



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER

440 Harcourt Avenue
Wednesday, February 20, 2019
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia	Chair
Bani Khalsa	Vice Chair
Mitsugu Mori	Board Member
Keith Mitchell	Board Member
LisAnne Sawhney	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. ELECTION OF OFFICERS

A. ELECTION OF OFFICERS FOR REMAINDER OF 2019 CALENDAR YEAR

RECOMMENDATION: As required by the Seaside Municipal Code, the Board is to nominate and elect officers for the remainder of 2019. It is recommended that the

Board of Architectural Review elect a Chair and Vice-Chair for the remainder of the 2019 calendar year.

6. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM THE JANUARY 16, 2019 REGULAR MEETING

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-04: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN REVIEW APPROVAL FOR PARK IMPROVEMENTS AT CAPRA PARK, LOCATED ON THE SOUTHEAST CORNER OF LUZERN STREET AND SONOMA AVENUE IN THE OSR OPEN SPACE - RECREATIONAL ZONING DISTRICT (APN: 012-294-025). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

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

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-06: THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO ELLIS PARK LOCATED IN THE PUBLIC INSTITUTIONAL (PI) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

RECOMMENDATION: In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, improvements are subject to review and approval by the Board of Architectural Review. Staff recommends approval of the proposed Conceptual Design Improvements for Ellis Park.

C. DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE A RECOMENDATION ON PROPOSED MODIFICATIONS TO HEIGHT OF A PLAYFIELD FENCE UNDER CONSTRUCTION AT CUTINO PARK. CUTINO PARK IS LOCATED NEAR THE NORTHWEST CORNER OF NOCHE BUENA STREET AND SAN PABLO AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONNG DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: The purpose of this item is to receive a recommendation from the Board of Architectural Review on the final design related to a reduction in height for a playfield fence located near the northeast corner of the park.

8. REPORTS FROM BOARD MEMBERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
March 6, 2019
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cyp.telvue.com/player?id=T01629&video=52314&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, January 16, 2019
5:30 PM

1. CALL TO ORDER

The meeting was called to order at 5:30 PM.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Mori, Khalsa, Ventimiglia

ABSENT: Mitchell, Sawhney

3. REVIEW OF AGENDA

No changes were requested.

4. PUBLIC COMMENT

There were no public comments.

5. APPROVAL OF MINUTES

On motion by Vice Chair Bani Khalsa and seconded by Board Member Mitsugu Mori and passed by the following vote the Board of Architectural Review approved the minutes as presented.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori

NOES: None

A. APPROVAL OF MINUTES FROM THE DECEMBER 19, 2018 REGULAR MEETING

Action: Approved

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-01. CITY OF SEASIDE, PROPERTY OWNER, IS REQUESTING DESIGN APPROVAL FOR THE INSTALLATION OF FENCING AND LANDSCAPING TO SCREEN A MONUMENT SIGN AT METZ PARK IN THE 1500 BLOCK OF MILITARY AVENUE, LOCATED IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT. THIS PROJECT

IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 3, SECTION 15303(E).

Community Development Director Gloria Stearns presented item regarding the design approval for the installation of fencing and landscaping to screen a monument sign at Metz Park in the 1500 block of Military Avenue, located in the open space recreational zoning district. Ms. Stearns gave a brief presentation and explanation of the project. Ms. Stearns asked Board for feedback. Ms. Stearns spoke to a letter that was submitted by Terence McReynolds requesting parking in the park. She explained why the City wouldn't do because of liability issues. Ms. Stearns asked if the Board had any questions for her. There were questions by the Board that were answered by Ms. Stearns. There was discussion in regards to the sign. Board Member Mori was upset because City staff did not take it before the Board prior to putting it up. He is not opposed to the sign itself, but the size of it. Ms. Stearns asked the Board for guidance on making it esthetically better.

Chair Ventimiglia invited comments from the public.

Undine Lauer - stated that Mr. Malin did go out and speak to the neighbors. She pointed out factual errors from the staff report. She mentioned that the staff report only refers to one main concern when there were several. She submitted a picture that showed the view of the sign from inside her home. She complained about the sign being huge. Her concern is the safety. She spoke on the height of the fence which 10 feet fence is not that high. She would like the fence to go back up. She said that planting trees to hide the sign is not a good idea. The safety, noticing and aesthetics are her biggest concerns.

Darryl Lauer - stated that he was the Vice President of Seaside Pony Baseball for five years and now coaches' high school ball. He stressed that the field is very important to the youth. Mr. Lauer spoke to the city code and wondered if public funds were used for the sign. He stated that he is not opposed to the sign, but believes that relocating the sign is a better option, maybe under the score board. He also spoke about bringing back the 10 foot fence.

Chair Ventimiglia closed public comment.

Chair Ventimiglia asked staff to answered questions made in regards to the funds used to for the sign. Ms. Stearns asked City Manager Malin to come before the Board. He spoke in regards to the funds for the sign. Mr. Malin mentioned that public funds were used to purchase wood for the sign, but all the labor was donated. He spoke on the meeting he had with the neighbors. He spoke on the sign being a surprise and that is why there was no community discussion in regards to it. Mr. Malin also

spoke in regards to the fence and putting up a better one. He said sign can be move. The reason for the sign being there is for visibility from the street and the stands. He said that if the community would like it moved it can be moved, but his understanding after the meeting was that neighbors were in agreement to leave it were it was, but landscape it, not to hide it but to give it scale and beautify it. If sign is moved it can still be landscape. Neighbors also asked if a batting cage can be added. Mr. Malin mentioned that there will be a more robust community discussion in regards to that. There was discussion among the Board and questions to staff that were answered by Mr. Malin. There was further discussion among the Board.

Chair Ventimiglia invited comments from the public.

Undine Lauer - spoke on moving the sign would be good and if so there is no need for landscaping. It is acceptable if it is moved with the scoreboard. Removes landscaping from her original request.

Chair Ventimiglia brought item back to the Board. Mr. Malin thanked the neighbors for their patience as this process takes place. Apologized to the Board for not bringing it before them prior to installing. Ms. Stearns spoke on direction to staff; move it, no landscaping add 10 foot fence.

On motion by Board Member Mitsugu Mori and seconded by Vice Chair Bani Khalsa and passed by the following vote the Board of Architectural Review Approved that sign be relocated on either side of the scoreboard and that a 10 foot fence be installed along the sidewalk.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori

NOES: None

If anyone wishes to appeal you have seven calendar days.

7. REPORTS FROM BOARD MEMBERS

None

8. REPORTS FROM STAFF

Community Development Director Gloria Stearns spoke on the new Board member LisAnne Sawhney. Hopes that she will be joining Board at next meeting. Spoke on Council Meeting to fill former Council member Kayla Jones position. Chair Ventimiglia asked about Ms. Sawhney's background and that was provided by Ms. Stearns.

9. ADJOURNMENT

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

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Board of Architectural Review

BY: Leslie Llantero, Assistant Engineer

DATE: February 20, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-04: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN REVIEW APPROVAL FOR PARK IMPROVEMENTS AT CAPRA PARK, LOCATED ON THE SOUTHEAST CORNER OF LUZERN STREET AND SONOMA AVENUE IN THE OSR OPEN SPACE - RECREATIONAL ZONING DISTRICT (APN: 012-294-025). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

PURPOSE & RECOMMENDATION

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

BACKGROUND

In 2016, Friends of Seaside Park Association (FOSPA), developed conceptual improvements for Capra Park. Due to the slope and size of the park, the park was divided into two areas; the upper and lower area, which is divided by a retaining wall and stairs. FOSPA focused on the lower half and moved forward with preparing the conceptual design for the lower portion of the park.

In 2017, the City made some improvements to the park by installing a new basketball standard, restriped the court and added fencing.

In 2018, the Parks and Recreation Commission provided \$28,000 for the design of Capra Park Improvements lower half. The City retained Whitson Engineers to prepare the design plans and construction documents. 30% design plans are identified in Attachment 2.

SITE LOCATION AND PROJECT DESCRIPTION

Capra Park is located on the southeast corner of Luzern Street and Sonoma Avenue. Location map is provided as Attachment 3. Site photos are provided as Attachment 4.

The scope of work will consist of the following improvements:

1. On-site ADA parking space
2. Renovated playground area
3. Concrete pathway
4. Three separate barbeque picnic areas with pergolas
5. Bench seating
6. Additional landscape improvements
7. New retaining walls

-

STAFF ANALYSIS

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

ENVIRONMENTAL DETERMINATION

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

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

ATTACHMENTS

1. Conditions of Approval
 2. 30% Design
 3. Location Map
 4. Photos
-

Meeting Date: February 20, 2019

Conditions of Approval
File No. BAR-19-04
February 20, 2019

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plan identified as “Capra Park Landscape Plan” dated February 20, 2019. Plan is provided as Exhibit “A”.
2. Pedestrian walks and disable parking space will be constructed in accordance with Title 24 of the 2016 California Building Code.

Standard:

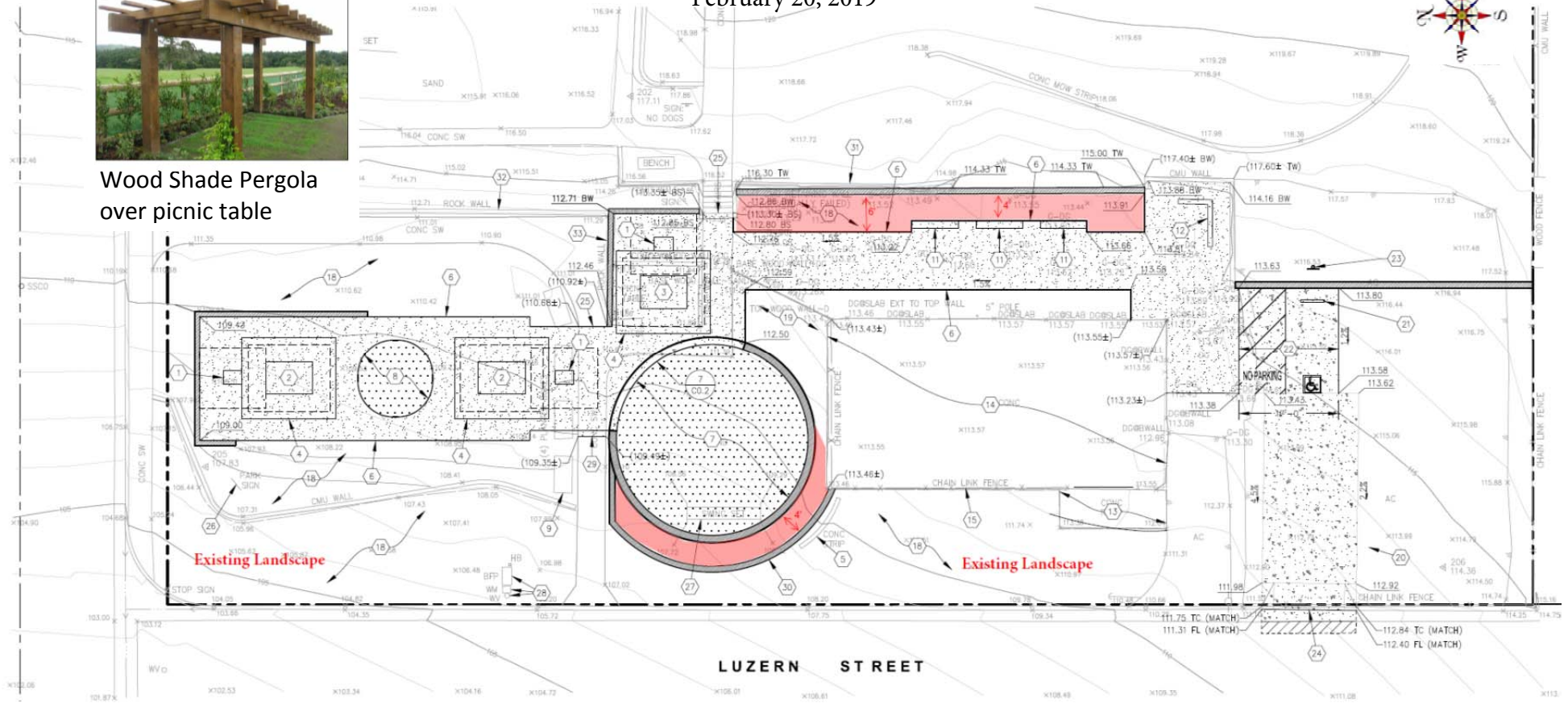
1. The landscape plan shall be installed and maintained in compliance with standards and regulations of the Monterey Peninsula Water Management District.
2. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.

Capra Park Landscape Plan
February 20, 2019

SONOMA AVENUE



Wood Shade Pergola
over picnic table



Cranberry Cotoneaster



Ceanothus griseus horizontalis
'Yankee Point
California Lilac



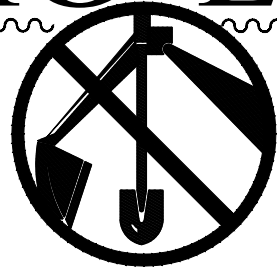
Heteromeles arbutifolia
Toyon Berry

CITY OF SEASIDE
MONTEREY COUNTY, CALIFORNIA

CAPRA PARK IMPROVEMENTS



DIGALERT



DIAL TOLL FREE
1-800-642-2444
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT:
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE.
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1-(800)-642-2444.

EMERGENCY TELEPHONE NUMBERS

POLICE/FIRE/AMBULANCE 911
MONTEREY COUNTY COMMUNICATIONS CENTER 394-6811
MONTEREY SALINAS TRANSIT 899-2555
PACIFIC GAS & ELECTRIC (PG&E) 800-743-5000
AT&T (TELEPHONE) 754-8026
CALIFORNIA AMERICAN WATER 888-237-1333
COMCAST (CABLE TELEVISION) 800-945-2288



PROJECT LOCATION MAP
SCALE: 1" = 5000'

30% SUBMITTAL
NOT FOR CONSTRUCTION

FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES



SHEET INDEX

1.	TITLE SHEET	C0.1
2.	DETAILS	C0.2
3.	CITY DETAILS AND CALTRANS STANDARD PLANS	C0.3
4.	SITE FURNISHING DETAILS	C0.4
5.	SITE FURNISHING DETAILS	C0.5
6.	PERGOLA AND BLOCK WALL DETAILS	C0.6
7.	CIVIL SITE PLAN	C1.1
8.	EROSION AND SEDIMENT CONTROL PLAN	C2.1
9.	EROSION AND SEDIMENT CONTROL NOTES	C2.2

SYMBOLS & ABBREVIATIONS

ADD	ADDITIVE
ALT	ALTERNATIVE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CONST.	CONSTRUCT
EJ	EXPANSION JOINT
EW	EACH WAY
EX	EXISTING
EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE GRADE
GB	GRADE BREAK
GRT	GRATE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
OC	ON CENTER
OG	ORIGINAL GROUND
SC	SAWCUT
SD	STORM DRAIN
SM	SCORE MARK
STRP	STRIP
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TOF	TOP OF FOOTING
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
U.S.O.	UNLESS SHOWN OTHERWISE
WWM	WELDED WIRE MESH

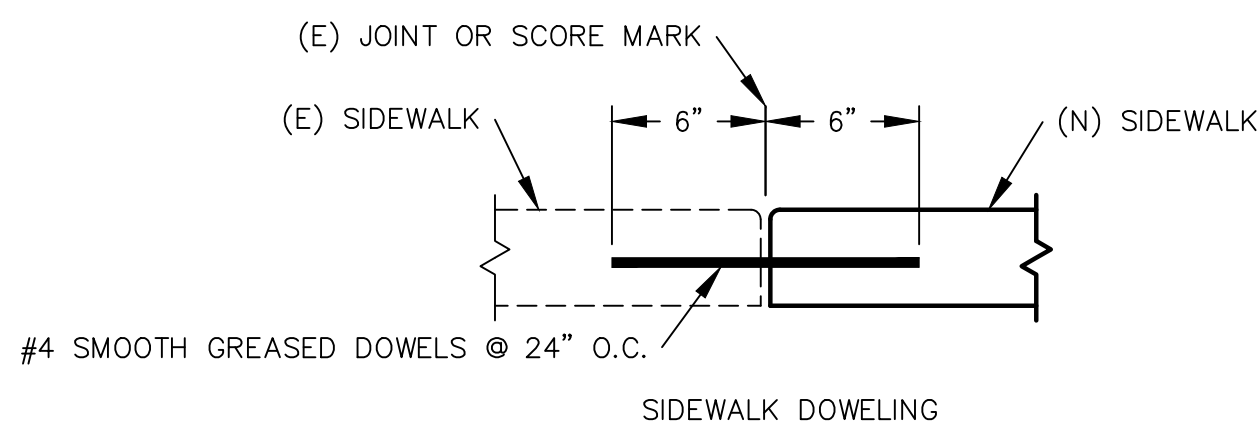
GENERAL NOTES

- CURB DIMENSIONS, RADII AND OFFSETS SHOWN ARE TO FACE OF CURB.
- ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) "STANDARD SPECIFICATIONS" AND "STANDARD PLANS", 2018 EDITION, AND THE CITY OF SEASIDE STANDARD DETAILS HEREON UNLESS OTHERWISE SPECIFIED.
- SIDEWALK WIDTHS SHOWN ARE MEASURED FROM BACK OF CURB TO BACK OF WALK OR FACE OF RETAINING CURB WHERE SHOWN.
- WHERE CURB, GUTTER AND ATTACHED SIDEWALK ARE TO BE CONSTRUCTED, THEY SHALL BE POURED MONOLITHICALLY.
- THE FOLLOWING CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS ARE INCORPORATED INTO THIS PLAN SET BY WAY OF REFERENCE. THESE STANDARD PLANS MAY BE DOWNLOADED FROM THE CALTRANS WEBSITE AT www.dot.ca.gov .

A88A CURB RAMP DETAILS (2018 EDITION)
A90A ACCESSIBLE PARKING OFF-STREET (2018 EDITION)
- CONTRACTOR SHALL PROVIDE AND MAINTAIN 6' CHAIN LINK CONSTRUCTION FENCING AROUND PARK TO PROHIBIT PUBLIC ENTRY DURING CONSTRUCTION.

Whitson ENGINEERS
6 Harris Court, Monterey, California
831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

DATE	REVISIONS
CITY OF SEASIDE RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA 93955 (831)-899-6825	
SHEET TITLE:	TITLE SHEET
PROJECT TITLE:	CAPRA PARK IMPROVEMENTS
APPROVED BY:	DATE
SCALE:	RICK RIEDL, CITY ENGINEER
AS NOTED	EXPIRATION DATE: R.C.E. No. 49631
PROJECT NO.	3640.01
SHEET NO.	C0.1
DWG FILE NO.	3640.01

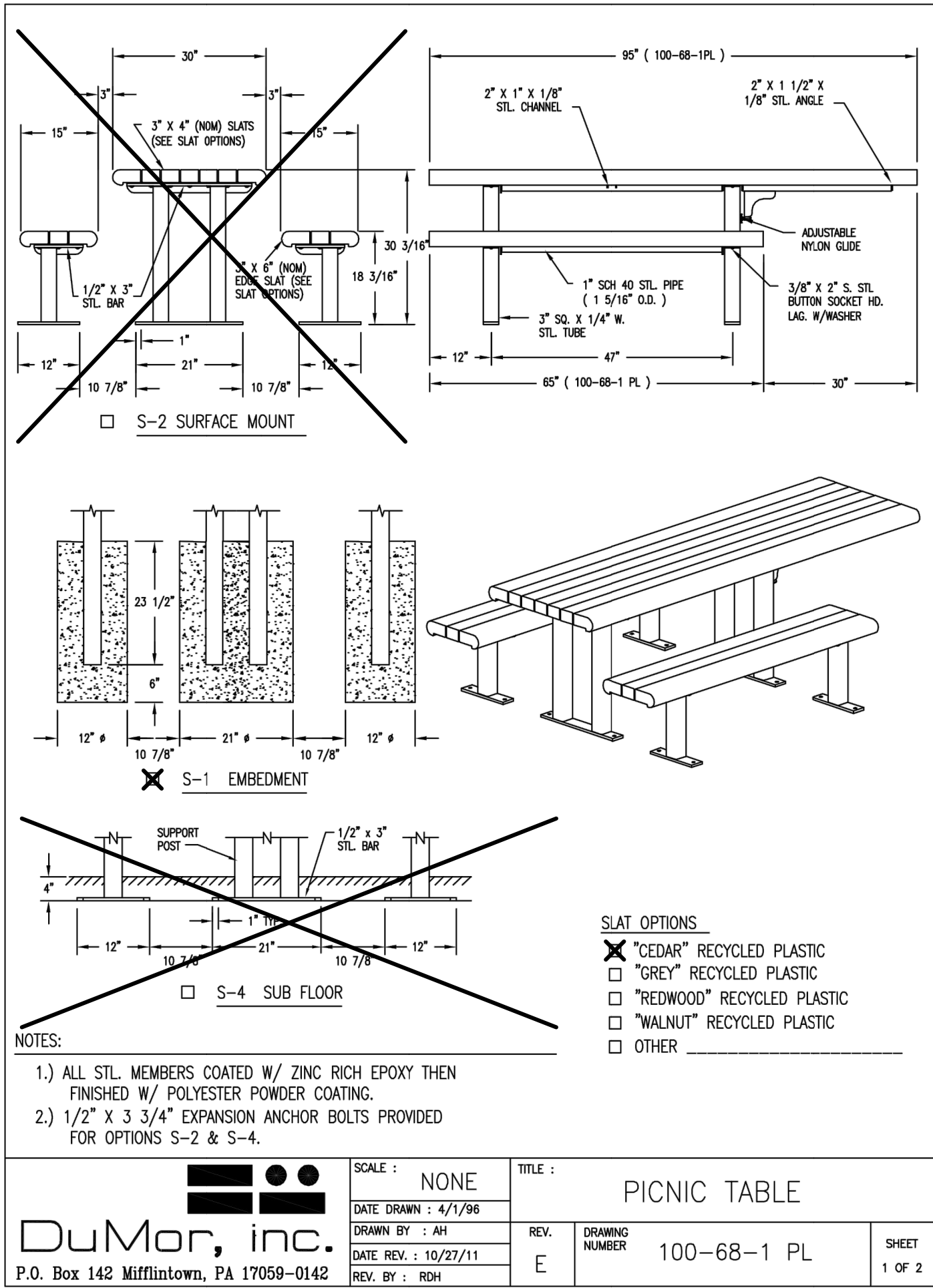


**30% SUBMITTAL
NOT FOR CONSTRUCTION**

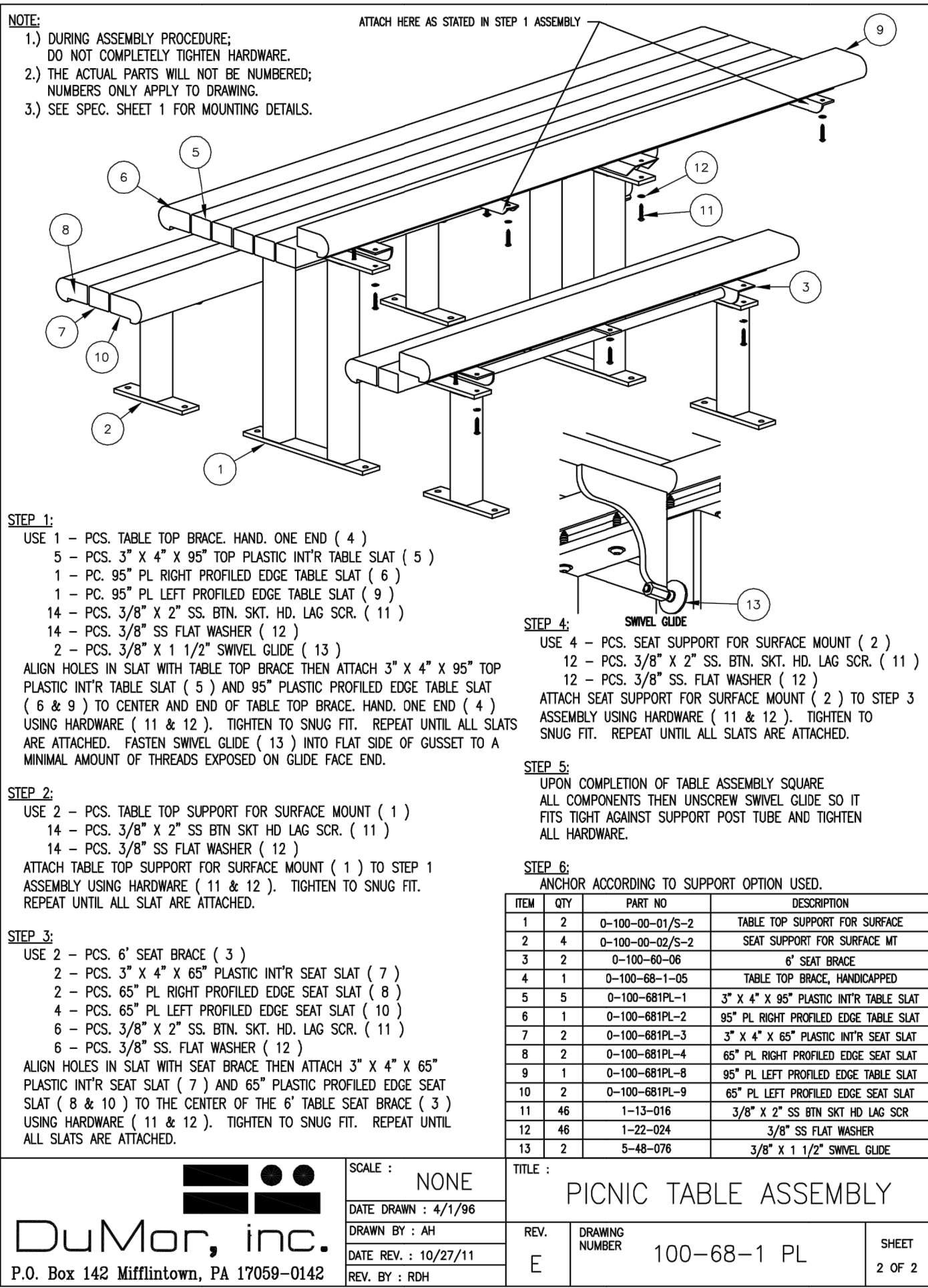


Whitson ENGINEERS
 6 Harris Court, Monterey, California
 831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

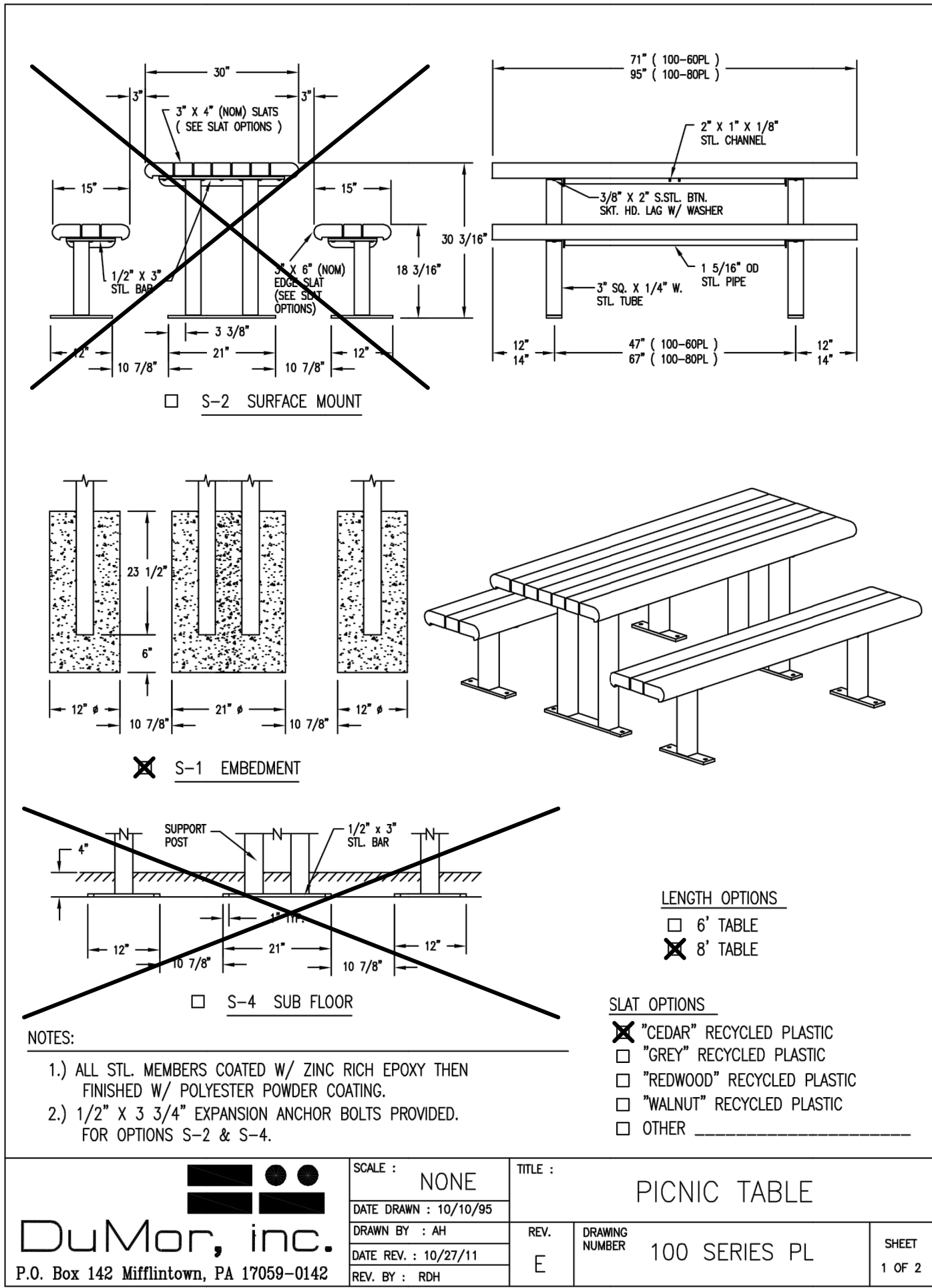
DATE	REVISIONS		
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA. 93955 (831)-899-6825		
	SHEET TITLE:	DETAILS	PROJECT NO. 3640.01
SHEET STATUS: ☒ PRELIMINARY ☐ SEMI-FINAL ☐ FINAL ☐ OTHER	PROJECT TITLE: CAPRA PARK IMPROVEMENTS		SHEET NO.
	APPROVED BY:	DATE	C0.2
SCALE:	RICK RIEDL, CITY ENGINEER		
AS NOTED	EXPIRATION DATE:	R.C.E. No. 49631	DWG FILE NO. 3640.01



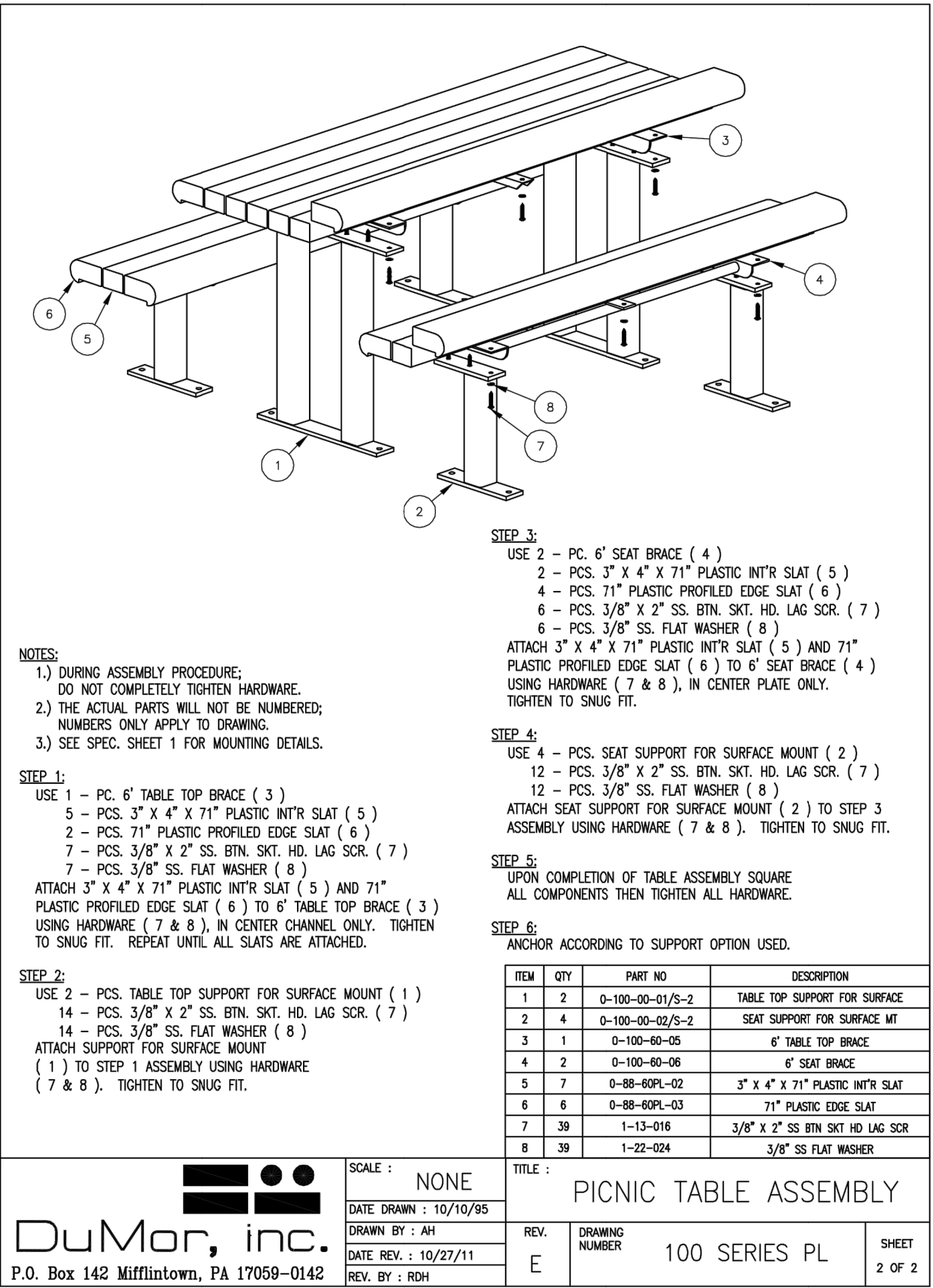
1
--
NOT TO SCALE



2
--
NOT TO SCALE



3
--
NOT TO SCALE



4
--
NOT TO SCALE

**30% SUBMITTAL
NOT FOR CONSTRUCTION**

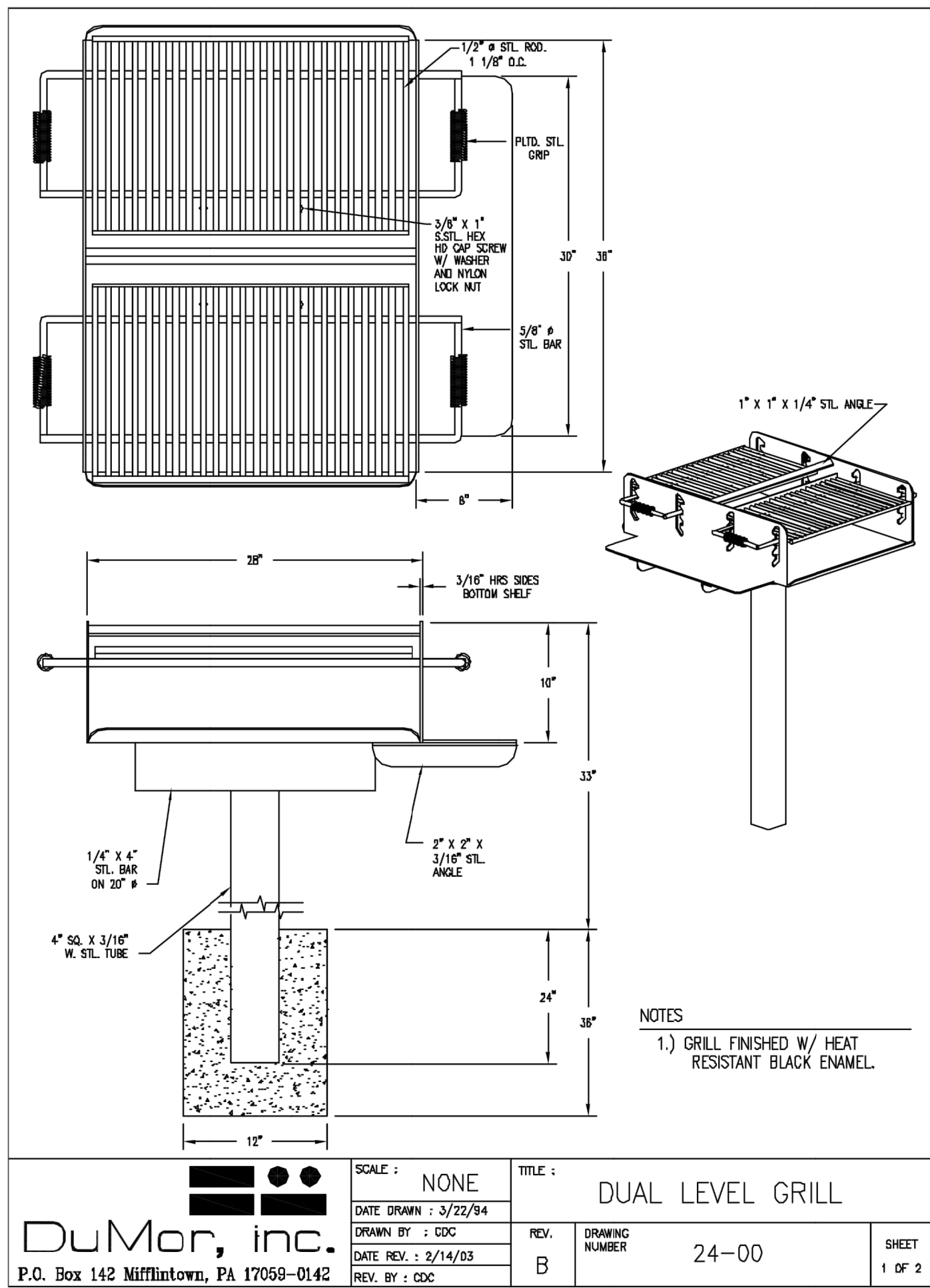


Whitson ENGINEERS
6 Harris Court, Monterey, California
831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

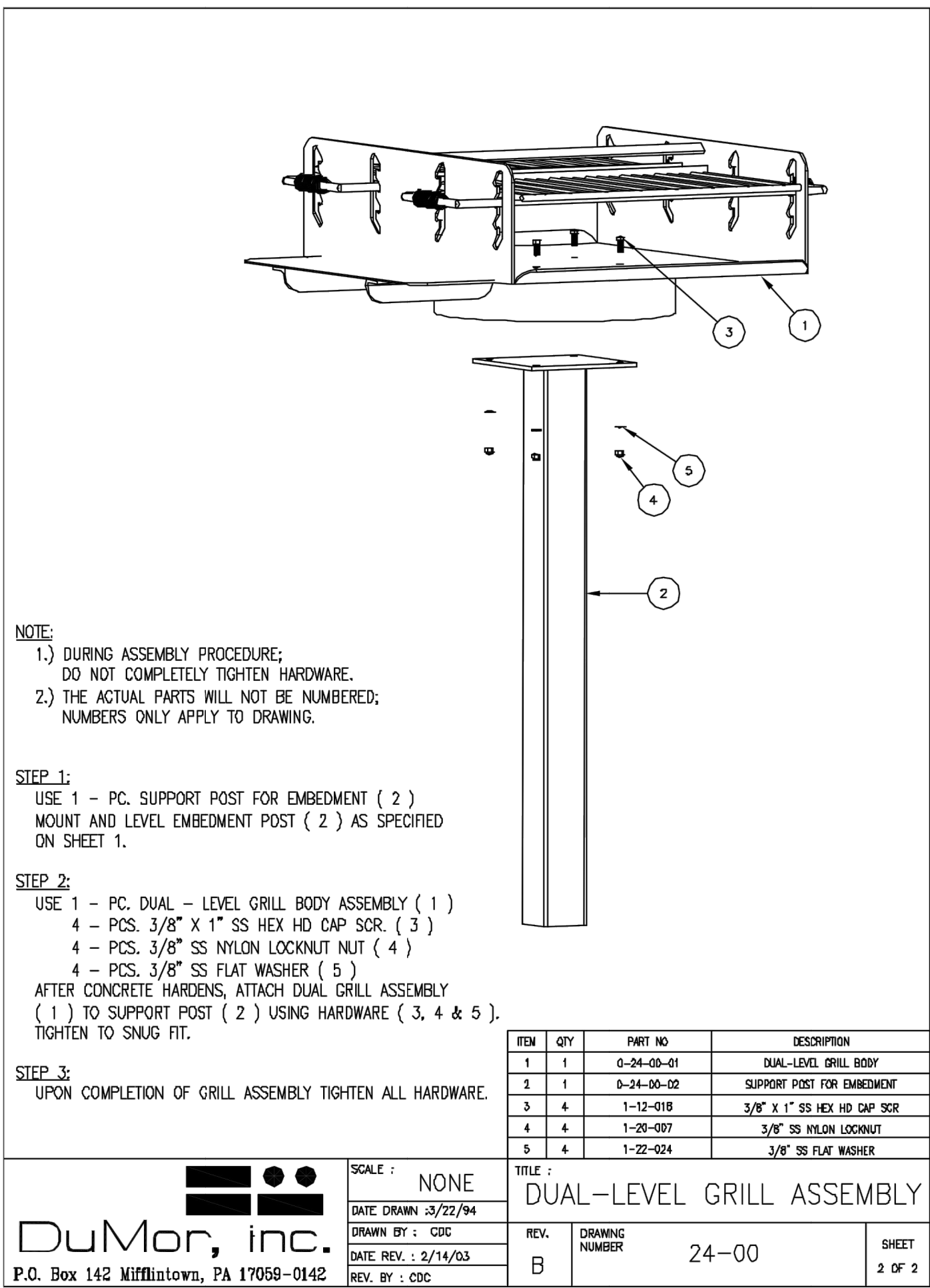
DATE	REVISIONS	
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA 93955 (831)-899-6825	
SHEET TITLE:	SITE FURNISHING DETAILS	PROJECT NO. 3640.01
SHEET STATUS: ☒ PRELIMINARY ☐ SEMI-FINAL ☐ FINAL ☐ OTHER	PROJECT TITLE: CAPRA PARK IMPROVEMENTS	SHEET NO.
APPROVED BY:	DATE	C0.4
AS NOTED	EXPIRATION DATE:	
SCALE:	RICK RIEDL, CITY ENGINEER	DWG FILE NO.
		3640.01

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES

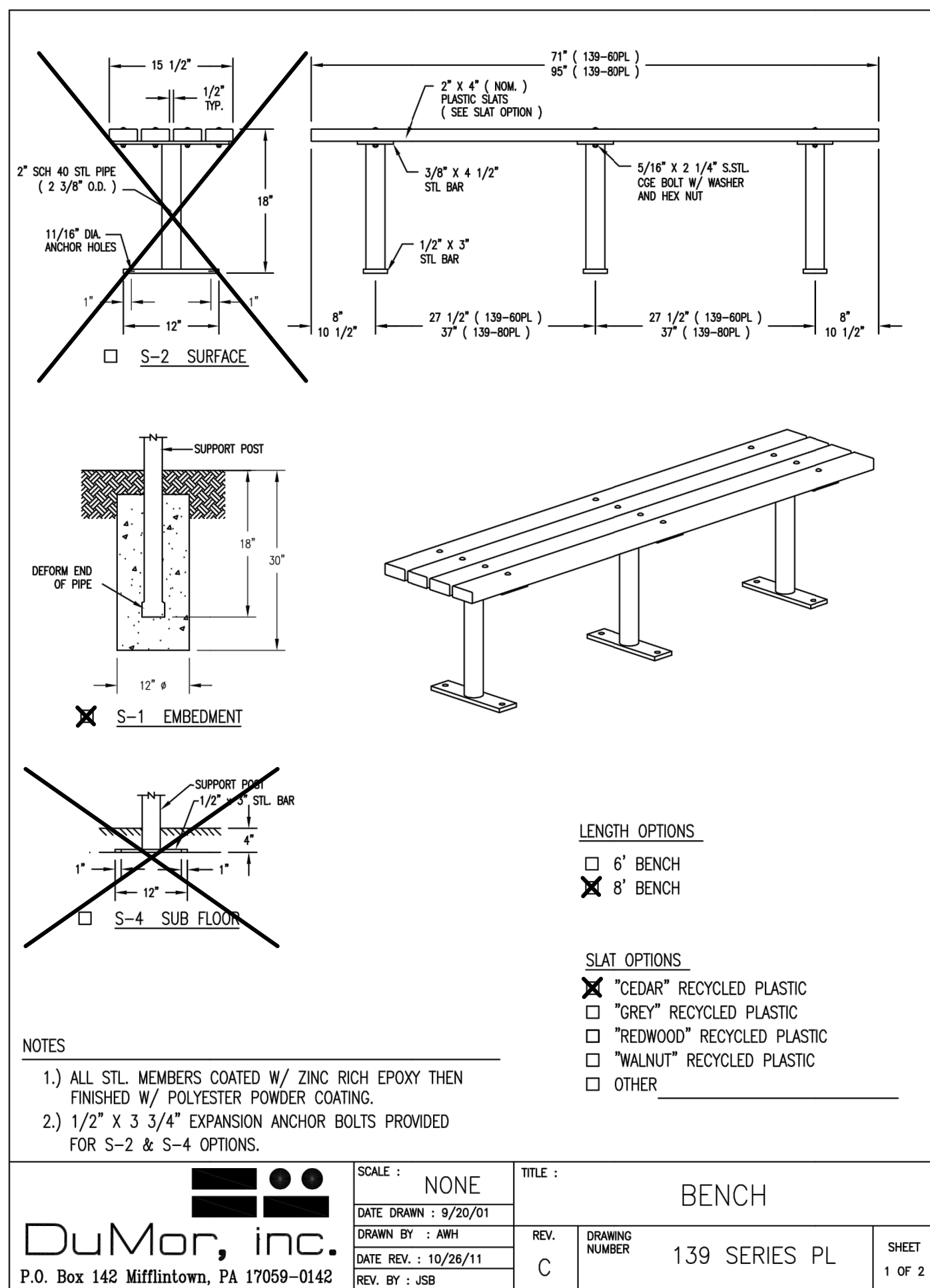
0 1 2 3



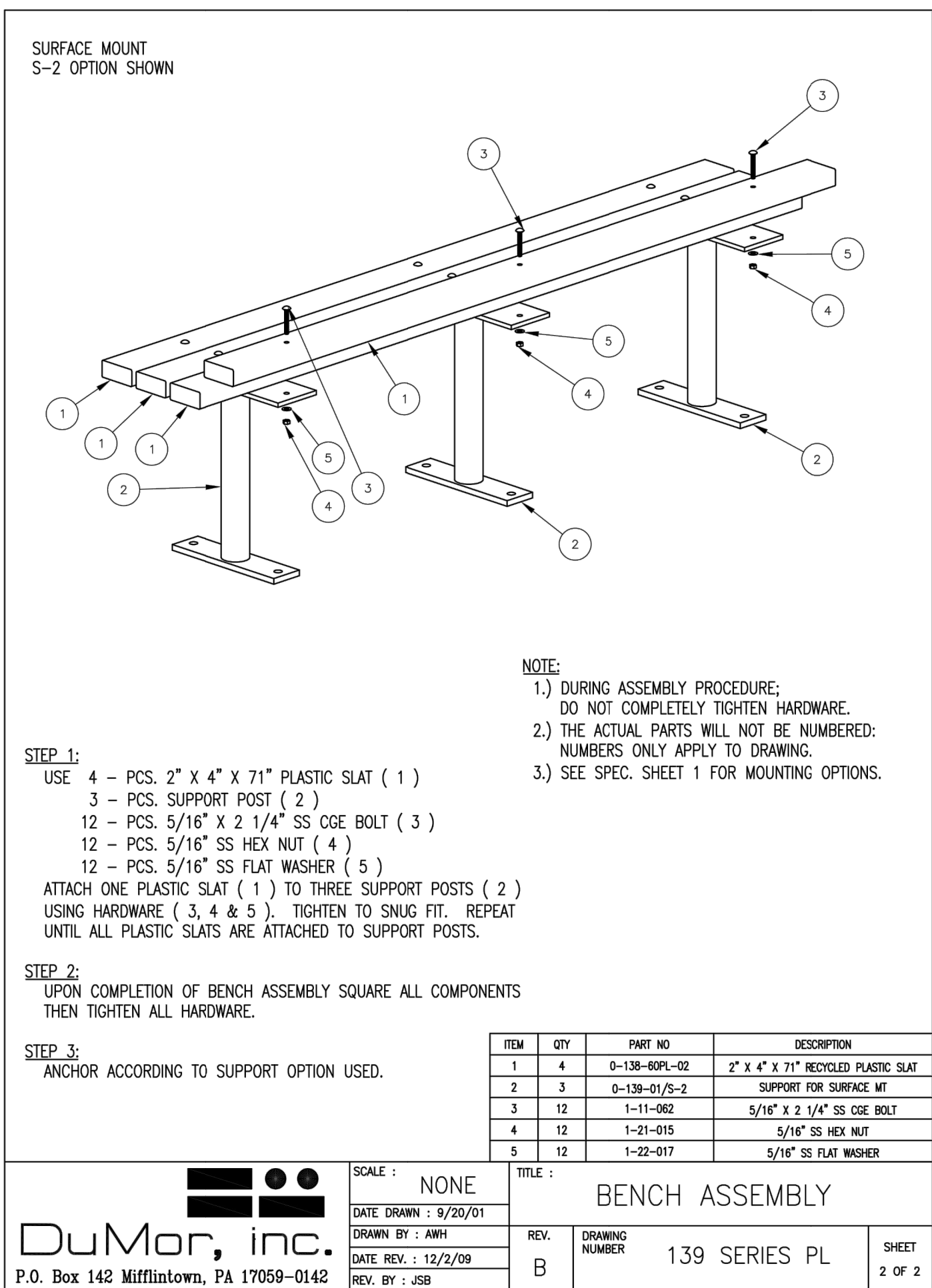
1
--
NOT TO SCALE



2
--
NOT TO SCALE



3
--
NOT TO SCALE



4
--
NOT TO SCALE

30% SUBMITTAL
NOT FOR CONSTRUCTION

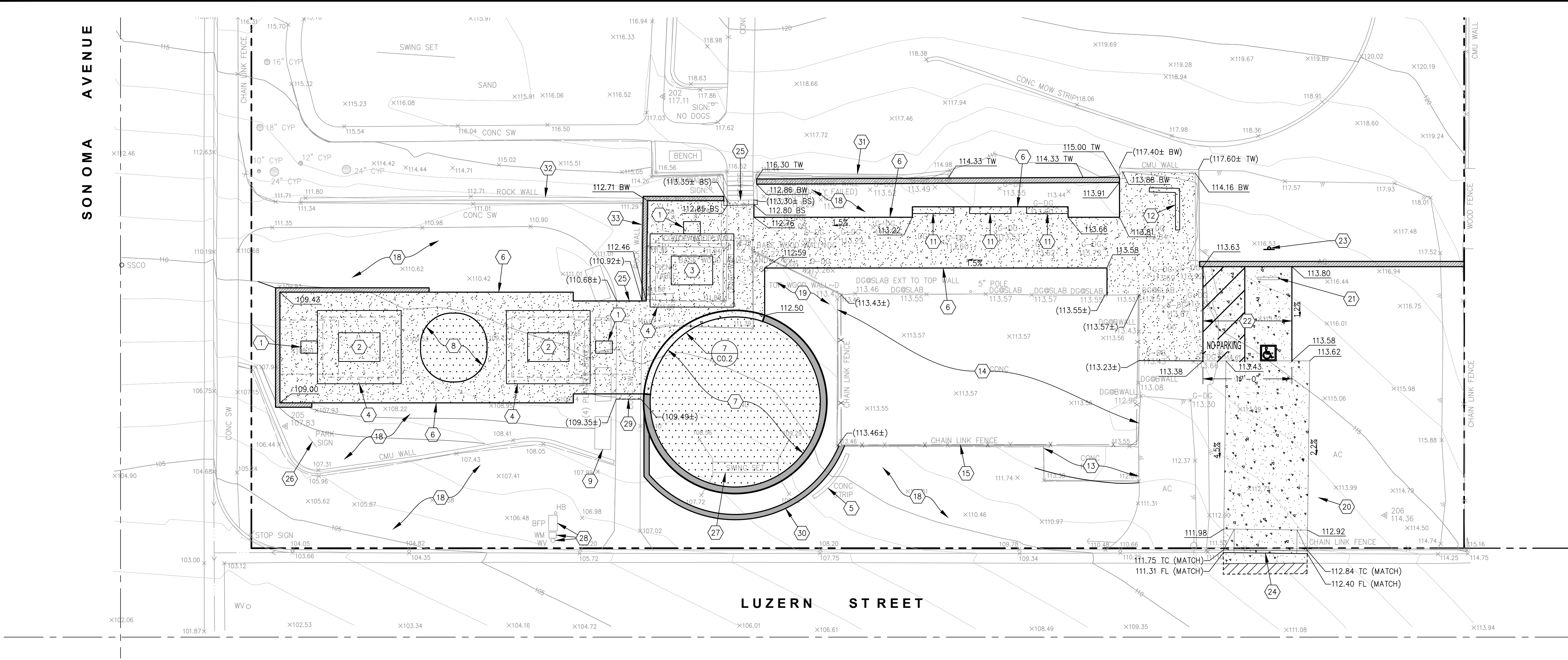
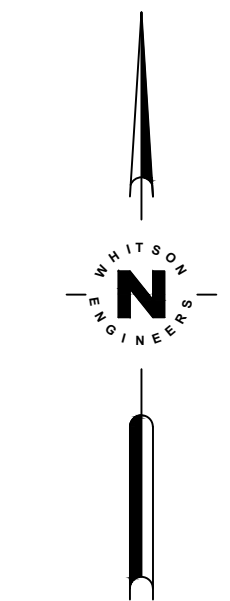


Whitson ENGINEERS
6 Harris Court, Monterey, California
831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

DATE	REVISIONS	
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA 93955 (831)-899-6825	
	SHEET TITLE: SITE FURNISHING DETAILS	PROJECT NO. 3640.01
SHEET STATUS: ☒ PRELIMINARY ☐ SEMI-FINAL ☐ FINAL ☐ OTHER	PROJECT TITLE: CAPRA PARK IMPROVEMENTS	SHEET NO. C0.5
SCALE: AS NOTED	APPROVED BY: RICK RIEDL, CITY ENGINEER EXPIRATION DATE:	DATE R.C.E. No. 49631 DWG FILE NO. 3640.01

FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES





CONSTRUCTION KEYNOTES

- 1 INSTALL CITY-FURNISHED BBQ (DUMOR 24-00) PER DETAILS 1 AND 2 ON SHEET C0.5 AND MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 4' MINIMUM CLEARANCE ON ALL SIDES.
- 2 INSTALL CITY-FURNISHED PICNIC TABLE (DUMOR 100 SERIES PL; TYPE S-1 EMBEDMENT) PER DETAILS 3 AND 4 ON SHEET C0.4 AND MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 3' MINIMUM CLEARANCE ON ALL SIDES.
- 3 INSTALL CITY-FURNISHED PICNIC TABLE (DUMOR 100-68-1 PL; TYPE S-1 EMBEDMENT) PER DETAILS 1 AND 2 ON SHEET C0.4 AND MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 3' MINIMUM CLEARANCE ON ALL SIDES.
- 4 INSTALL CITY-FURNISHED PERGOLA STRUCTURE PER DETAILS ___ AND ___ ON SHEET C0.5 AND MANUFACTURER'S RECOMMENDATIONS.
- 5 DEMOLISH, REMOVE, AND DISPOSE OF CONCRETE SIDEWALK.
- 6 INSTALL WOOD HEADER PER DETAIL 2 ON SHEET C0.2.
- 7 INSTALL CITY-FURNISHED PLAY STRUCTURE TO LOCATION SHOWN PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- 8 INSTALL CITY-FURNISHED PLAY EQUIPMENT TO LOCATION SHOWN PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- 9 REMOVE AND DISPOSE OF EXISTING WOOD PLANTER BOXES (TYP. OF 4).
- 10 PROTECT EXISTING BLOCK WALL IN PLACE. REPAIR WALL AS DIRECTED BY CITY ENGINEER.
- 11 INSTALL CITY-FURNISHED BENCH (DUMOR 139 SERIES PL; TYPE S-1 EMBEDMENT) PER DETAILS 3 AND 4 ON SHEET C0.5 AND MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 3' MINIMUM CLEARANCE ON ALL SIDES.
- 12 INSTALL CITY-FURNISHED BIKE RACK PER DETAIL ___ ON SHEET C0.5.
- 13 REMOVE EXISTING CONCRETE RAMP TO EXTENTS SHOWN.
- 14 REFINISH EXISTING CONCRETE COURT.
- 15 REMOVE AND REPLACE EXISTING FENCE WITH BLACK VINYL-COATED CHAIN LINK FENCE DETAIL 5 ON SHEET C0.2.
- 16 REMOVE EXISTING PICNIC TABLE AND BBQ.
- 17 INSTALL ALLAN BLOCK WALL PER DETAILS ___ ON SHEET ___.

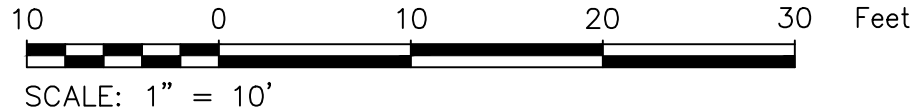
- 18 INSTALL XERISCAPING PLANTING AND BOULDERS AS DIRECTED BY THE CITY ENGINEER.
- 19 INSTALL WOOD CHIPS AS DIRECTED BY THE CITY ENGINEER.
- 20 SAWCUT, DEMOLISH, AND REMOVE EXISTING AC TO EXTENTS SHOWN.
- 21 INSTALL CONCRETE WHEEL STOP PER DETAIL 3 ON SHEET C0.2.
- 22 DELINEATE AND PAINT SINGLE ACCESSIBLE PARKING STALL, INCLUDING DIAGONAL "NO PARKING" LINES AND (1) 36"x36" ISA MARKING, PER CALTRANS STANDARD PLAN A90A. EXACT LOCATIONS TO BE MARKED IN THE FIELD BY THE ENGINEER.
- 23 FURNISH AND INSTALL VAN ACCESSIBLE PARKING SIGN R99C(CA) WITH R7-8B PLAQUE PER CALTRANS STANDARD PLAN A90A.
- 24 REMOVE FENCE AND EXISTING DRIVEWAY APPROACH. CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STANDARD DRAWING S-101 ON SHEET C0.3.
- 25 DOWEL INTO EXISTING CONCRETE PER DETAIL 10 ON SHEET C0.2.
- 26 CITY TO RELOCATE PARK SIGN.
- 27 SALVAGE EXISTING SWINGSET AND DELIVER TO THE CITY. CONTRACTOR SHALL COORDINATE DELIVERY TIME AND LOCATION WITH THE CITY ENGINEER.
- 28 PROTECT UTILITY IN PLACE.
- 29 CONSTRUCT CONCRETE STEP AND REPLACE HANDRAIL PER DETAIL ___ ON SHEET C0.4. DOWEL INTO EXISTING CONCRETE PER DETAIL 12 ON SHEET C0.2.
- 30 INSTALL 18" BLOCK WALL SEAT WALL PER PLAN.
- 31 BURY EXISTING FAILING WALL BEHIND PROPOSED BLOCK WALL.
- 32 REPAIR EXISTING STONE WALL AS DIRECTED BY THE CITY ENGINEER.
- 33 REMOVE EXISTING STONE WALL.

LEGEND

- 3" HMA (TYPE A) ON 6" CLASS 2 AB
- 6" CONCRETE WITH #6 REBAR @ 18" O.C. E.W., ON 6" CLASS 2 AB
- DECOMPOSED GRANITE PER DETAIL 1 ON SHEET C0.2
- BLOCK WALL PER DETAIL ___ ON SHEET C0.2
- 12" CITY-FURNISHED WOOD CHIP PLAY AREA SURFACING PER DETAIL 11 ON SHEET C0.2. CONTRACTOR TO INSTALL SO THAT FINISH WOOD CHIP SURFACE IS FLUSH WITH SURROUNDING FLATWORK.
- SAWCUT
- LIMIT OF GRADING

30% SUBMITTAL
NOT FOR CONSTRUCTION

FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES



Whitson ENGINEERS
6 Harris Court, Monterey, California
831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

DATE	REVISIONS	
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA 93955 (831)-899-6825	
SHEET STATUS: ☒ PRELIMINARY ☐ SEMI-FINAL ☐ FINAL ☐ OTHER	PROJECT TITLE: CAPRA PARK IMPROVEMENTS	PROJECT NO. 3640.01 SHEET NO. C1.1
APPROVED BY: RICK RIEDL, CITY ENGINEER	DATE	DWG FILE NO. 3640.01
EXPIRATION DATE:	R.C.E. No. 49631	
SCALE: 1" = 10'		

WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.24 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

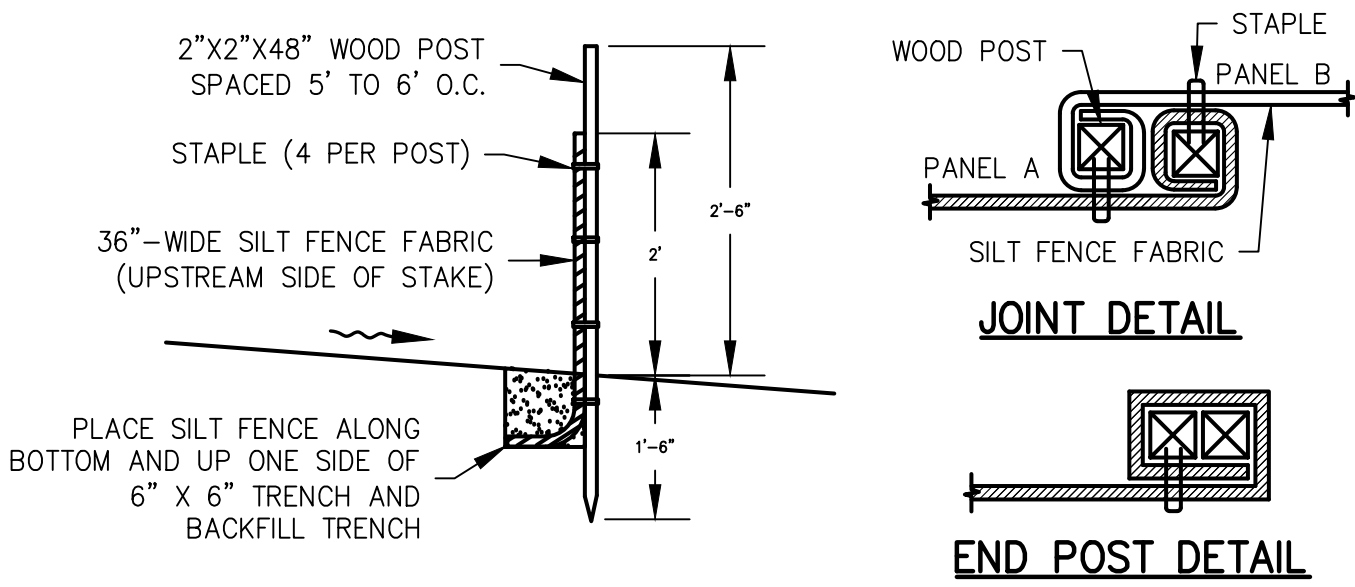
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

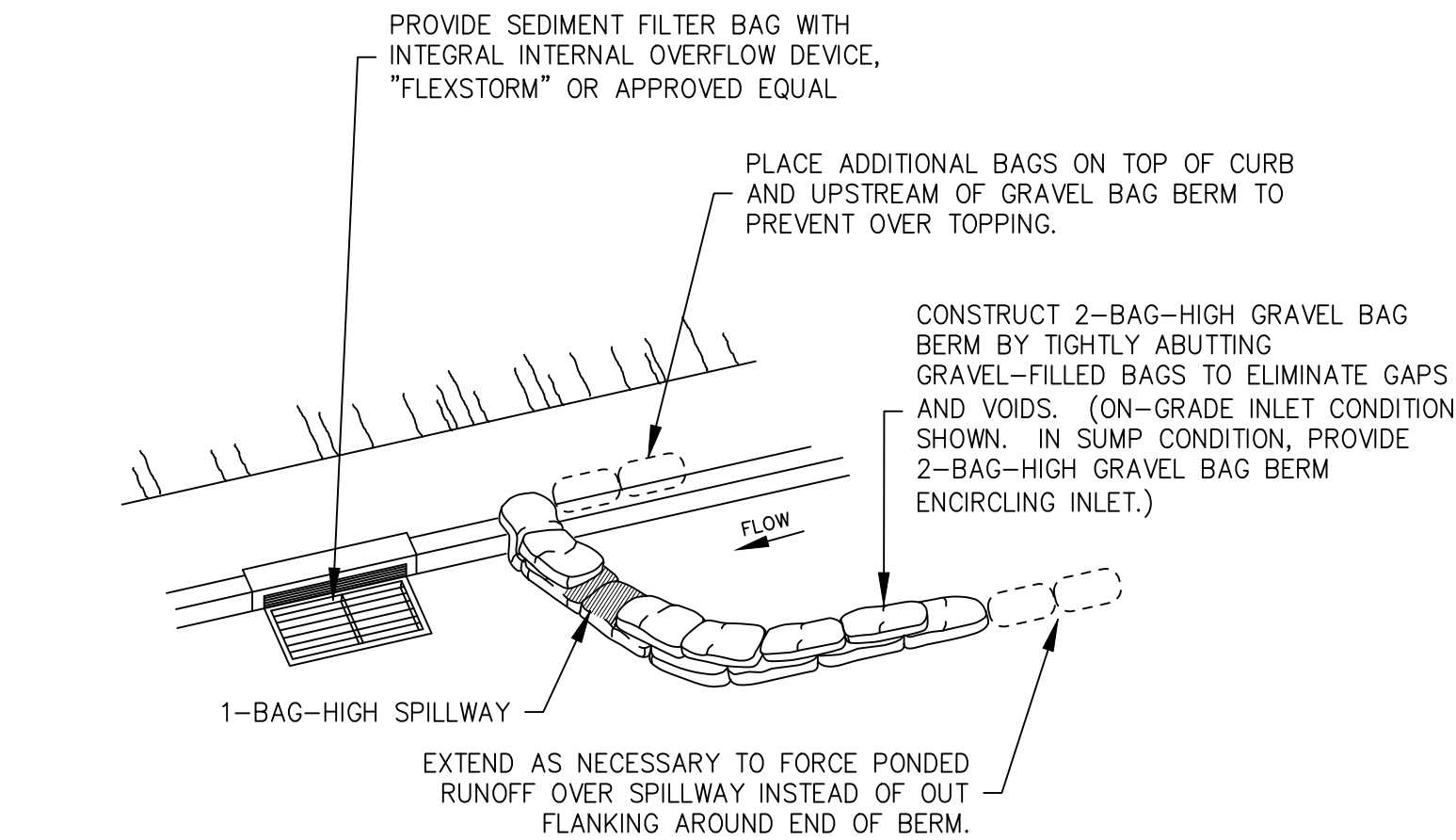
EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

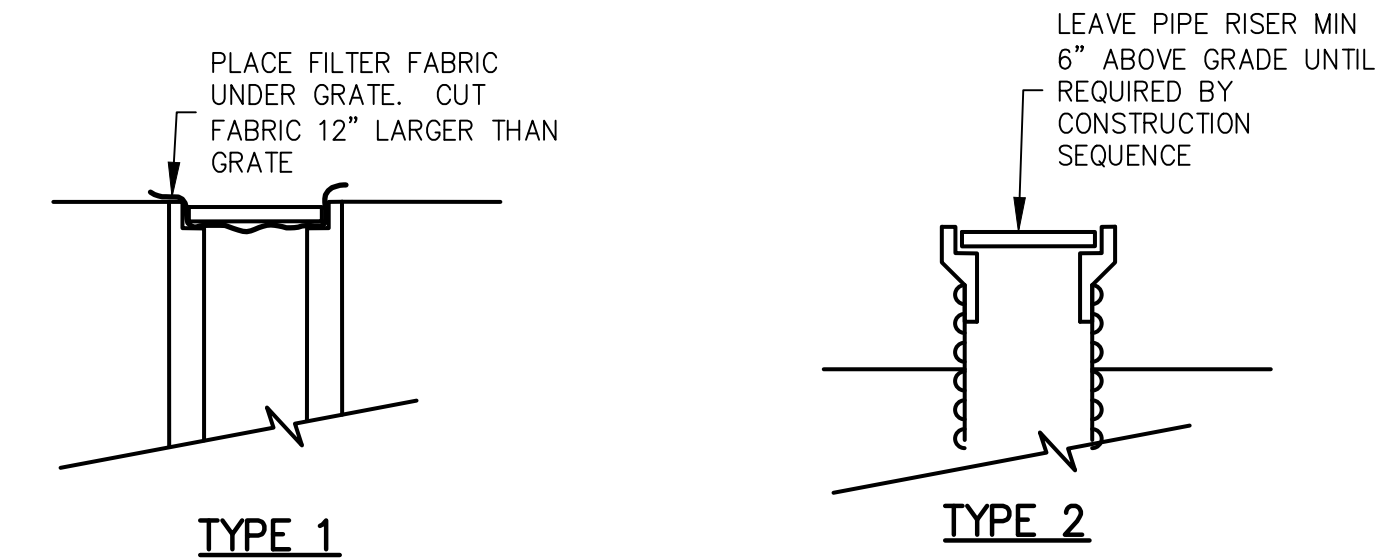


- NOTES:
- THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
 - JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1
--
TEMPORARY SILT FENCE
SCALE: NONE

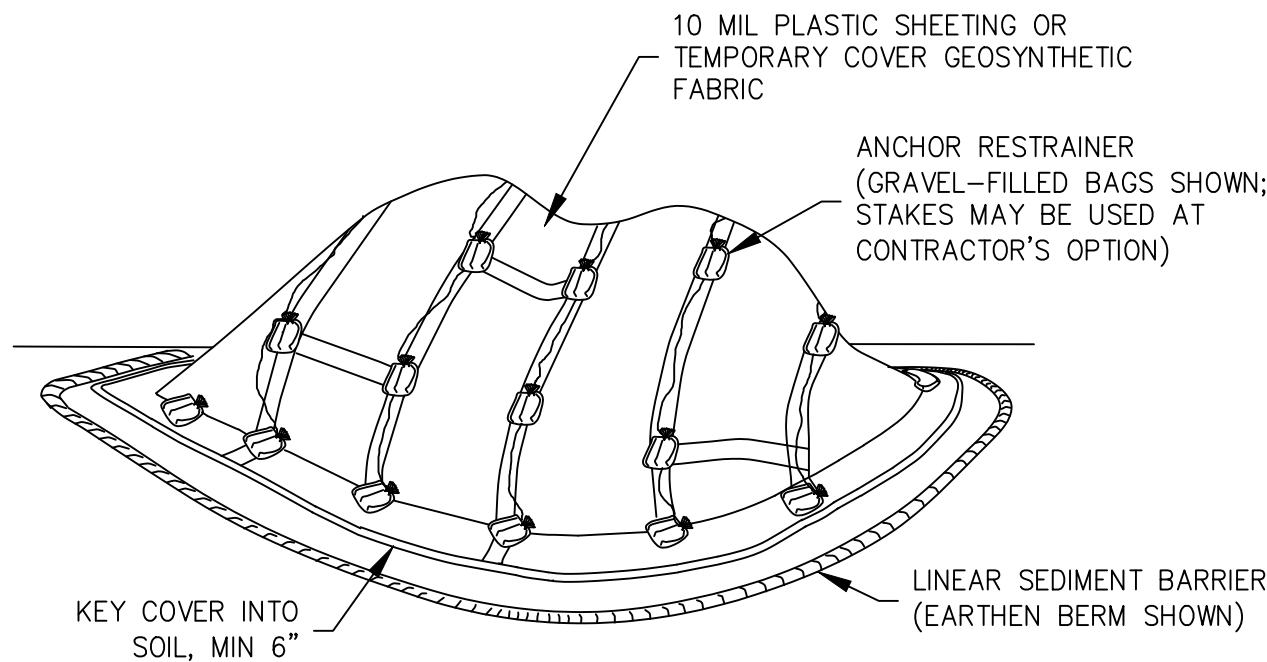


TYPE 3

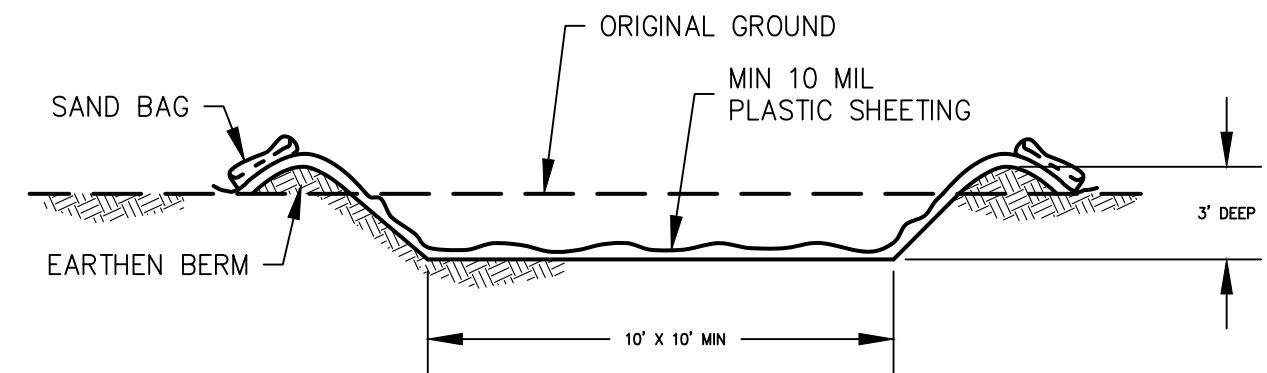


- NOTES:
- PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
 - TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
 - TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10
--
STORM DRAIN INLET PROTECTION
SCALE: NONE

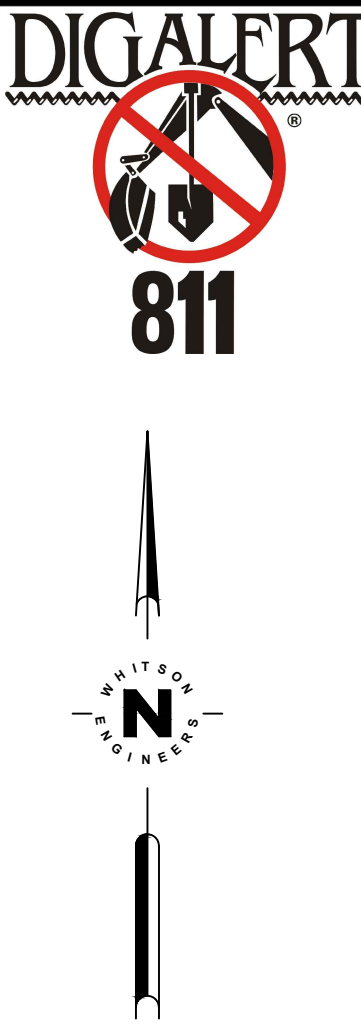


WM-3
--
TEMPORARY COVER ON STOCKPILE
SCALE: NONE



- NOTES:
- AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8
--
TEMPORARY CONCRETE WASHOUT FACILITY
SCALE: NONE

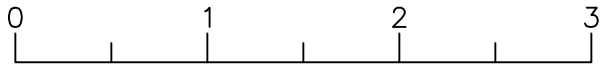


Whitson ENGINEERS
6 Harris Court, Monterey, California
831.649.5225 whitsonengineers.com
Civil Engineering + Land Surveying

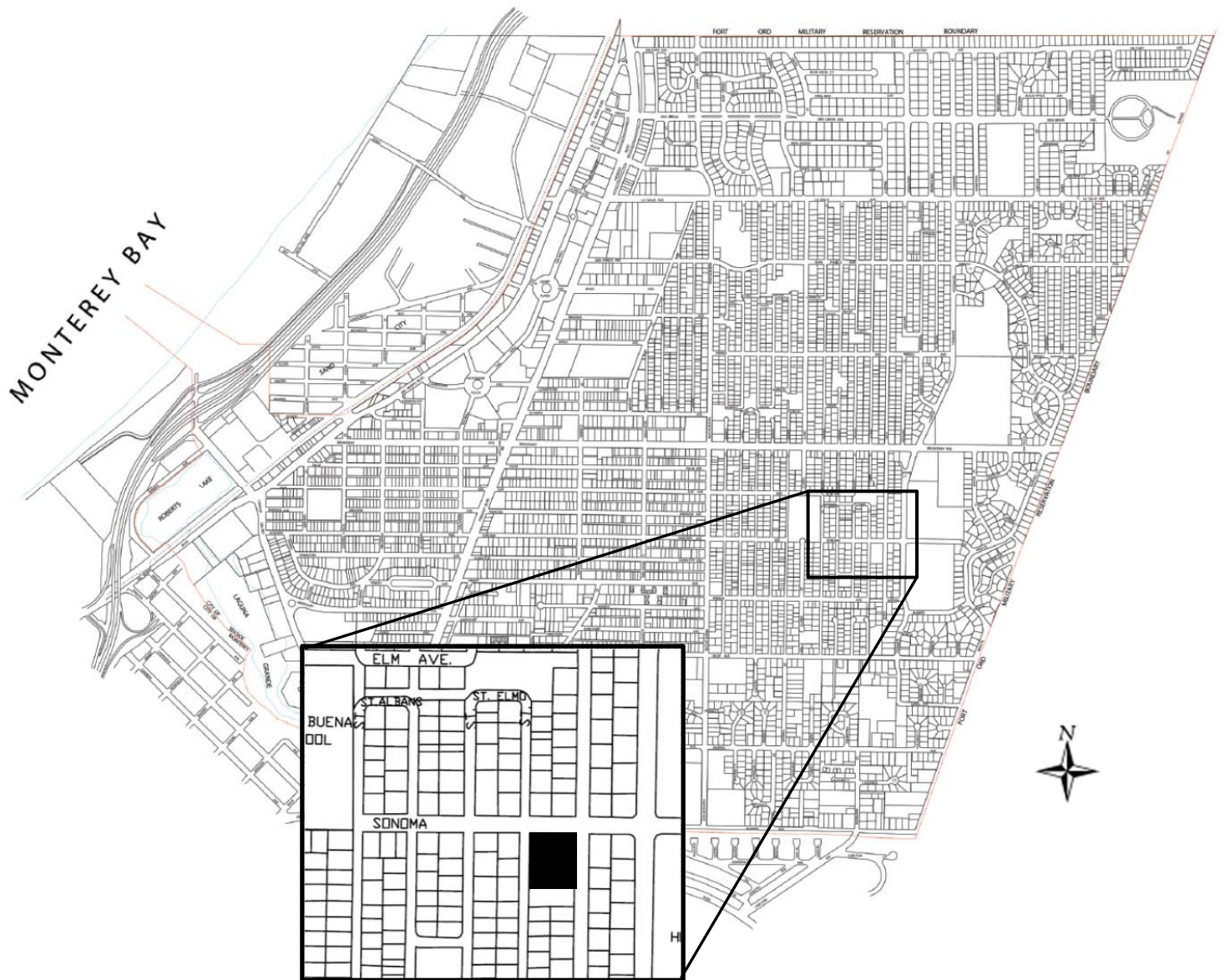
DATE	REVISIONS	
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA 93955 (831)-899-6825	
SHEET STATUS: ☒ PRELIMINARY ☐ SEMI-FINAL ☐ FINAL ☐ OTHER	PROJECT TITLE: CAPRA PARK IMPROVEMENTS	PROJECT NO. 3640.01 SHEET NO. C2.2
SCALE: AS NOTED	APPROVED BY: RICK RIEDL, CITY ENGINEER EXPIRATION DATE:	DATE DWG FILE NO. 3640.01

30% SUBMITTAL
NOT FOR CONSTRUCTION

FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES



Location Map



Capra Park
Luzern Street frontage





View looking south from Sonoma Avenue – proposed picnic area



View looking south from bottom stairs – proposed walkway



View looking south from pathway – proposed playground area approximately X SF.



CITY OF SEASIDE STAFF REPORT

Item No.: 7.B.

TO: Board of Architectural Review

BY: Misty Bradshaw, Associate Engineer
Rick Medina, Senior Planner

DATE: February 20, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-06: THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO ELLIS PARK LOCATED IN THE PUBLIC INSTITUTIONAL (PI) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, improvements are subject to review and approval by the Board of Architectural Review. Staff recommends approval of the proposed Conceptual Design Improvements for Ellis Park.

BACKGROUND

Ellis Park is a small park located off of Hilby Avenue, adjacent to the Oldemeyer Center. The site is utilized frequently by patrons of the community center for toddler day care and senior activities. Facilities at the site include a playground, a half basketball court, a picnic area and ten horseshoe pits. Due to the poor condition of the park amenities, the Parks and Recreation (P&R) Commission directed city staff look to prepare a design for the improvements to the play structure, ADA accessibility, and upgrades to the park features. Staff coordinated two study sessions with the P&R Commission on October 15, 2018 and again on February 11, 2019 to explore alternatives for improving this park.

Based upon input received from the P&R Study Sessions, staff has developed a conceptual plan for the proposed improvements to include the following:

1. Improve and Expand the playground area
2. Provide ADA accessible entrances, pathways, and parking space
3. Upgrade support facilities to include a new drinking fountain, signage, fencing/gates, waste receptacles, benches, barbeque pits and picnic tables
4. Removal of the horseshoe pits and installation of a multi-use sport court

Whitson Engineers provided the City with design services for the improvements to Ellis Park, which included preparation of a Conceptual Plan, and preparation of the Plans, Specifications, and Engineer's Estimate of Probable Cost.

Conceptual Landscaping Plans include native plantings and will be presented to the Board during the meeting.

STAFF ANALYSIS

City staff finds that the improvements will be compatible with the park and surrounding neighborhood and will provide American with Disability Act (ADA) improvements, specifically a van accessible parking space in the Oldemeyer Center Parking Lot to the proposed picnic, sport court, and playground areas. Due to the nature of the proposed project on a public park, the Board of Architectural Review has purview to consider the proposed park improvements to ensure neighborhood compatibility and architectural consistency.

ENVIRONMENTAL COMPLIANCE

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 "Existing Facilities" (d) "Restoration or rehabilitation of deteriorated or damaged structures...".

Evidence:

The existing play structure and various park facilities are in deteriorating condition and the facilities currently do not meet current standards for American with Disabilities Act (ADA) Access Requirements. The proposed improvements include replacing the deteriorated play structure with a new play structure in the same location, and increasing ADA accessibility to existing and proposed facilities in accordance with the current standards and codes.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
-

Meeting Date: February 20, 2019

Conditions of Approval
File No. BAR-19-06
February 20, 2019

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plan identified as “Ellis Park Landscape Plans” dated February 20, 2019.
2. Pedestrian walks and disable parking space will be constructed in accordance with Title 24 of the 2016 California Building Code.

Standard:

1. The landscape plan shall be installed and maintained in compliance with standards and regulations of the Monterey Peninsula Water Management District.
2. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.



CITY OF SEASIDE STAFF REPORT

Item No.: 7.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: February 20, 2019

SUBJECT: DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE A RECOMENDATION ON PROPOSED MODIFICATIONS TO HEIGHT OF A PLAYFIELD FENCE UNDER CONSTRUCTION AT CUTINO PARK. CUTION PARK IS LOCATED NEAR THE NORTHWEST CORNER OF NOCHE BUENA STREET AND SAN PABLO AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONNG DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

The purpose of this item is to receive a recommendation from the Board of Architectural Review on the final design related to a reduction in height for a playfield fence located near the northeast corner of the park.

BACKGROUND

Cutino Park is situated between San Pablo Avenue and La Salle Avenue east of Noche Buena Street adjacent to the Boys and Girls Club. This park serves as one of the primary active recreation areas the community. Location Map is provided as Attachment 1.

On December 21, 2017, the City Council approved the 30% design for Phase 1 Cutino Park Improvements with 100% approved by City Council on July 5th 2018. The design has been prepared by the Verde Design (Verde) Group. The proposed improvements to the park include field renovations to incorporate synthetic turf for multi-use sport activities; new play structures; storage, restrooms, and concession facility renovations; new skate park and upgrade basketball area; field lighting and restroom security

enhancements; batting cages; and ADA upgrades for pathway, entrances, and viewing areas. The approved site plan is provided as Attachment 2.

Once construction began on the perimeter fencing of the project in January of 2019, City staff received comments from the property owner at 1845 Luxton Street who expressed concerns related to how the fencing at 8 feet would obscure her view of the Monterey Bay and the horizon beyond. As a result of a meeting City staff held with the property owner at the site, it was decided that the a 40-foot lineal section of the fence beginning at the northeast corner extending to the South could be reduced to five feet in height as shown on Attachment 3. Site photographs showing the view from 1845 Luxton Street and a view on how the lower fence will allow for a view the Monterey Bay and the horizon beyond is provided as Attachment 4.

The eight-foot tall perimeter fencing being placed along the eastern edge of the park was added to the site to prevent soccer balls and baseballs from entering the yards of the residences along the 1800 block of Luxton Street. As shown on the approved site plan, two soccer fields will be striped in an east-west direction. Primary impact adjacent to the rear yard of 1845 Luxton Street would be from soccer balls. as the baseball field is at the far southwest corner.

The lowering of the height of the chain link fence at the far northeast corner would not affect the visual continuity of the fence design in that it is located the furthest from the primary use areas and that the property owner at 1845 Luxton Street is in agreement with the proposed modification.

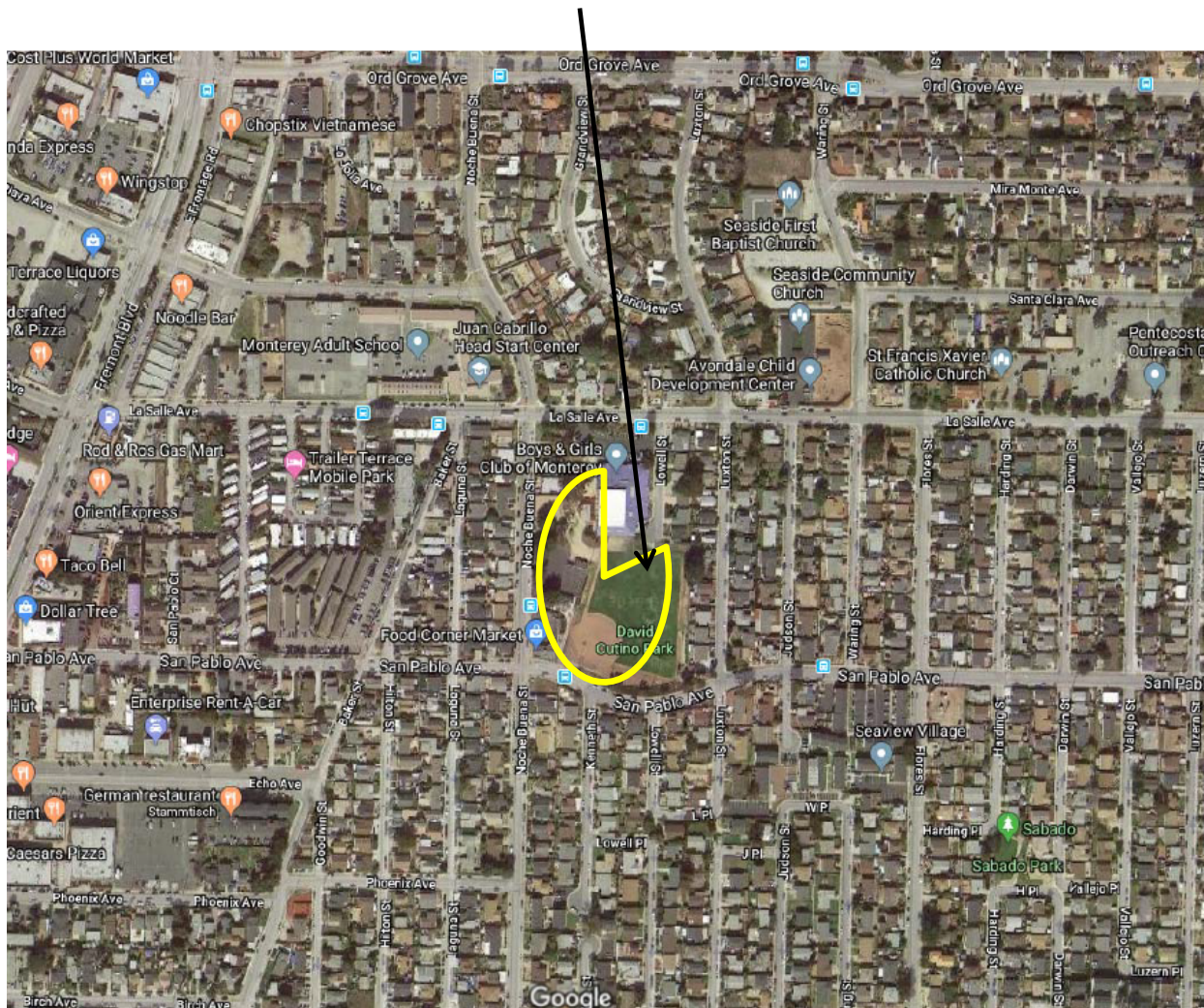
ATTACHMENTS

1. Attachment 1 - Location Map
 2. Attachment 2 - Site Plan
 3. Attachment 3 - Area of Work
 4. Attachment 4 - Site Photos
-

Attachment 1

Location Map

Noche Buena Street and San Pablo Avenue



Attachment 2

SITE PLAN

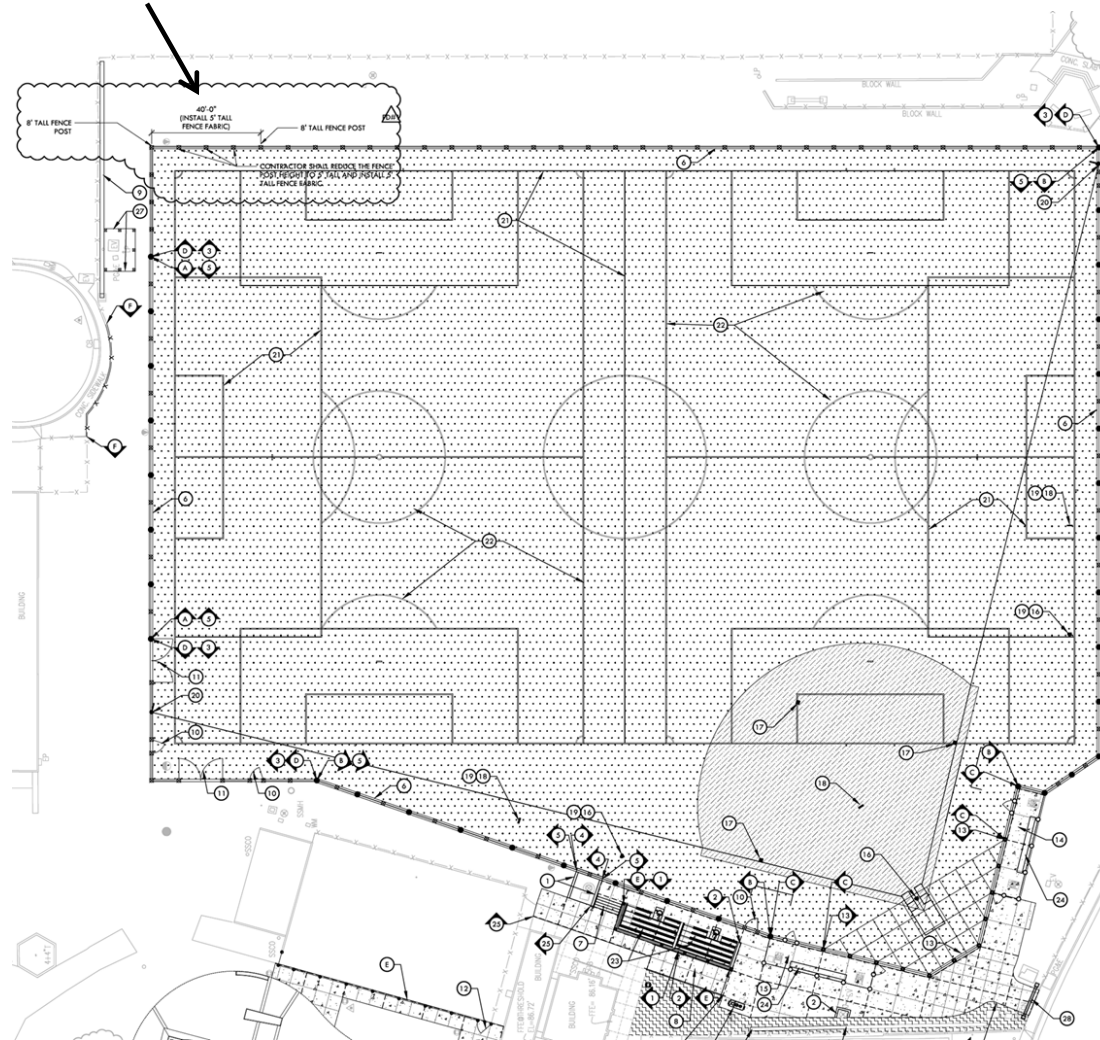
Location of fence height modification
to chain link fence from 8' to 6'.

Resident at 1845 Luxton Street
requesting modification



Area of
work

Attachment 3



Attachment 4

Site Photos



View looking East showing proposed fencing and how height would be reduced



View of fencing grades prior to construction



View of Monterey Bay from 1845 Luxton Street

Orange area represents 8' fence height



5' fence height

View of Monterey Bay from 1845 Luxton Street showing modified fence height