new construction, landscaping, signage and lighting subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit "A".

BACKGROUND

SITE LOCATION AND DESCRIPTION

The proposed Maserati/Alfa Romeo dealership will be located on the southerly 1.48 acre portion of a 4.68 acre parcel within the Seaside auto center. The larger parcel has already been developed with two other car dealership sites to the north of this site. The adjacent land uses

consist of the Toyota dealership to the south, the Honda dealership to the east, and Monterey Tires to the west on Del Monte Boulevard.

The 1.48 acre site is currently occupied by a former automotive service/detail shop which is now vacant. This single story building is a rectangular concrete block structure that will be partially demolished and then renovated into the new Maserati/Alfa Romeo dealership.

Location Map is provided as Attachment 2. Site photographs are provided as Attachment 3.

-



PROJECT DESCRIPTION

The existing 9,570 square foot structure is located near the center of and slightly to the rear of the 1.48 acre site. The top of the parapet wall on the existing block building is 17 feet 4 inches high. Wood framed structures attached to the front and north side of the building will be removed. A 256 square foot portion of a wood framed structure attached to the south side of the building will remain in place and serve as a location for oils and other service equipment. The proposed renovation will add a 45 foot addition to the front of the building. This addition will extend 88 feet across the front of the building and will house the automobile showrooms, sales offices, and customer lounge. This front portion of the renovation will be 23 feet high. The front 22 feet of the existing concrete structure will be converted into additional office space. Two roll up doors located on either side of the existing building will be replaced with glass roll up doors for access to the inside service bays. Existing man doors on either side of the building will also remain. The applicant proposes to build a new 840 square foot porte cochere for vehicles visiting the service department. This structure will be attached to the south side of the building. The porte cochere will be open on all three sides and will accommodate one lane of traffic.

The concrete masonry rear and side walls of the existing structure will be covered with a smooth plaster finish and painted to match the new aluminum composite material (ACM) panels on the front of the building. Reveal joints in the plaster will line up with the ACM panel joints. The front of the building will be constructed of ACM panels, aluminum storefront windows with a central matching aluminum door assembly. The storefront will have clear tempered glazing and Nanawall folding panel systems at either end of the storefront. White ACM panels will wrap around the top of the porte cochere. A Project Rendering is provided as Attachment 5.

-

Site, Lighting, and Landscaping

The existing site is level and paved. The applicant is proposing to replace areas of the paving near the building that are in poor condition that might be damaged in the demolition/construction process. The paving will also be patched where a fence and concrete walkway are to be replaced on the south side of the building. Decorative stamped concrete will

be used at the front and sides of the showroom.

This dealership is required to provide 60 parking spaces. A total of 100 parking spaces are provided. Customer and ADA parking will be located at the front of the dealership. A metal tube bicycle rack for 2 bicycles is proposed on the south side of the building.

Exterior lighting will consist of full cut off LED wall mounted downlights on the rear plaster portion of the building and down lights will be located in the soffit above the storefront.

The existing landscaping at the perimeter of the site remains in healthy condition. The applicant proposes to add similar plant material and extend existing irrigation into the new landscape areas adjacent to the building and along the perimeter of the site. Five, 24 inch box Strawberry trees, will be added. Visibility triangles are being maintained at the driveway entrances. The Seaside Zoning Ordinance requires that a minimum of 5 percent of the total site is to be landscaped. The application indicates that 7.3 percent of the site is landscaped.

Signs

-

The applicant has submitted a Master Sign Program that includes a freestanding sign near the south driveway entrance and wall signs on the front of the showroom building. The illuminated freestanding primary pylon sign will be located near the south driveway and is 2 feet 8 inches wide by 12 feet high with dual Maserati and Alfa Romeo brand signs. The front of the building will have the Maserati letters and Alfa Romeo script with dual logos. The word Monterey will be located over the center entry doors. The porte cocher will have a Service sign and a fin identification sign. The street address will be located above the entry door. The total square footage requested is 176 square feet. The following chart details the proposed signs.

-

Sign Chart

-

Sign	Area in Sq. Ft.	Type of Sign
A	60	Two sided monument
B-1	6	Maserati logo
B-2	6	Alfa Romeo logo
C-1	33	Maserati brand letters
C-2	38	Alfa Romeo brand script
D	9	Service fin sign
E	10	Service sign
F	14	Dealership identification
Total	176	

-
-

STAFF ANALYSIS

-

Zoning Code

According to the Automotive Regional Commercial Zone standards, the architectural design standards seek to reflect a modern, contemporary design for the individual dealerships. The proposed elevations utilize a modernistic scheme and the selection of building materials is consistent with the design standards for the CA zone. All other requirements including parking, landscaping, and signage have been met.

Auto Center Design Standards

-

The building renovation and overall improvements to the dealership incorporate a combination of ACM panels, a smooth stucco wall material, and corrugated metal accent panels. The overall paint scheme highlights the accent panels and works well with the variation of materials. Staff finds that adequate architectural relief has been provided on all sides of the proposed building to make the project harmonious with the surrounding properties and to enhance the character of the area.

Signs

-

The proposed Master Sign Program is compatible with the contemporary appearance of the building and is presented in an appropriate scale and design that is harmonious with the building and surrounding businesses. All signs are located out of the driveway traffic safety visibility areas.

-

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) which applies to additions to existing facilities of less than 10,000 square feet and the project is in an area where all public services are available to allow for maximum development permissible in the General Plan.

Evidence: Based on the project consisting of an addition of less than 10,000 square feet, it can be seen that the proposed project is in an area where all public services are available to allow

for maximum development permissible in the General Plan.

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 is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the of the proposed building takes 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 a 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 signing 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 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- Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4 - Signs
 6. Attachment 5 - Lighting
 7. Attachment 6 - Project Rendering
-

Conditions of Approval
File No. BAR-18-02
February 21, 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 “Maserati/Alfa Romeo of Monterey” stamped as received on January 16, 2018 and approved on February 21, 2018. Project plans are provided as Attachment 1, Exhibit “A”.

Building and Fire:

2. The construction plans for the project shall be submitted in accordance with the 2016 California Building Code and 2016 California Fire Code. In addition to the Fire Sprinkler Notes on page A001 – California Fire Code Section 507.5.1.1 – Buildings equipped with a standpipe system installed in accordance with section 905 shall have a fire hydrant within 100 feet of the fire department connections.
3. Building permit plans shall be prepared and stamped by a licensed architect or engineer.
4. An accessible pedestrian route is required between the city sidewalk and the business entrance. When no sidewalk adjoins a parcel, an exception is allowed as arrival is by vehicle only. Property adjoins Del Monte Boulevard where a sidewalk (pedestrian service) is provided.

Public Works:

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 through #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 type and soil hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
 - ii. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area (formerly pervious), replaced/redeveloped impervious surface area, new pervious area, and post-project impervious surface area. Show calculation of Net Impervious Area if applicable. (refer to Att#1 to R3-2013-0032 for definitions)
 - 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. Applicant may be required to receive additional Board of Architectural Review approval depending upon the structural storm water control measures proposed within the Storm Water Control Plan.
 - 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 registered in the State of California or other qualified professional approved by the City 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:

5. 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.
6. 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. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
7. 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 17.64.090.C.
8. 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.
9. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
10. 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.
11. 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.

12. 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.
13. 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-18-02

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).

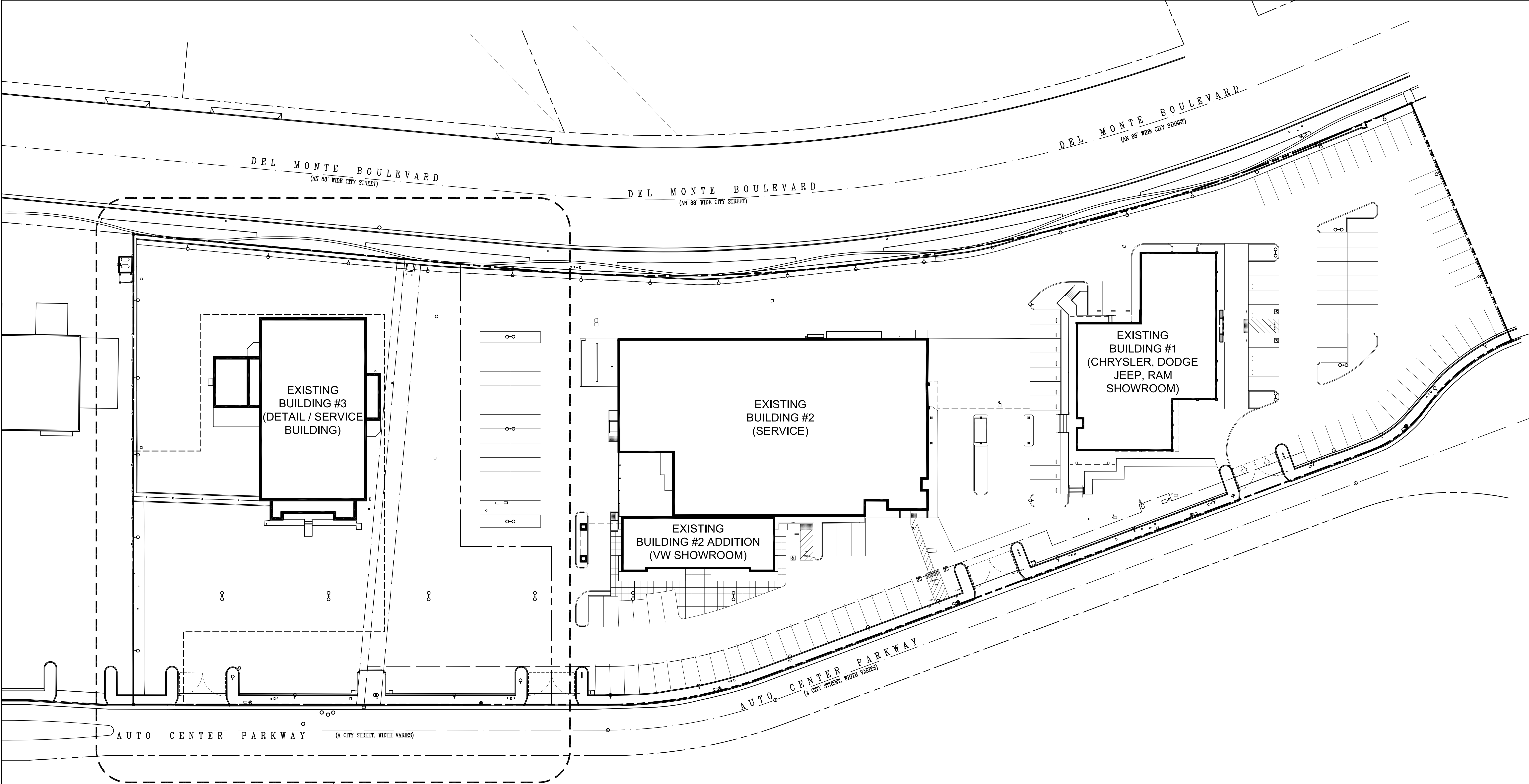
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



1

TRUE NORTH

PLAN NORTH

EXISTING OVERALL SITE PLAN

SCALE: 1" = 30'-0"

SET ISSUED:
2018-01-16 CITY OF SEASIDE
BAR SUBMITTAL

ALL IDEAL DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE PROFESSIONAL DESIGN TEAM. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE PROFESSIONAL DESIGN TEAM AND VISUAL EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

CLIENT:
**Peninsula
Real Estate, LLC**
1725 AUTO CENTER PLAZA
(3 GEARY PLAZA) BUILDING 3
SEASIDE, CALIFORNIA 93955

**MASERATI / ALFA ROMEO OF MONTEREY
NEW SHOWROOM - BUILDING 3**
1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3
SEASIDE, CALIFORNIA 93955
A.P.N. NO.: 011-534-007

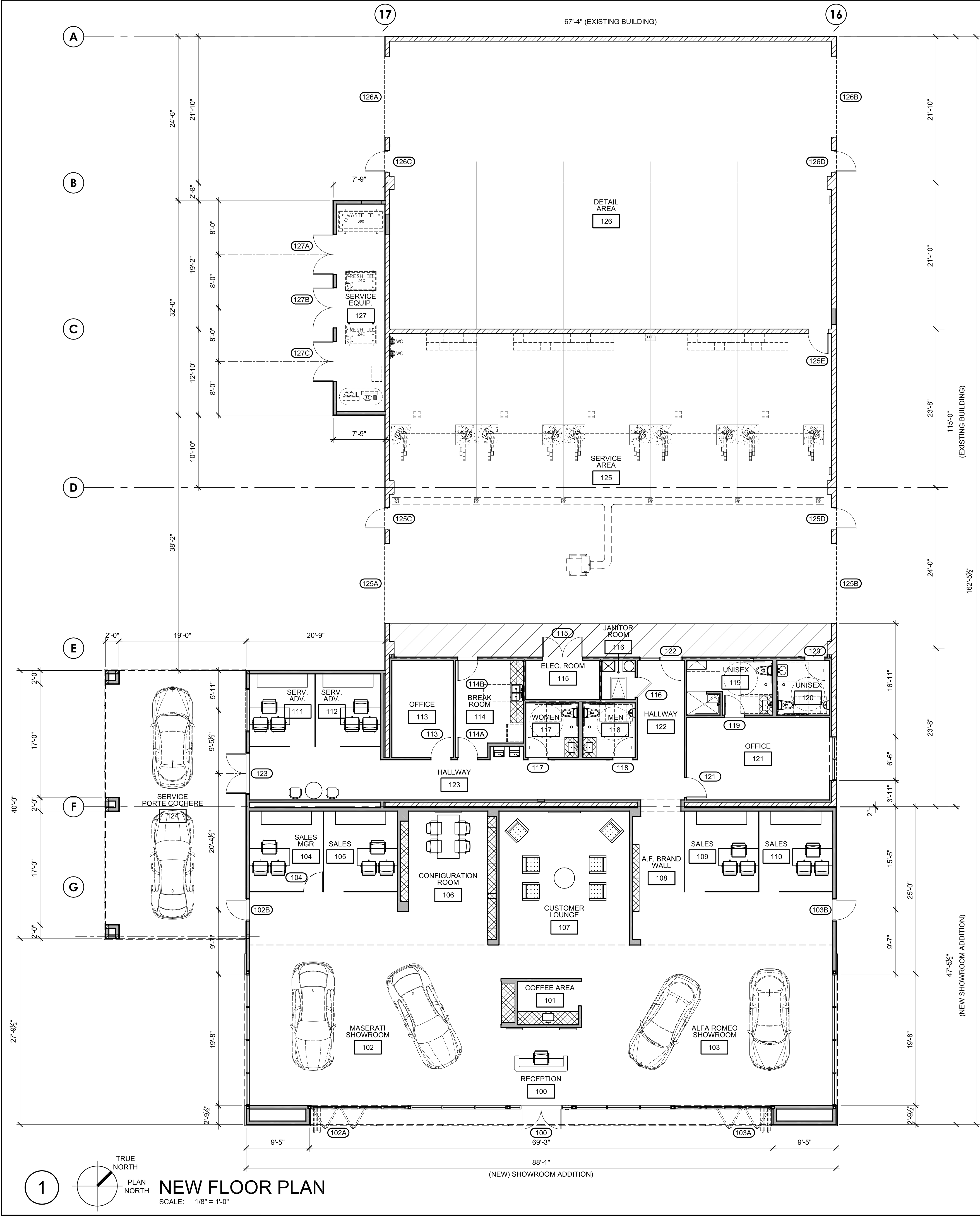
JOB NO.:
2017-004

SHEET NAME:
**EXISTING
OVERALL SITE
PLAN**

SHEET NO.:
A100

FILE: 2017-004 Maserati Monterey-A100

Packet Page 42



GENERAL NOTES

- CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED WALLS. PRIME AND PAINT ALL EXISTING AND NEW WALLS. CONTRACTOR SHALL COORDINATE PAINT COLOR SELECTION WITH FINISH SCHEDULE & OWNER (PAINT COLORS TO COMPLY TO VEHICLE BRAND STANDARD ARCHITECTURAL FINISHES).
- CONTRACTOR SHALL FIELD VERIFY ALL (E) CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS & FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, U.O.N. ALIGN ALL NEW WALLS WITH EXISTING AS INDICATED AND/OR SHOWN ON FLOOR PLAN. NEW WALLS SHALL MATCH EXISTING WALL ASSEMBLY THICKNESS SO FINISH SURFACES ON BOTH SIDES ALIGN - TYPICAL THROUGHOUT IMPROVEMENT AREA.
- EXISTING WALLS WERE CONSTRUCTED WITH OTHER PERMITS AND/OR CONTRACTS. FIELD VERIFY CONSTRUCTION AND WIDTH PRIOR TO FABRICATION OF DOOR FRAMES OR COMPONENTS WHICH REQUIRE THE WIDTH OF THE WALL TO BE SET.
- PROTECT FROM DAMAGE ALL EXISTING ITEMS NOT SCHEDULED FOR REMOVAL.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S FURNITURE AND EQUIPMENT VENDOR FOR LAYOUT, POWER / DATA / TEL. REQUIREMENTS AND CONNECTIONS AND INSTALLATION OF ALL MODULAR FURNITURE, EQUIPMENT, KIOSKS, INFORMATION TOWERS, INFORMATION DESKS, AND SIGNAGE.
- CONTRACTOR SHALL ALLOW FOR ALL PATCHING AND / OR MODIFICATION OF EXISTING WALLS / GYP. BD. AS REQUIRED DUE TO NEW AND / OR REMOVAL OF SWITCHES, OUTLETS AND OTHER WALL MOUNTED DEVICES.

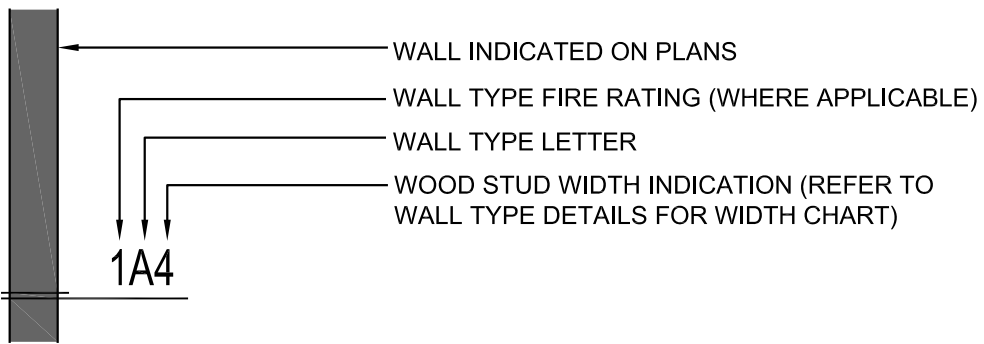
WALL SCHEDULE

SYMBOL TYPE	DESCRIPTION	DETAIL
	WALL TYPE 'A': NON-RATED WALL FURRING - CHANNEL	-
	WALL TYPE 'B': NON-RATED WALL FURRING - WOOD	-
	WALL TYPE 'C': NON-RATED PARTIAL HT. WALL	-
	WALL TYPE 'B': NON-RATED FULL HT. WALL	-
	WALL TYPE 'E': NON-RATED DBL. STUD WALL	-
	WALL TYPE 'F': EXTERIOR WALL @ SERVICE RECEPTION	-

WALL TYPE NOTES

WALL TYPE SYMBOL:

THE SYMBOL ILLUSTRATED BELOW REPRESENTS THE TYPE OF EACH WALL INDICATED BY THE SYMBOL ON THE DRAWINGS. DETAILS OF EACH WALL TYPE ARE REFERENCED BY THE "WALL TYPE LETTER" INDICATED FIRST WITHIN EACH SYMBOL. THE DIGIT AFTER THE WALL TYPE INDICATES THE WALL STUD WIDTH.



LEGEND

- EXISTING WALL TO REMAIN INTACT.
- EXISTING DOOR TO REMAIN.
- EXISTING WINDOW TO REMAIN.
- NEW WALL AS SCHEDULED.
- NEW DOOR AS SCHEDULED.
- NEW WINDOW AS SCHEDULED.

KEY NOTES

NOTE: REFER TO NOTED FLOOR PLAN ON SHEET A--- FOR FLOOR PLAN KEY NOTES.

SET ISSUED:
2018-01-16 CITY OF SEASIDE
BAR SUBMITTAL

CLIENT:
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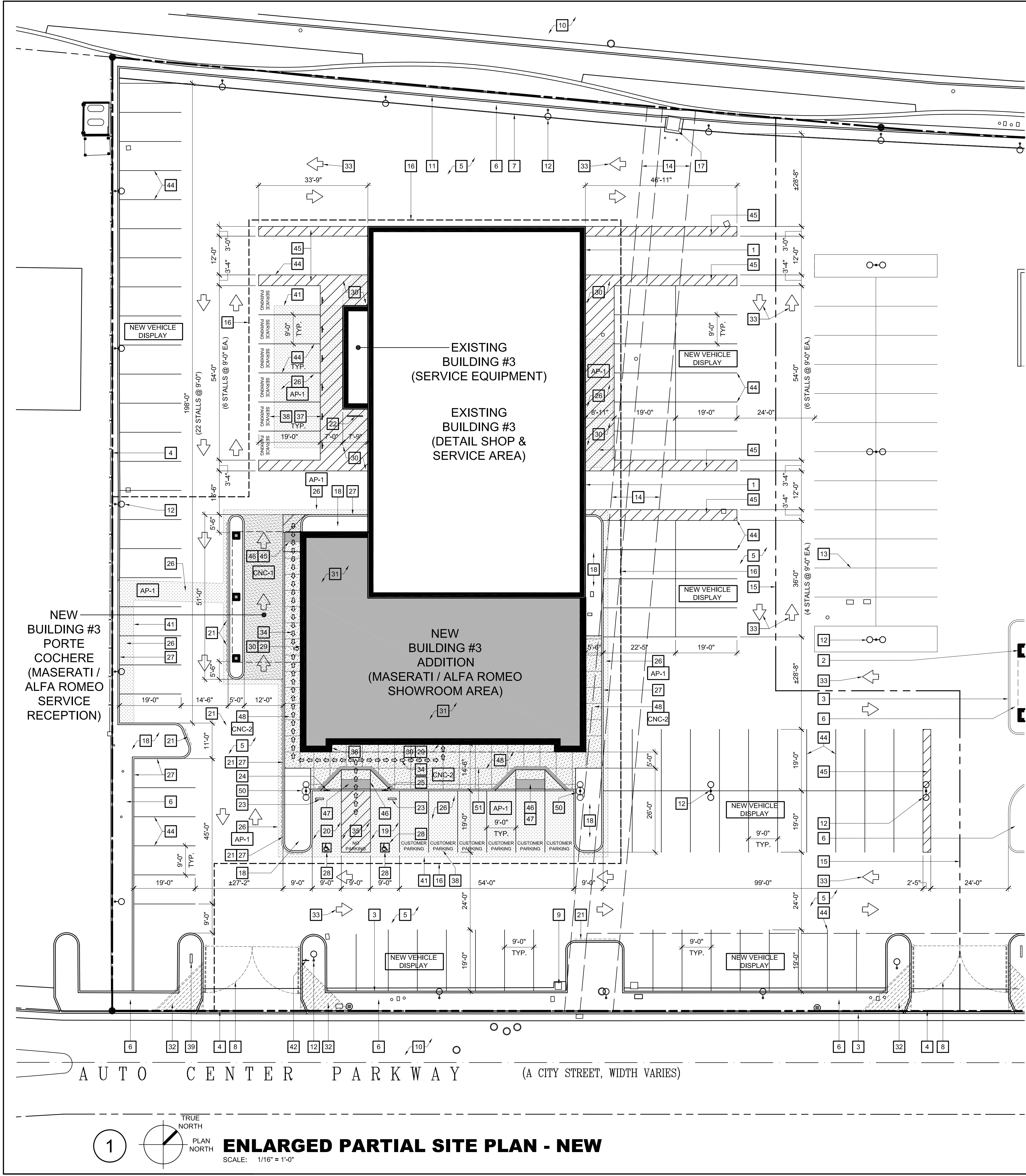
SHEET NAME:

**NEW
FLOOR PLAN**

SHEET NO.:

A201

FILE: 2017-004 Maserati Monterey-A201



GENERAL NOTES

- CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG SITE'S WEST MARKET STREET FRONTAGE.
- "FIRE LANE" SIGNS ARE REQUIRED TO BE INSTALLED AT EACH ENTRANCE IN LOCATIONS WHERE VEHICLE PARKING WOULD ENCRATCH ON THE REQUIRED 24'-0" CLEAR WIDTH OF ROADWAY. ALL RAISED CURBS AT THESE LOCATIONS SHALL BE PAINTED RED WITH "FIRE LANE - NO PARKING ANYTIME" STENCILED 4" HIGH AT 30'-0" INTERVALS PER CITY STANDARDS.
- APPROVED NUMBERS AND/OR LETTERS SHALL BE PLACED ON ALL BUILDINGS TO BE VISIBLE FROM THE STREET, WITH THE COLOR CONTRASTING THE BACKGROUND. ADDRESS POSTING IS REQUIRED ON BUILDING, FIRE DEPARTMENT ACCESS AND ON ALL REAR DOORS. THE PROJECT REQUIRES AN ILLUMINATED DIRECTORY AT THE MAIN ENTRANCE. INDIVIDUAL ROOMS/SITE NUMERALS TO BE A MINIMUM OF 4" HIGH, 6" HIGH x 3/4" STROKE; 9" HIGH x 1-1/4" STROKE WHEN 36'-50" FROM ACCESS; 12" HIGH x 1-1/2" STROKE WHEN OVER 50' FROM ACCESS.
- NO TREES OR HIGH-GROWING SHRUBS SHALL BE CLOSER THAN 6'-0" FROM ANY OF THE REQUIRED ACCESS ROADWAYS AND SHALL MAINTAIN CLEAR UP TO 13'-6".
- CONTRACTOR SHALL PROVIDE MIN. 8" DIA. SCH. 40 IRRIGATION SLEEVE AT MIN. 18" DEPTH TO ALL NEW LANDSCAPE AREAS.
- CONTRACTOR SHALL COORDINATE WITH DUAL BRAND MASERATI /ALFA ROMEO SIGNAGE VENDOR OF RECORD FOR ALL PYLON SIGN LOCATION AND REQUIREMENTS.

SITE MATERIALS LEGEND

CNC-1	TYPE: STANDARD CONCRETE MANUFACTURER: MATCH (E) STYLE/FINISH: COLOR/PATTERN: PER PLAN SIZE: CONTROL / EXPANSION JOINTS PER PLAN NOTE: CONTACT: -
CNC-2	TYPE: COLORED CONCRETE MANUFACTURER: DAVIS COLORS STYLE/FINISH: FRACTURED SLATE EMBOSSING SKIN STAMP COLOR/PATTERN: DARK GREY (#8094 CARBON) - w/ STAMP PATTERN SIZE: PER PLAN NOTE: CONTROL / EXPANSION JOINTS PER PLAN CONTACT: -
AP-1	TYPE: NEW ASPHALT PAVING MANUFACTURER: USE LOCAL MANUFACTURER STYLE/FINISH: - COLOR/PATTERN: - SIZE: PER PLAN - VERIFY EXTENTS IN FIELD NOTE: MATCH EXISTING CONTACT: -

- PROVIDE "CUSTOMER PARKING" OR "PARTS & SERVICE PARKING" SIGN IDENTIFYING PARKING FIELDS AS NOTED ON SITE PLAN. CONTRACTOR SHALL CONTACT AND COORDINATE WITH MASERATI SIGNAGE VENDOR OF RECORD FOR REQUIREMENTS, LOCATIONS, WORDING AND CONFIGURATION OF SIGNAGE.
- PROVIDE NEW 4" WIDE PAINTED WHITE PARKING STALL STRIPING TO MATCH EXISTING SITE STANDARDS.
- PROVIDE NEW 4" WIDE PAINTED WHITE DIAGONAL STRIPES AT 36" O.C. TO MATCH EXISTING SITE STANDARDS AT AREAS SHOWN ON PLAN.
- PROVIDE NEW ACCESSIBLE COMPLIANT CURB RAMP.
- PROVIDE DETECTABLE WARNING SURFACE (TRUNCATED DOMES) MIN. 36" IN DEPTH THE ENTIRE LENGTH OF OPENING / LANDING AS SHOWN ON PLAN.
- PROVIDE NEW COLORED (CNC-2) CONCRETE WITH STAMP PATTERN FINISH WALKWAY IN 5'-0" x 5'-0" PATTERN OVER AGGREGATE BASE AND COMPACTED SOIL SUBGRADE. REFER TO GEOTECH REPORT AND CIVIL DRAWINGS FOR ADDITIONAL NOTATION (WHERE APPLICABLE).
- DASH LINE INDICATES COVERED SERVICE CANOPY STRUCTURE OVERHEAD. SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR ADDITIONAL NOTATION.
- INDICATES APPROXIMATE LOCATION OF RELOCATED LIGHT POLE / LED FIXTURE AND NEW CONCRETE BASE TO MATCH EXISTING.
- INDICATES CONCRETE CONTROL OR EXPANSION JOINTS AT CONCRETE WALKWAY.

KEY NOTES

- INDICATES PORTION OF EXISTING BUILDING FOOTPRINT TO REMAIN INTACT.
- EXISTING ADJACENT BUILDING FOOTPRINT TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING CONCRETE CURB TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING PROPERTY LINE.
- EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING ASPHALT CURB TO REMIN INTACT - PROTECT FROM DAMAGE.
- EXISTING GATE w/ "KNOX BOX" TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING STORM DRAIN INLET.
- EXISTING A.C. PAVED CITY ROAD TO REMAIN INTACT.
- EXISTING CONCRETE RETAINING WALL TO REMAIN INTACT.
- EXISTING LIGHT POLE TO REMAIN INTACT.
- EXISTING 4" WIDE PAINTED PARKING STALL STRIPING TO REMAIN INTACT.
- EXISTING UTILITY EASEMENT.
- MASERATI / ALFA ROMEO DEALERSHIP BOUNDARY LINE.
- APPROXIMATE AREA OF WORK BOUNDARY. EXACT AREA OF WORK BOUNDARY MAY VARY PER FIELD CONDITIONS. CONTRACTOR SHALL ALLOW FOR NEW UTILITY ROUTING / EXTENSIONS AND PAVEMENT MODIFICATIONS BEYOND GENERAL GRAPHICAL WORK BOUNDARY LINE. COORDINATE WORK BOUNDARY WITH OTHER DESIGN DISCIPLINE DRAWINGS AND VERIFY CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
- EXISTING PG&E ELECTRICAL TRANSFORMER WITH PROTECTION BOLLARDS.
- INDICATES NEW LANDSCAPE AREA. REFER TO NEW LANDSCAPE PLAN.
- INDICATES "STANDARD ACCESSIBLE" STALL.
- INDICATES "VAN ACCESSIBLE" STALL.
- INDICATES EXTENT OF 6" HIGH CURBS WHICH SHALL BE PAINTED RED WITH 4" HIGH WHITE LETTERS STATING "FIRE LANES - NO PARKING" AT 30'-0" O.C. MAX. WHEN 6" CURB(S) NOT AVAILABLE, INSTALL A "FIRE LANES - NO PARKING ANYTIME" SIGN (R28 - 12"x18"). SIGN HEIGHT SHALL BE 54" FROM TOP OF PAVEMENT/LANDSCAPE AREA TO BOTTOM OF SIGN ON A WALL, FENCE OR BUILDING 75'-0" O.C. MAX. A POLE-MOUNTED SIGN IN A PEDESTRIAN WALKWAY SHALL BE 84" FROM THE BOTTOM OF THE SIGN TO TOP OF WALKWAY. REFER ALSO TO CITY STANDARD PLAN.
- INDICATES LOCATION OF METAL TUBE BIKE RACK, MIN. (2) BIKE CAPACITY.
- PROVIDE CONCRETE WHEEL STOP.
- NEW "VAN ACCESSIBLE" STALL SIGNAGE.
- NEW "STANDARD ACCESSIBLE" STALL SIGNAGE.
- PROVIDE NEW AC PAVEMENT OVER AGGREGATE BASE AND COMPACTED SOIL SUBGRADE. REFER TO GEOTECH REPORT AND CIVIL DRAWINGS FOR ADDITIONAL NOTATION (WHERE APPLICABLE).
- PROVIDE 6" HIGH CONCRETE CURB TYPICAL AS SHOWN.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL PRIMARY PUBLIC ENTRANCES.
- EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING. TYPICAL AT ALL EXTERIOR DOORS U.O.N.
- SHADED AREA INDICATES AREA OF BUILDING ADDITION. SEE FLOOR PLAN.
- INDICATES VISIBILITY TRIANGLE PER CITY REQUIREMENTS. VISIBILITY AT STREET CORNERS AND AT DRIVEWAYS CONNECTION WITH A PUBLIC STREET SHALL BE MAINTAINED AS AN AREA OF UNRESTRICTED VISIBILITY AS FOLLOWS:
A) FOR STREET CORNERS: THAT AREA BETWEEN 3 FEET AND 10 FEET ABOVE GRADE WHICH LIES 25 FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY MEASURED ALONG BOTH THE RIGHT-OF-WAY LINES.
B) FOR DRIVEWAYS: THAT AREA BETWEEN 3 FEET AND 10 FEET ABOVE THE DRIVEWAY GRADE WHICH LIES 15 FEET FROM THE INTERSECTION OF THE EDGE OF DRIVEWAY AND THE PROPERTY LINE MEASURED ALONG BOTH THE DRIVEWAY AND THE PROPERTY LINE.
- PROVIDE PAINTED DIRECTIONAL ARROW. TYP. AS SHOWN.
- ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. HAVE A MAX. 1/2" CHANGE IN ELEVATION, MIN. 48" IN WIDTH, HAVE MAX. 1/4" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 1133B.7.
- NEW "VAN ACCESSIBLE" LOADING/UNLOADING ZONE.
- APPROXIMATE LOCATION OF NEW RECESSED WALL MOUNTED "KNOX BOX" PER FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL VERIFY "KNOX BOX" REQUIREMENTS AND EXACT LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
- PROVIDE "CUSTOMER PARKING" OR "PARTS & SERVICE PARKING" SIGN IDENTIFYING PARKING FIELDS AS NOTED ON SITE PLAN. CONTRACTOR SHALL CONTACT AND COORDINATE WITH MASERATI SIGNAGE VENDOR OF RECORD FOR REQUIREMENTS, LOCATIONS, WORDING AND CONFIGURATION OF SIGNAGE.
- PROVIDE NEW PAVEMENT MARKINGS IN WHITE PAINT AS SHOWN. VERIFY CONTENT WITH OWNER PRIOR TO INSTALLATION.
- INDICATES APPROXIMATE LOCATION OF NEW DUAL BRAND MASERATI / ALFA ROMEO 12-DUAL TOTEM (PLYON SIGN: FREESTANDING TWO SIDED SIGN WITH ILLUMINATED BRAND BADGE ON EACH SIDE AND PAINTED DARY GRAY FINISH ALUMINUM BODY 32-1/4" WIDE x 12'-0" HIGH) SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE SIGNAGE PERMIT. REFER TO SIGNAGE PLANS PREPARED OWNER'S SIGNAGE VENDOR. PROVIDE ALL NECESSARY INFRASTRUCTURE INCLUDING ELECTRICAL STUB UP FOR NEW SIGNAGE.
- APPROXIMATE BOUNDARY OF NEW A.C. PAVING SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY AND DETERMINE EXACT AMOUNT OF NEW A.C. PAVING IN FIELD AS REQUIRED TO ACCOMMODATE NEW WORK AND ACHIEVE PROPER GRADES AND DRAINAGE. FEATHER NEW A.C. PAVING INTO EXISTING A.C. PAVING
- PROVIDE "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) (17' x 22") AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN (18' x 24") INSTALLED TOGETHER FOR VEHICLES ENTERING INTO THE PARKING LOT AT ALL DRIVEWAY ENTRANCES.

SET ISSUED:
2018-01-16 CITY OF SEASIDE
BAR SUBMITTAL

CLIENT: Peninsula Real Estate, LLC
1725 AUTO CENTER PLAZA
(3 GEARY PLAZA) BUILDING 3
SEASIDE, CALIFORNIA 93955

MASERATI / ALFA ROMEO OF MONTEREY
NEW SHOWROOM - BUILDING 3
1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3
SEASIDE, CALIFORNIA 93955
A.P.N. NO.: 011-534-007

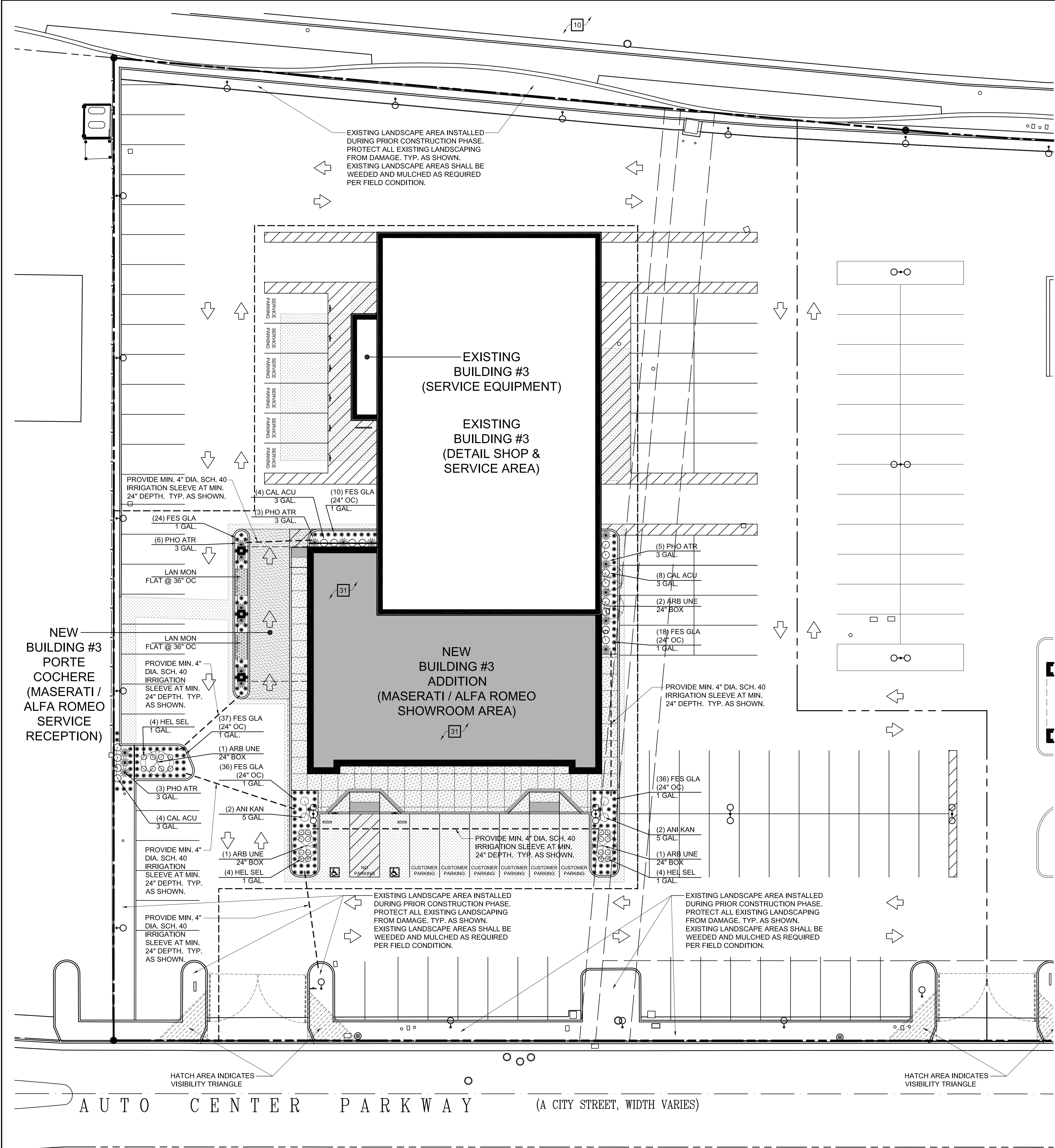
JOB NO.:
2017-004

SHEET NAME:
ENLARGED
PARTIAL SITE
PLAN - NEW

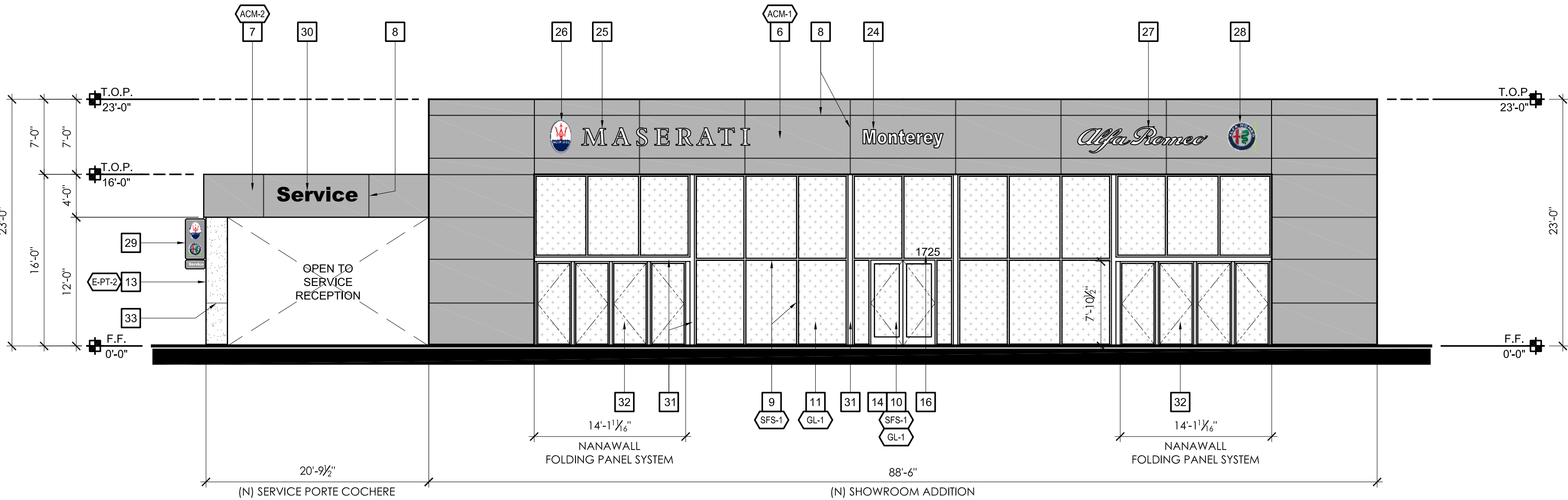
SHEET NO.:

A102

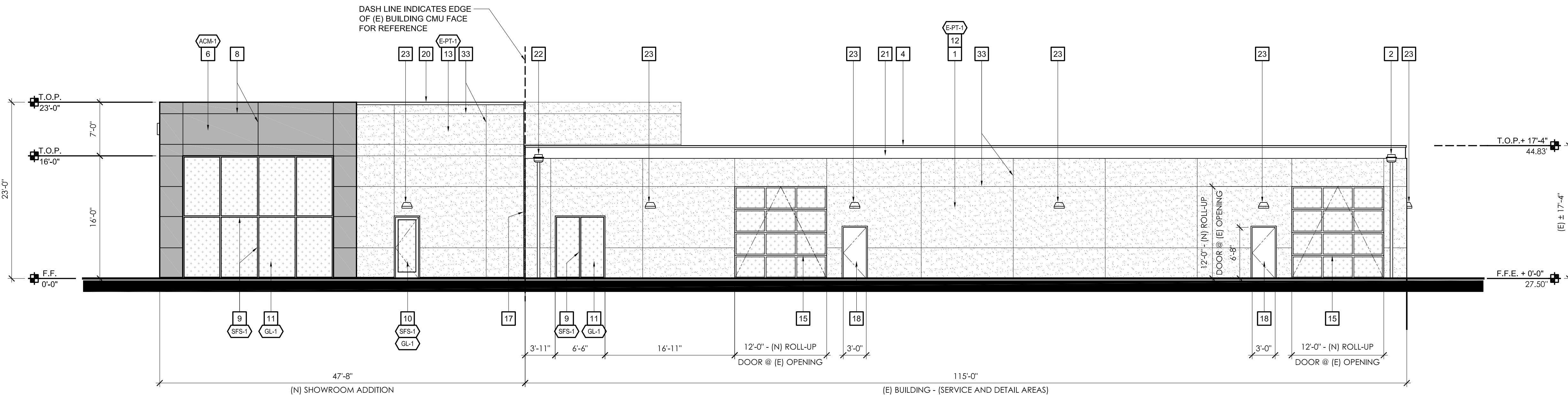
FILE: 2017-004 Maserati Monterey-A102



PLANT SCHEDULE			SET ISSUED: 2018-01-16 CITY OF SEASIDE BAR SUBMITTAL	
SHRUBS	BOTANICAL / COMMON	SIZE		
PHO ATR	PHORMIUM TENAX 'ATROPURPUREUM' / YELLOW WAVE NEW ZEALAND FLAX	3 GAL.		
ANI KAN	ANIGOZANTHOS x 'BIG RED' BIG RED KANGROO PAW	5 GAL.		
GRASSES	BOTANICAL / COMMON	SIZE		
CAL ACU	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	3 GAL.		
FES GLA	FESTUCA GLAUCA / BLUE FESCUE	1 GAL.		
HEL SEL	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.		
TREES	BOTANICAL / COMMON	SIZE		
ARB UNE	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX		
GROUND COVERS	BOTANICAL / COMMON	SIZE		
LAN MON	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	FLAT @ 36" OC		
LANDSCAPE NOTES			ALL IDEAL DESIGNS, ARRANGEMENTS AND PLANTS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE PROFESSIONAL DESIGN TEAM. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE PROFESSIONAL DESIGN TEAM AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.	
CAUTION: CONTRACTOR SHALL NOTE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND USE APPROPRIATE CAUTION WHEN PERFORMING WORK IN THOSE AREAS, INCLUDING EXCAVATION BY HAND TOOLS IF NECESSARY FOR SAFETY.			Peninsula Real Estate, LLC 1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3 SEASIDE, CALIFORNIA 93955	
1. REMOVE ALL DEBRIS, ROCKS OVER 1 INCH SIZE, AND WEEDS FROM PLANTING AREAS.			CLIENT: MASERATI / ALFA ROMEO OF MONTEREY NEW SHOWROOM - BUILDING 3 1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3 SEASIDE, CALIFORNIA 93955 A.P.N. NO.: 011-534-007	
JOB NO.: 2017-004			NEW LANDSCAPE PLAN	
SHEET NAME:				
SHEET NO.:				
			A110	
FILE: 2017-004 Maserati Monterey-A110				



1 NEW EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

ACM-1	TYPE: GRAY ACM (ALUMINUM COMPOSITE MATERIAL) PANEL MANUFACTURER: ALPOLIC MATERIALS STYLE/FINISH: GLOSS 30 COLOR/PATTERN: DARK GRAY METALLIC, MICA MFS GRAY, GLOSS 30 SIZE: REFER TO EXTERIOR ELEVATIONS NOTE: STANDARD 1/2" REVEALS CONTACT: - ADDITIONAL NOTES: ALPOLIC MATERIALS ONLY APPROVED VENDOR FOR ACM-1. PANEL AND PANEL JOINT DESIGN IN RAIN SCREEN SYSTEM. ACM-1 PANEL JOINTS SHALL ALIGN AND/OR BE CENTERED ON SFS-1 (ALUMINUM STOREFRONT SYSTEM) AS NOTED ON EXTERIOR ELEVATIONS. CONTRACTOR SHALL PROVIDE A FULL PRODUCT SUBMITTAL AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER AND/OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
ACM-2	TYPE: WHITE ACM (ALUMINUM COMPOSITE MATERIAL) PANEL MANUFACTURER: ALPOLIC MATERIALS STYLE/FINISH: GLOSS 70 COLOR/PATTERN: SAW WHITE, GLOSS 70 SIZE: REFER TO EXTERIOR ELEVATIONS NOTE: STANDARD 1/2" REVEALS CONTACT: - ADDITIONAL NOTES: ALPOLIC MATERIALS ONLY APPROVED VENDOR FOR ACM-2. PANEL AND PANEL JOINT DESIGN IN RAIN SCREEN SYSTEM. ACM-2 PANEL JOINTS SHALL ALIGN AND/OR BE CENTERED ON SFS-1 (ALUMINUM STOREFRONT SYSTEM) AS NOTED ON EXTERIOR ELEVATIONS. CONTRACTOR SHALL PROVIDE A FULL PRODUCT SUBMITTAL AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER AND/OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
E-PT-1	TYPE: EXTERIOR PAINT MANUFACTURER: SHERWIN WILLIAMS (OR EQUAL) STYLE/FINISH: A-100 SATIN (EXTERIOR SATIN) COLOR/PATTERN: COLOR TO MATCH THE ACM-1 GRAY SIZE: REFER TO EXTERIOR ELEVATIONS NOTE: PAINT @ 7/8" CEMENT PLASTER FINISH CONTACT: - ADDITIONAL NOTES: REFER TO EXTERIOR ELEVATIONS FOR CEMENT PLASTER CONTROL JOINT LOCATIONS. CEMENT PLASTER CONTROL JOINTS SHALL ALIGN AND/OR BE CENTERED ON ACM PANEL REVEAL JOINTS AS NOTED ON EXTERIOR ELEVATIONS.
E-PT-2	TYPE: EXTERIOR PAINT MANUFACTURER: SHERWIN WILLIAMS (OR EQUAL) STYLE/FINISH: A-100 SATIN (EXTERIOR SATIN) COLOR/PATTERN: COLOR TO MATCH THE ACM-2 SAW WHITE SIZE: REFER TO EXTERIOR ELEVATIONS NOTE: PAINT @ 7/8" CEMENT PLASTER FINISH CONTACT: - ADDITIONAL NOTES: REFER TO EXTERIOR ELEVATIONS FOR CEMENT PLASTER CONTROL JOINT LOCATIONS. CEMENT PLASTER CONTROL JOINTS SHALL ALIGN AND/OR BE CENTERED ON ACM PANEL REVEAL JOINTS AS NOTED ON EXTERIOR ELEVATIONS.
SFS-1	TYPE: ALUMINUM STOREFRONT SYSTEM MANUFACTURER: TRIFAB 601 (OR EQUAL) SYSTEM STYLE/FINISH: CLEAR ANODIZED ALUMINUM (CLASS 1) COLOR/PATTERN: REFER TO EXTERIOR ELEVATIONS SIZE: COORDINATE w/ GLAZING (G-1) NOTE: - CONTACT: - ADDITIONAL NOTES: SOLAR CONTROL LOW-E CLEAR INSULATING GLASS PPG INDUSTRIES MANUFACTURER: SOLARBAN 60 (2) - LOW E STYLE/FINISH: 1" - CLEAR, TEMPERED WHERE REQUIRED COLOR/PATTERN: REFER TO EXTERIOR ELEVATIONS SIZE: COORDINATE w/ SFS-1 NOTE: - CONTACT: - ADDITIONAL NOTES: 69% MIN VISIBLE LIGHT TRANSMISSION U-VALUE WINTER: 0.29 U-VALUE SUMMER: 0.27 SHGC: 0.38 SHADING COEFFICIENT: 0.44 OUTDOOR VISIBLE LIGHT REFLECT: 11%
GL-1	TYPE: SOLAR CONTROL LOW-E CLEAR INSULATING GLASS MANUFACTURER: PPG INDUSTRIES STYLE/FINISH: SOLARBAN 60 (2) - LOW E COLOR/PATTERN: REFER TO EXTERIOR ELEVATIONS SIZE: COORDINATE w/ SFS-1 NOTE: - CONTACT: - ADDITIONAL NOTES: 69% MIN VISIBLE LIGHT TRANSMISSION U-VALUE WINTER: 0.29 U-VALUE SUMMER: 0.27 SHGC: 0.38 SHADING COEFFICIENT: 0.44 OUTDOOR VISIBLE LIGHT REFLECT: 11%

KEY NOTES

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- EXISTING EXTERIOR SLUMPED CMU WALL TO REMAIN INTACT - PROTECT FROM DAMAGE. PREP WALL AS REQUIRED TO ACCOMMODATE NEW CEMENT PLASTER FINISH.
 - EXISTING ROOF DRAIN AND DOWNSPOUT. REFURBISH AND MODIFY AS REQUIRED TO ACCOMMODATE NEW WORK.
 - EXISTING EXTERIOR WALL TO REMAIN INTACT - PROTECT FROM DAMAGE. PREP WALL AS REQUIRED TO ACCOMMODATE NEW CEMENT PLASTER FINISH.
 - EXISTING CMU WALL PARAPET CAP FLASHING. CONTRACTOR SHALL ALLOW FOR THE REFURBISHMENT / MODIFICATION OF PARAPET CAP FLASHING TO ACCOMMODATE NEW WORK. PRIME AND PAINT TO MATCH WALL FINISH.
 - EXISTING OVERFLOW ROOF DRAIN SCUPPER TO REMAIN INTACT - REFURBISH TO LIKE NEW CONDITION AND AS REQUIRED TO ACCOMMODATE NEW CEMENT PLASTER FINISH.
 - NEW GRAY ALUMINUM COMPOSITE PANEL (ACM-1) OVER RAIN SCREEN SYSTEM AS SCHEDULED. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.SEE EXTERIOR MATERIALS SCHEDULE.
 - NEW SAW WHITE ALUMINUM COMPOSITE PANEL (ACM-2) OVER RAIN SCREEN SYSTEM AS SCHEDULED. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.SEE EXTERIOR MATERIALS SCHEDULE.
 - NEW ALUMINUM COMPOSITE PANEL (ACM) 1/2" WIDE REVEAL JOINT (DRY JOINT RAIN SCREEN SYSTEM AS MANUFACTURED BY ALPOLIC). SEE EXTERIOR MATERIALS SCHEDULE.
 - NEW ALUMINUM STOREFRONT WINDOW ASSEMBLY AS SCHEDULED.
 - NEW ALUMINUM STOREFRONT DOOR ASSEMBLY AS SCHEDULED.
 - NEW CLEAR 1" INSULATED TEMPERED GLAZING AS SCHEDULED.
 - NEW 7/8" EXTERIOR CEMENT PLASTER (3 COAT) FINISH WITH CONTORL/EXPANSION JOINTS OVER EXISTING EXTERIOR 8x8x16 CMU WALL. PREP WALL AS REQUIRED TO ACCOMMODATE NEW NEW WALL FINISH. PRIME AND PAINT (MIN. 2 COATS) PER EXTERIOR FINISH SCHEDULE.
 - NEW 7/8" EXTERIOR CEMENT PLASTER (3 COAT) FINISH WITH CONTORL/EXPANSION JOINTS. PRIME AND PAINT (MIN. 2 COATS) PER EXTERIOR FINISH SCHEDULE.
 - PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL AT PRIMARY ENTRY DOOR.
 - NEW OVERHEAD ROLL-UP DOOR ASSEMBLY AS SCHEDULED AT LOCATION WHERE FORMER OVERHEAD ROLL-UP DOOR WAS DEMOLISHED.
 - PROVIDE 9" FONT BUILDING ADDRESS NUMBERS AS SHOWN. ADDRESS NUMBERS SHALL BE SOLID WHITE FILM INSTALL ON INTERIOR SIDE OF NEW GLAZING. VERIFY ADDRESS NUMBERS, FONT SIZE AND TYPE AND LOCATION WITH OWNER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
 - PROVIDE CONTINUOUS ALUMINUM EXPANSION JOINT COVER SYSTEM AND WATER BARRIER BETWEEN EXISTING CMU WALL AND NEW SHOWROOM BUILDING. SEE EXTERIOR ELEVATIONS.
 - NEW HOLLOW METAL DOOR AND FRAME AS SCHEDULED AT LOCATION WHERE FORMER DOOR AND FRAME WAS DEMOLISHED. PRIME AND PAINT TO MATCH ADJACENT CEMENT PLASTER WALL COLOR (E-PT-1).
 - NEW HOT DIPPED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH LOUVERS AND INSECT SCREEN ON INSIDE OF DOOR. PRIME AND PAINT TO MATCH ADJACENT CEMENT PLASTER WALL COLOR (E-PT-1).
 - INDICATES NEW 20 GA. SHEET METAL PARAPET CAP FLASHING WITH CONCEALED ATTACHMENT. PRIME AND PAINT TO MATCH NEW ADJACENT CEMENT PLASTER WALL COLOR.
 - INDICATES NEW 20 GA. PRIME AND PAINTED BREAK SHAPE SHEET METAL PARAPET CAP FLASHING WITH CONCEALED ATTACHMENT UNDER EXISTING SHEET METAL PARAPET CAP TO CONCEAL EXISTING TOP COURSE(S) OF CMU WALL WHERE NEW CEMENT PLASTER WAS NOT INSTALLED (NEW BREAK SHAPE SHEET METAL SHALL EXTEND A MIN. OF 2" BELOW AND RUN CONTINUOUS AROUND TOP OF NEW CEMENT PLASTER WALL FINISH ON CMU WALL). PRIME AND PAINT TO MATCH NEW ADJACENT CEMENT PLASTER WALL COLOR.
 - NEW ROOF DRAIN AND DOWNSPOUT. PRIME AND PAINT.
 - NEW LED EXTERIOR WALL MOUNTED DOWNLIGHT. SEE ELECTRICAL DRAWINGS.
 - INDICATES NEW DUAL BRAND MASERATI / ALFA ROMEO "DEALER NAME" SIGNAGE (SIGNAGE COMPOSED OF INDIVIDUAL LETTERS). BRAND "DEALER NAME" SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR (PRINCIPAL GROUP). CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW MASERATI BRAND EXTERIOR WALL MOUNTED SIGNAGE (SIGNAGE COMPOSED OF INDIVIDUAL LETTERS). BRAND SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR. CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW MASERATI BRAND EXTERIOR WALL MOUNTED SIGNAGE BADGE. BRAND BADGE SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR. CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW ALFA ROMEO BRAND EXTERIOR WALL MOUNTED SIGNAGE (SIGNAGE COMPOSED OF INDIVIDUAL LETTERS). BRAND SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR. CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW ALFA ROMEO BRAND EXTERIOR WALL MOUNTED SIGNAGE BADGE. BRAND BADGE SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR. CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW DUAL BRAND MASERATI / ALFA ROMEO SERVICE BLADE SIGN. SERVICE BLADE SIGN SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR (PRINCIPAL GROUP). CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - INDICATES NEW DUAL BRAND MASERATI / ALFA ROMEO "SERVICE" SIGNAGE (SIGNAGE COMPOSED OF INDIVIDUAL LETTERS). BRAND "SERVICE" SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED AND PERMITTED BY OWNER'S SIGNAGE VENDOR (PRINCIPAL GROUP). CONTRACTOR SHALL COORDINATE EXACT LOCATION, SUPPORT ATTACHMENT, BLOCKING AND ELECTRICAL REQUIREMENTS WITH SIGNAGE VENDOR. TYP. AS SHOWN.
 - BREAK SHAPE METAL STRUCTURAL COLUMN COVER FINISH TO MATCH NEW ALUMINUM STOREFRONT WINDOW AND DOOR ASSEMBLY AS SCHEDULED.
 - NEW NANAWALL FOLDING PANEL SYSTEM. FINISH TO MATCH NEW ALUMINUM STOREFRONT WINDOW AND DOOR ASSEMBLY AS SCHEDULED.
 - CEMENT PLASTER CONTROL JOINT.

SET ISSUED: 2018-01-16 CITY OF SEASIDE BAR SUBMITTAL
ALL IDEAL DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE PROFESSIONAL DESIGN TEAM. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN WITH THE PROFESSIONAL DESIGN TEAM AND VISUAL EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.
DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
CLIENT: Peninsula Real Estate, LLC 1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3 SEASIDE, CALIFORNIA 93955
MASERATI / ALFA ROMEO OF MONTEREY NEW SHOWROOM - BUILDING 3 1725 AUTO CENTER PLAZA (3 GEARY PLAZA) BUILDING 3 SEASIDE, CALIFORNIA 93955 A.P.N. NO.: 011-534-007
JOB NO.: 2017-004
SHEET NAME: NEW EXTERIOR ELEVATIONS
SHEET NO.: A310
FILE: 2017-004 Maserati Monterey-A310



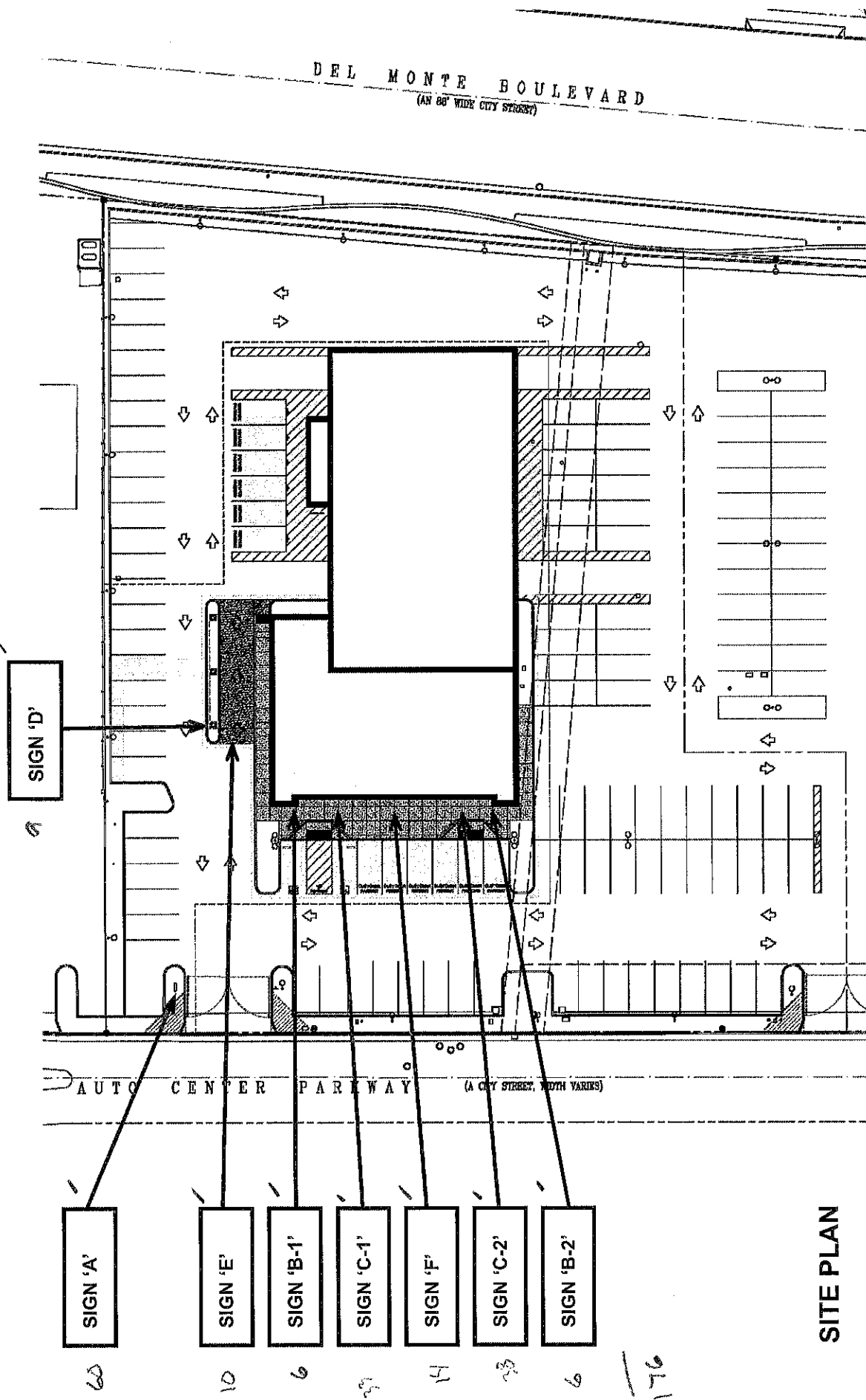
Location Map

Project Site: 1725 Auto Center Parkway



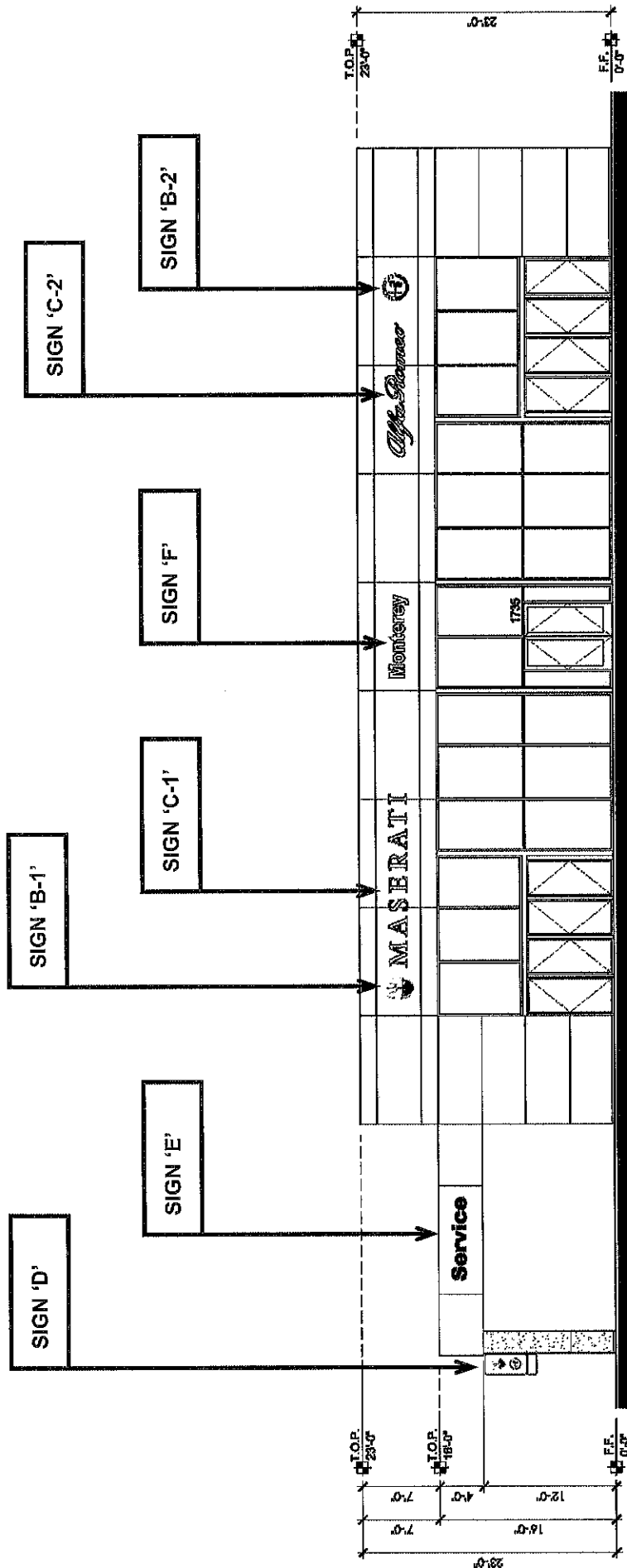
SITE PHOTOGRAPHS OF EXISTING BUILDING WITH FLAGGING





NEW DUAL BRAND MASERATI & ALFA ROMEO OF MONTEREY SHOWROOM

1725 AUTO CENTER PARKWAY (3 GEARY PLAZA) BUILDING 3
SEASIDE, CA 93955



1 NEW EAST EXTERIOR ELEVATION
SCALE: N.T.S.

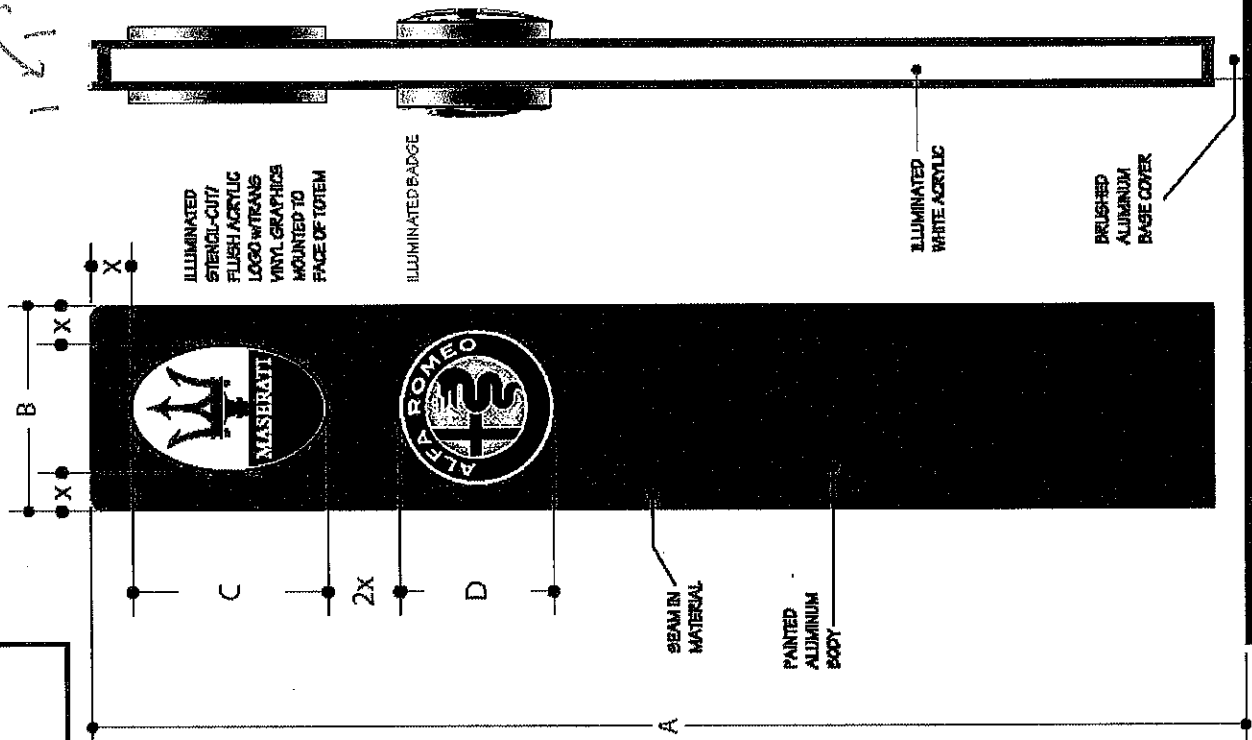
EXTERIOR ELEVATION

NEW DUAL BRAND MASERATI & ALFA ROMEO OF MONTEREY SHOWROOM

1725 AUTO CENTER PARKWAY (3 GEARY PLAZA) BUILDING 3
SEASIDE, CA 93955

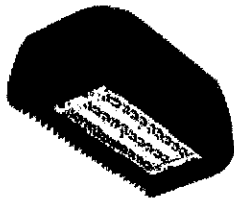
Dual Brand Totem - Maserati / Alfa Romeo

SIGN 'A'



TYPE	A	B	C	D
20'-Dual Totem	20'-0"	43"	44"	32"
15'-Dual Totem	15'-0"	32 1/4"	34 1/2"	25"
12'-Dual Totem	12'-0"	32 1/4"	34 1/2"	25"

		FCA FIAT CHRYSLER AUTOMOBILES	
PROJECT: TBD DRAWN BY: JDM		CHECKED BY: JDM	
DESIGNED BY: FCA Import Sales		SCALE: NTS	
TITLE: FCA Import Guide		DATE: 10/18/2017	
DATE: 01/27/2016		PAGE: 2 of 12	



CSXW LED LED Wall Luminaire



Ordering
Number

Notes

Type

Specifications

Height: 7-1/8"
(22.2 cm)
Width: 16-3/8"
(41.6 cm)
Depth: 9-5/16"
(23.6 cm)
Weight
(max): 80 lbs
(13.6 kg)



Introduction

The Contour® Series luminaires offer traditional square daylites with softened edges for a versatile look that complements many applications.

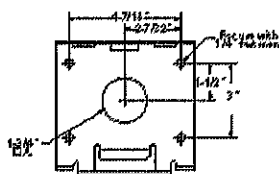
The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M 1MVOLT DBXDD

CSXW LED	LEDs	Power (W)	Power (mW)	Power (mW)	Power (mW)	Power (mW)	Power (mW)	Power (mW)	Power (mW)	Power (mW)
CSXW LED	30C	30 LEDs	700 700 mW	40K 4000K	T2M Typ II, medium	150 150	Shipped included	Shipped installed	DBXDD Dark bronze	Dark bronze
			1000 1000 mW	50K 5000K	T3M Typ III, medium	200 200	Blank Surface mount	FE Photoelectric, button type 24	DBXDD Black	Black
					T4M Typ IV, medium	240 240	Shipped separately	DMG 0-10V dimming driver (no control)	DBXDD Natural aluminum	Natural aluminum
					TFIM Type forward throw medium	277 277	ESM Surface-mounted back board for conduit entry 1	SF Single fuse (120, 277, 347 V) 2	DBXDD White	White
						480 480		DF Double fuse (240, 240, 480 V) 2	DBXDD Textured dark bronze	Textured dark bronze
								Shipped separately *	DBXDD Textured black	Textured black
								VG Vandal guard	DBXDD Textured natural aluminum	Textured natural aluminum
								WG Wireguard	DBXDD Textured white	Textured white

Mounting Detail



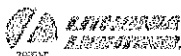
Accessories

Order and ship separately

CSXW DBXDD VG Vandal guard (specify finish)
CSXW WG Wireguard assembly
CSXW VG Vandal guard assembly

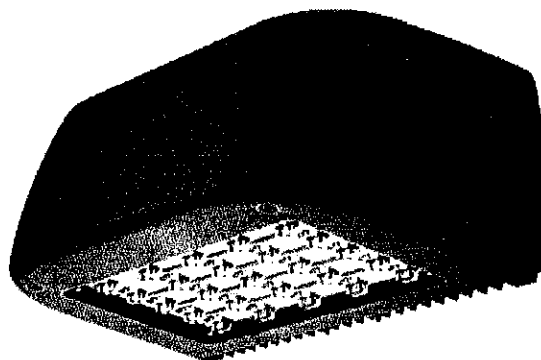
NOTES

- 1 Configured with 400K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
- 2 1MVOLT driver operates on any line voltage from 120-277 V (0W to 100W) specify 120, 240, 277 or 347 options only when ordering with rating GFI, DF option and/or photocontrol (FE) option.
- 3 And side with 200 mW options only @ 120V.
- 4 Also available as a separate accessory, see accessories information at left.
- 5 Photocontrol (FE) requires 120, 240, 277 or 347 voltage option.
- 6 Must be ordered with fixture, cannot be field installed.
- 7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 240, 240 or 480 voltage option.



Q1
Q2

CSXW LED
Rev. 1/0/CE/17



EXTERIOR LIGHT FIXTURE 'X-A' WALL
MOUNTED LED DOWNLIGHT

NEW DUAL BRAND MASERATI &

ALFA ROMEO OF MONTEREY SHOWROOM

1725 AUTO CENTER PARKWAY (3 GEARY PLAZA) BUILDING 3

SEASIDE, CA 93955



NEW DUAL BRAND MASERATI & ALFA ROMEO OF MONTEREY SHOWROOM

1725 AUTO CENTER PARKWAY (3 GEARY PLAZA) BUILDING 3
SEASIDE, CA 93955



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

BY:

DATE: February 21, 2018

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15. ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR A 922 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

RECOMMENDATION

Staff has provided conditions for the Board's consideration in approval of the design of the proposed second story addition. Conditions of Approval are provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A".

BACKGROUND

The subject property is currently developed with a one-story, 1,004 square foot house consisting of three bedrooms and two baths with an attached two-car garage that was constructed in 1969.

SITE LOCATION AND DESCRIPTION

The project site is a 5,320 square-foot parcel and is located on the west side of the Yosemite

Street between Mingo Avenue and San Pablo Avenue. The International School of Monterey is located on the east side of Yosemite Street. The adjacent neighborhoods to the south, west, and north are composed of single family residences. See Attachment 2 for a Location Map. See Attachment 3 for Site Photos.

PROJECT DESCRIPTION

The project will consist of adding a 922 square foot second story addition consisting of a master bedroom, master bathroom, kitchen, great room, and half bath. In addition to the upstairs living area, two covered decks will be created. A 69 square foot deck will be located off the master bedroom and a larger 325 square foot deck will be located off of the great room. The first floor modifications will consist of removing the existing kitchen, living room, and dining room and relocating the third bedroom. The total floor area of the dwelling with the new addition would be 1,926 square feet. An existing deck and accessory structure located within the rear yard setback will be removed.

The proposed 37 percent Floor Area Ratio (FAR) is under the maximum 45 FAR for a single family residential zone. The proposed 41 percent Lot Coverage is under the maximum 65 percent maximum. The plans indicate that the maximum height will be 23 feet 6 inches. The maximum height allowed in the RS-12 zoning district is 24 feet. The footprint of the dwelling will be in compliance with the required setbacks.

The exterior of the house will be a combination of stucco (Kelly Moore “Ice Age” - gray) and horizontal cedar wood siding (stained Cabot Tone Deck & Siding Stain). A cedar wood fascia and window trim will surround the metal frame windows and doors and will be painted Kelly Moore “Wrought Iron Gate”. The hip roof over the second story and decks will consist of a charcoal gray standing seam metal roof material. Stainless steel deck railing and cable systems with wood caps will be used at the balcony and decks. A four panel sectional roll up garage door is proposed. See Attachment 4 for Colors and Material Board.

Exterior lights will consist of the following fixtures:

Recessed can lights will be located at the covered decks. Titanium finish exterior wall sconces (Hinckley Lighting H1648) will be located on the perimeter walls and doorways.

STAFF ANALYSIS

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), Attachment 5, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

I.A.iii. Entry walkways should extend to the sidewalk, rather than the driveway.

Evidence: The applicant proposes to introduce a new walkway system parallel to the driveway from the entry to the sidewalk.

II.A.i. The physical size and mass of the project should be proportional to the lot size.

Evidence: The proposed Floor Area Ratio (FAR) is 37%. The allowed FAR is 45%. The proposed Lot Coverage is 41%. The allowed Lot Coverage is 65%.

II.A.iii. Architectural elements should be designed to eliminate the appearance of box like buildings.

Evidence: The second story includes varying setbacks/offsets on the front, sides and rear elevations, and multiple building materials. The varying setbacks and modulation of the second story addition will eliminate a box-like appearance and provide visual interest on all four sides.

III.A.v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.

Evidence: The use of a hip roof design, stucco exterior, stainless steel cable railings on the second story deck and metal frame windows will continue the street facing elevations on all four elevations.

III.A.viii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.

Evidence: Belly band, materials of construction, and matching fascia details delineate the two floors of the building.

III.D.i. Consistent and harmonious use of high quality, durable materials is encouraged.

Evidence: The applicant is proposing stucco, wood siding, wood fascia and a metal roof.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the area in which the project is located is not environmentally sensitive.

Evidence: The proposed addition to the existing structure is less than 10,000 square feet and is not located in an environmentally sensitive area.

FINDINGS

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code;

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 922 square foot second story addition to the existing single family dwelling.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

Evidence: The project site is designated as Medium Density Single-Family Residential (MLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 12 dwelling units per acre.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

Ø Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

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

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a two-story addition to an existing one-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-12 zoning district.

Evidence: The applicant has incorporated design features and architectural rhythms of the existing structure to have a contextual relationship with the existing neighborhood. As a result of the location of the second story addition to the single family dwelling, the residence has been designed to respect the existing residential patterns and scale in the neighborhood.

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

Evidence: The site is an existing residence in the RS-12 zoning district. Access would be provided from Yosemite Street by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare or materially injurious to persons, property or improvements in the

vicinity and zone district in which the property is located.

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had general comments that are included as conditions of approval.

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 - Site Photos, Street View
5. Attachment 4 - Site Photos, Rear Yard
6. Attachment 5 - Color Board

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Conditions of Approval
File No. BAR-17-15
February 21, 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 “Nobida Residence” stamped as received on December 27, 2017, and as approved on February 21, 2018.

Fire Department:

2. Fire sprinklers are required.

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. 17.64.080. 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 17.64.090.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. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. 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.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15

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).

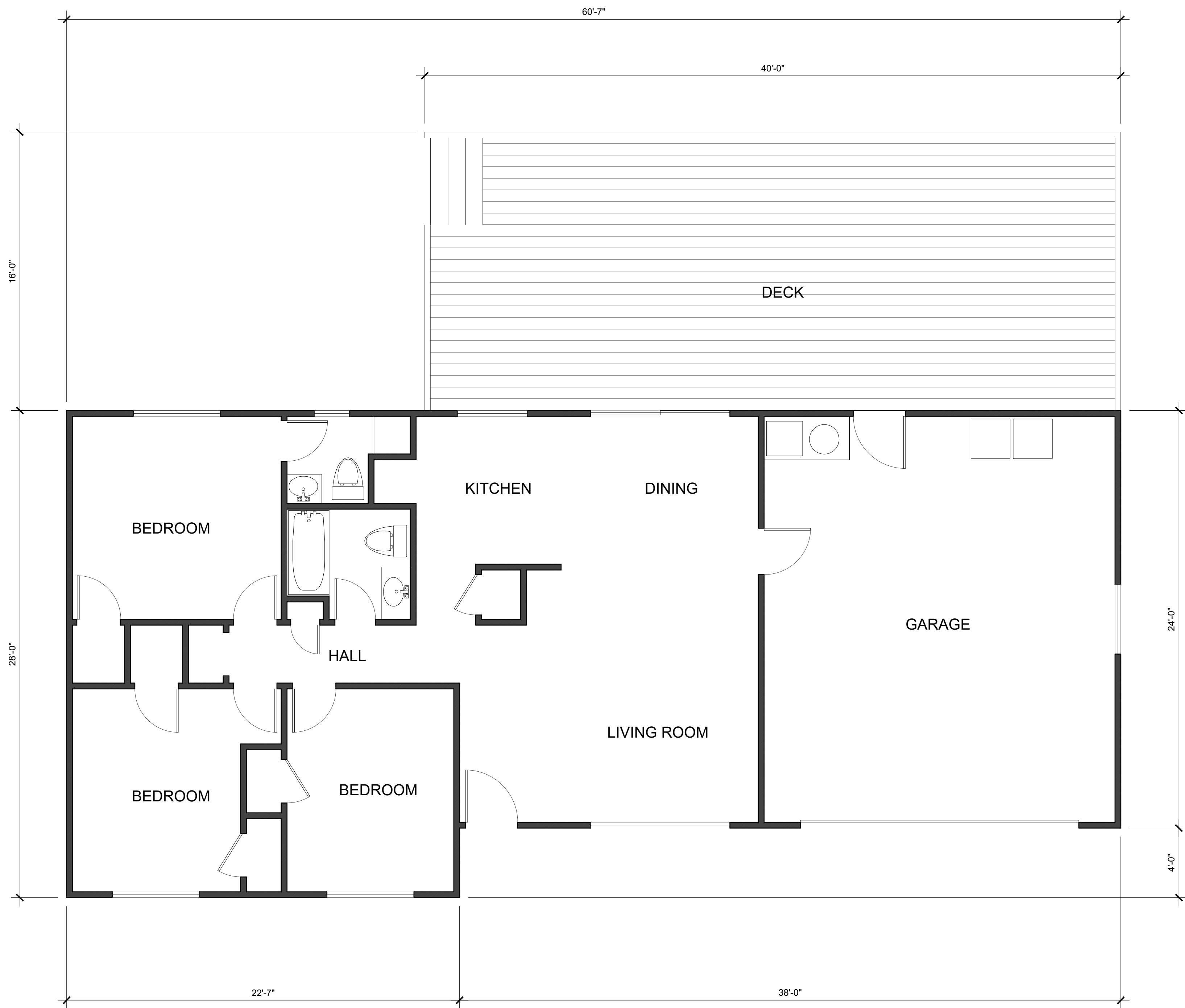
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

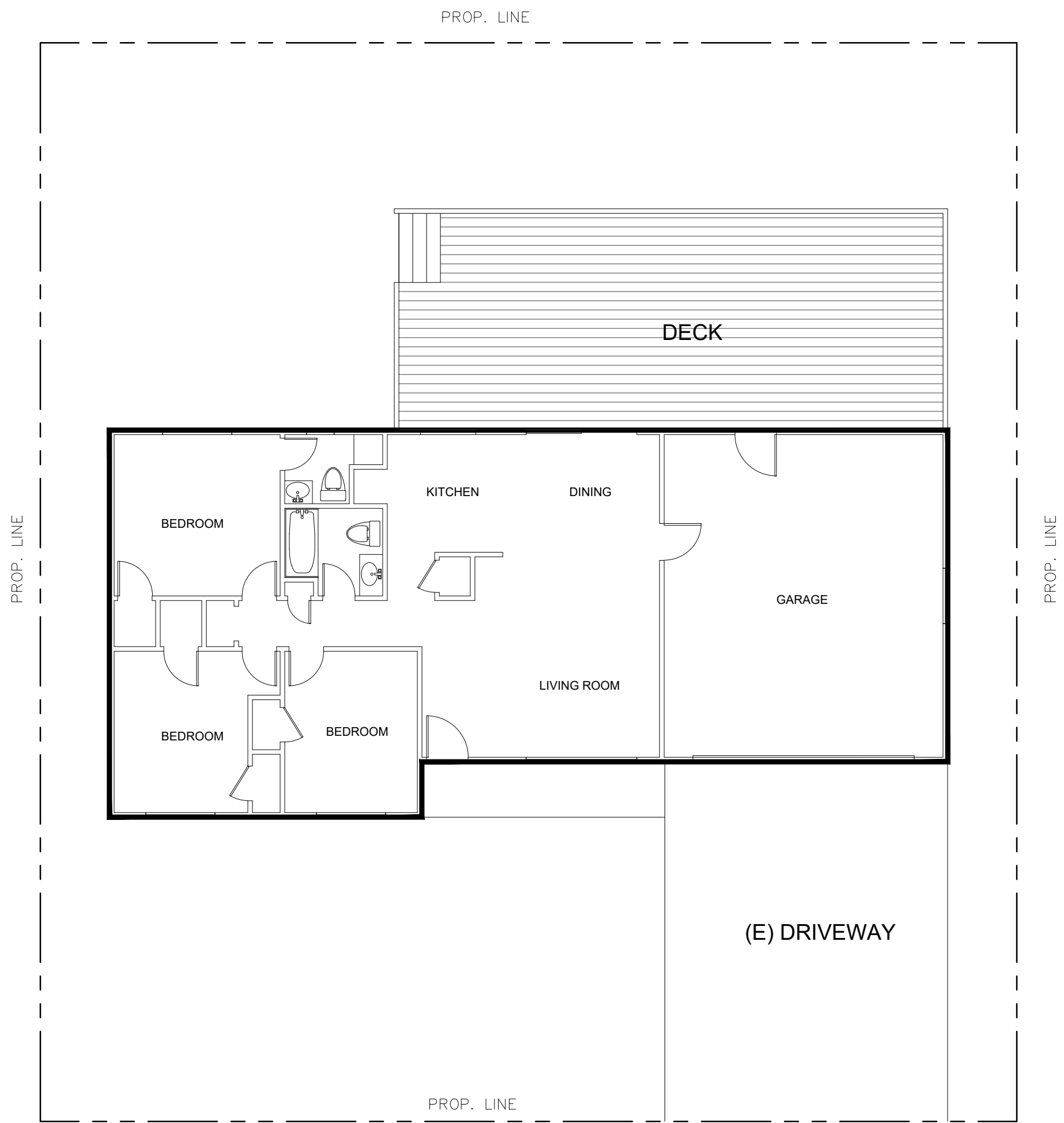
Property Owner's Signature

Date



FLOOR PLAN

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



SITE PLAN

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

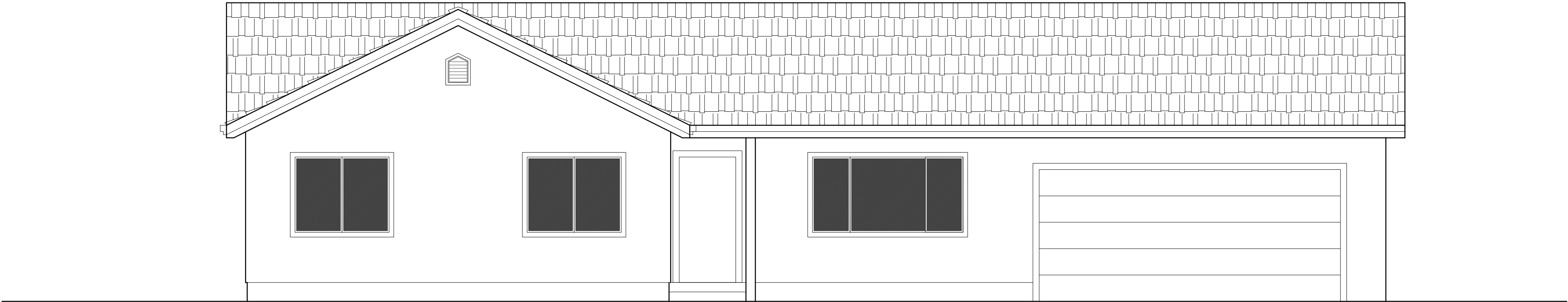
DATE: 09/09/17
SCALE: AS NOTED
DWG. BY: JMONDALA
JOB No.
REV:

SITE PLAN
FLOOR PLAN

ARNOLD & GINA NOBIDA RESIDENCE
1379 YOSEMITE STREET , SEASIDE CA

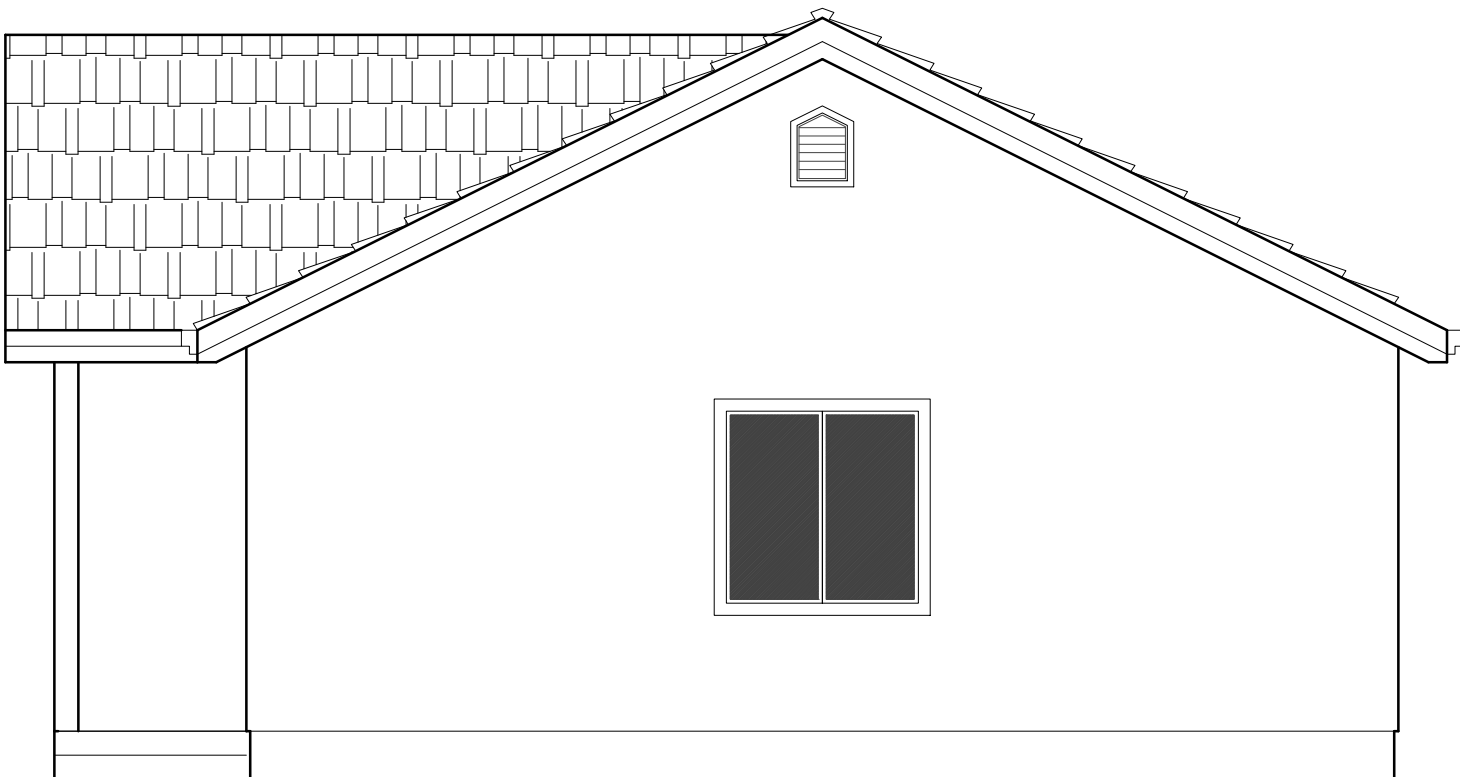
DRAWN AND PREPARED BY:
JIMMY MONDALA
3079 ZANETTA DRIVE , MARINA CA 93933
(831) 521-7658 jimondala@yahoo.com

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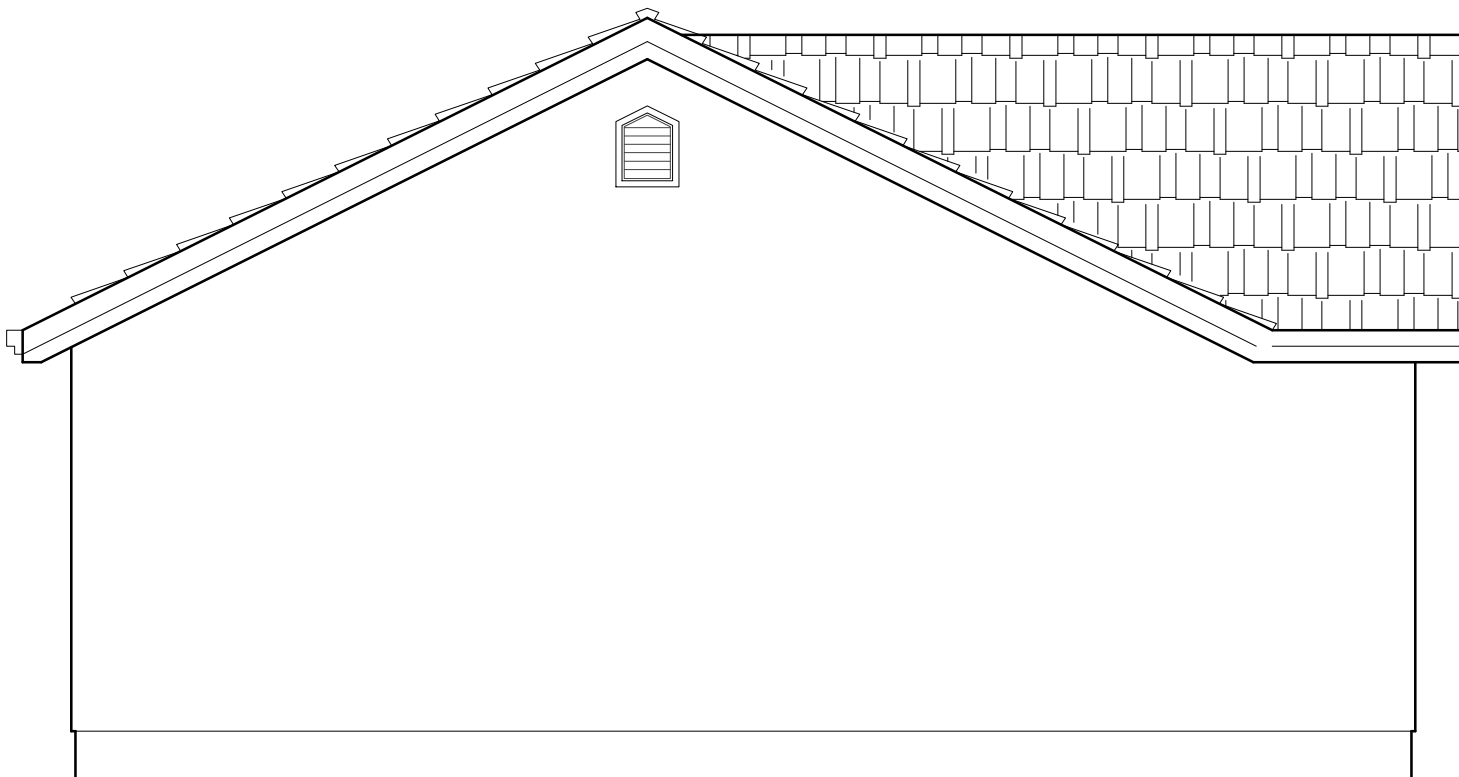
FRONT ELEVATION

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



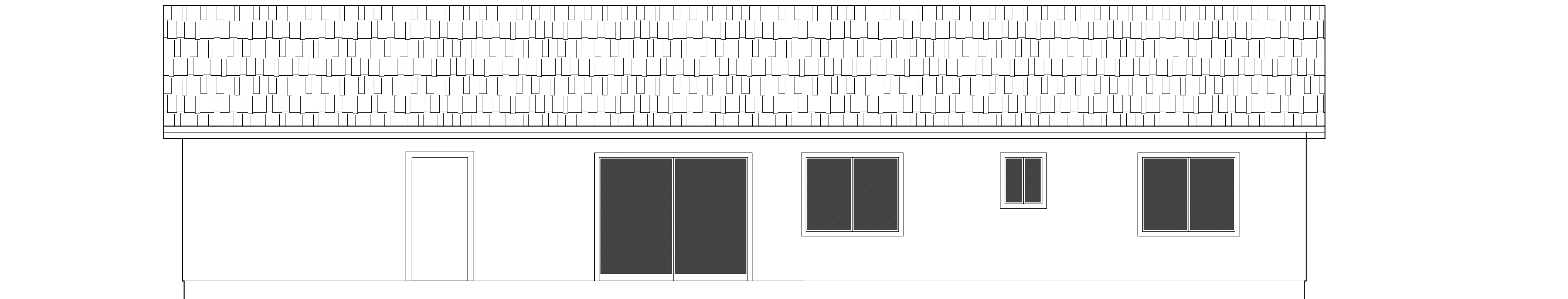
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

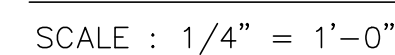
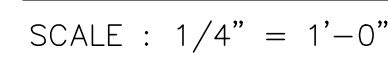
DRAWN AND PREPARED BY:
JIMMY MONDALA
3079 ZANETTA DRIVE . MARINA CA 93933
(831) 521-7658 jimondala@yahoo.com

ARNOLD & GINA NOBIDA RESIDENCE
1379 YOSEMITE STREET , SEASIDE CA

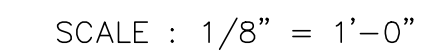
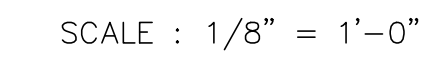
EXTERIOR
ELEVATIONS

DATE: 09/09/17
SCALE: AS NOTED
DWG. BY: JMONDALA
JOB No.
REV:

A2



NEW WALL, 2X4 @ 16" O.C. U.O.N.



A1

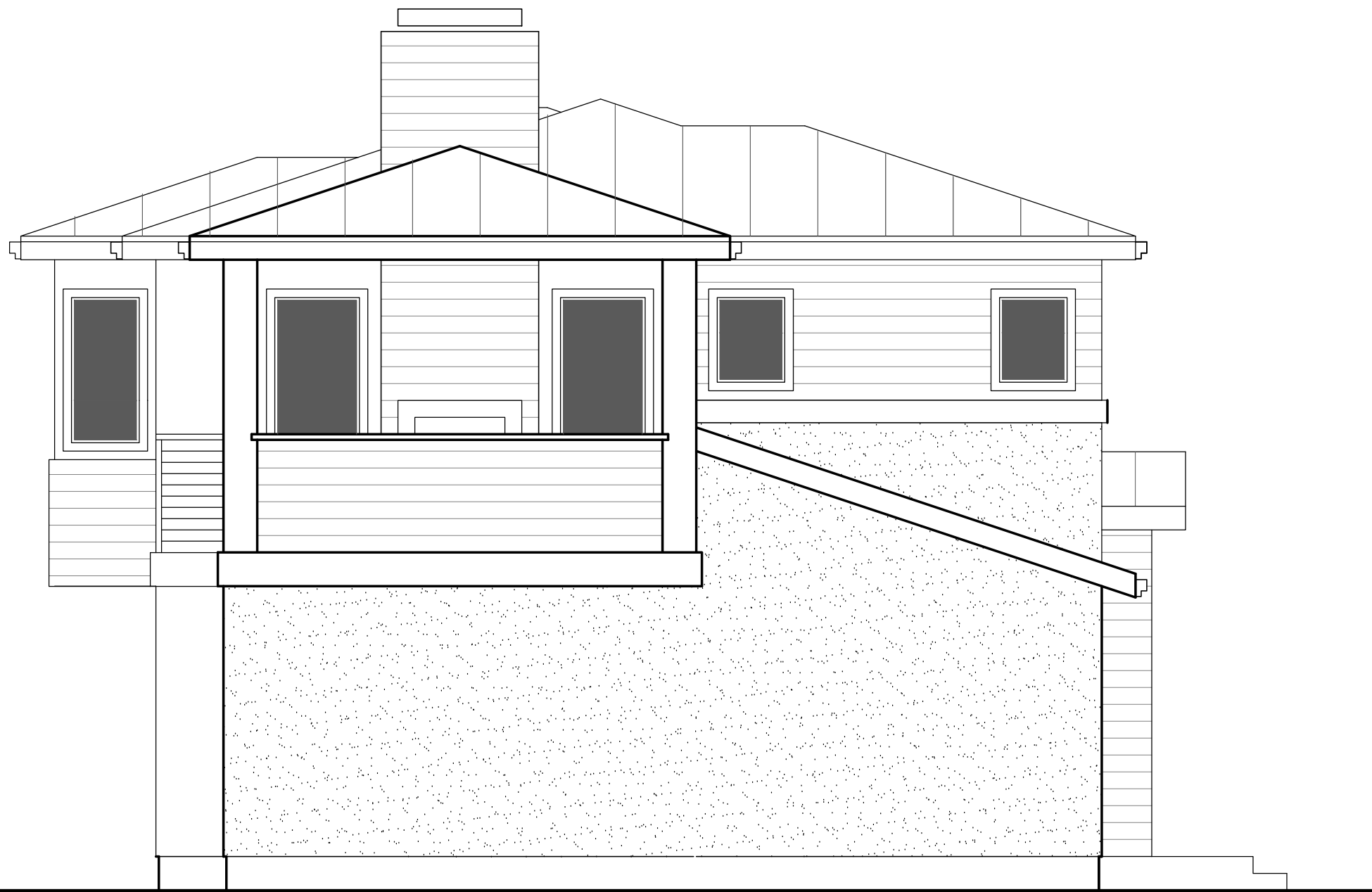
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NORTH ELEVATION
SCALE : 1/4" = 1'-0"



EAST (FRONT) ELEVATION
SCALE : 1/4" = 1'-0"



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



WEST (REAR) ELEVATION
SCALE : 1/4" = 1'-0"

JIMMY MONDALA
3079 ZANETTA DRIVE , MARINA CA 03033
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ADDITION AND REMODEL TO :
NOBIDA RESIDENCE
1739 YOSEMITE STREET , SEASIDE CA

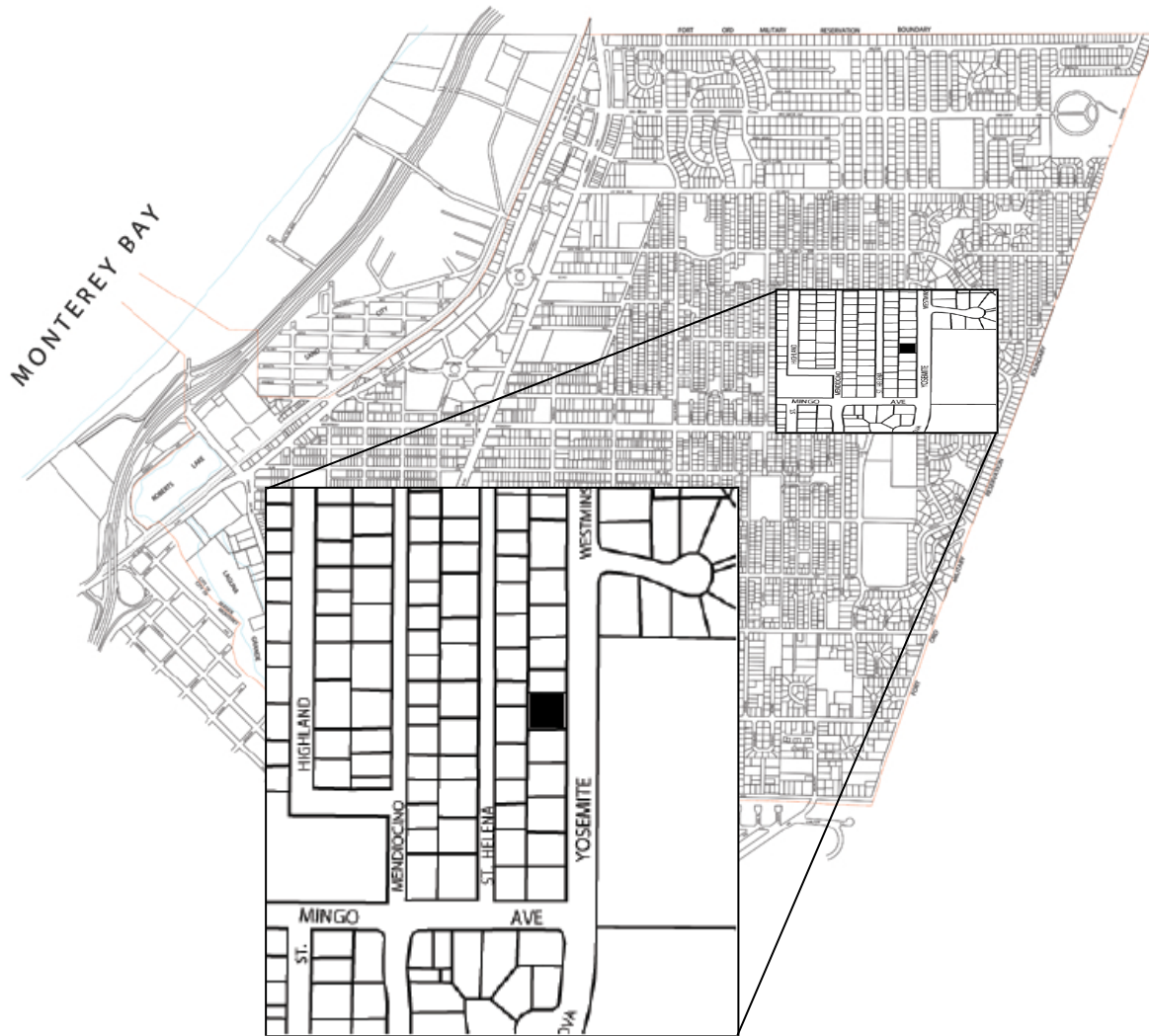
ELEVATIONS

DATE: 12/03/17
SCALE:
DWG. BY: J. MONDALA
JOB No.
REV:

A2

Location Map

Project Site: 1739 Yosemite St



STREET VIEW SHOWING FLAGGING



SITE PHOTOGRAPHS – REAR YARD



NOBIDA 1739 YOSEMITE ST SEASIDE, CA

COLOR BOARD-

Natural Cedar Wood finished with Cabot Wood Tone Deck & Siding Stain for:

- Front door
- Wood siding
- North and South deck railing
- Chimney



Kelly Moore KM3818-1 Ice Age:

- Stucco



Kelly Moore KM4876 Wrought Iron Gate

- Outside Fascia Trim



Charcoal Gray:

- Standing seam roof



Stainless Steel Deck Railing and Cables:

- West Balcony and Loggia



OUTDOOR LIGHTING-

Hinckley Lighting H1648

