



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, March 6, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Mitsugu Mori
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member
Board Member

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 FEBRUARY 20, 2019 REGULAR MEETING

6. BUSINESS ITEMS

A. TREE DISCUSSION: EXPANDING ARCHITECTURAL REVIEW PURVIEW, TREE PLANTING AND REPLACEMENT REQUIREMENTS, AND UPDATING RESOURCES

RECOMMENDATION: The purpose of this item is for staff to present the Board of Architectural Review (BAR) with current tree regulations and resources, to pose questions to the BAR to receive their opinions about expanding the scope of BAR reviews in an upcoming tree ordinance amendment.

B. DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, WILL PROVIDE AN UPDATE ON MODIFICATIONS TO THE FINAL DESIGN RELATED TO A REDUCTION IN HEIGHT OF THE PLAYFIELD FENCE LOCATED NEAR THE NORTHEAST CORNER OF THE PARK. CUTINO PARK IS LOCATED NEAR THE NORTHEAST CORNER OF NOCHE BUENA STREET AND SAN PABLO AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONING 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 provide an update on the final design related to a reduction in height for a playfield fence located near the northeast corner of the park.

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for exterior façade modifications

**D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-05:
THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS
DESIGN REVIEW APPROVAL FOR PHOTOVOLTAIC PARKING SHADE
CANOPY, LOCATED WITHIN THE EAST PORTION OF CITY HALL
PARKING LOT (APN: 011-355-001). THE PROJECT IS STATUTORILY
EXEMPT FROM ENVIRONMENTAL REVIEW PER PUBLIC RESOURCES
CODE SECTION 21080.35**

RECOMMENDATION: In accordance with Section 17.62.030 B.8 of the Seaside Municipal Code, a proposed photovoltaic parking canopy at the City Hall parking lot would be subject to the review and approval by the Board of Architectural Review.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

March 20, 2019

Seaside City Hall

5:30 PM

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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
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, February 20, 2019
5:30 PM

1. **CALL TO ORDER**

Chair Ventimiglia called the meeting to order.

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

BOARD OF ARCHITECTURAL REVIEW

PRESENT: Kalsa, Ventimiglia, Sawhney, Mitchell, Mori

ABSENT: None

3. **REVIEW OF AGENDA**

Staff requested that Item 7C be continued to a future meeting as a report.

4. **PUBLIC COMMENT**

Chair Ventimiglia invited comments from the Public

- Undine Lauer questioned the minutes that stated that staff time work was donated for the sign at Metz park but spoke to seeing city trucks and workers in uniform and questioned if it was a mistake or if it was misrepresented. She also questioned when the sign would be moved.
- Clementine Bonner Klein spoke regarding the item that was being continued. She stated architectural review is required for projects financed by the City, and expressed concern that the Board did not have a chance to review the full plans for Cutino Park. She questioned the City Council's technical expertise to approve the plans and expressed frustration that since it was not treated as a public hearing, immediately adjacent owners were not notified. She expressed concern with the approval process that the city is making decisions about public parks without proper notifications.

5. **ELECTION OF OFFICERS**

A. ELECTION OF OFFICERS FOR REMAINDER OF 2019 CALENDAR YEAR

This item was moved to the end of the agenda.

On motion by Board Member Mitsugu Mori and seconded by LisAnne Sawhney and passed by the

following vote the Board of Architectural Review approved maintaining Board Member Ventimiglia as Chair and Board Member Khalsa as Vice Chair.

RESULT: Approved

AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney

NOES: None

6. APPROVAL OF MINUTES

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

Action: Approved

Chair Ventimiglia requested staff to respond to the public comment. City Clerk Milton-Rerig responded that it was explained that the City Manager donated his time in the fabrication of the sign, but City Staff workers did install the sign during normal working hours. Board Member Mori suggested the Board should adgendize a discussion of the lack of approvals for the sign at Metz Park. Staff agreed to adgendized for the next meeting a discussion of the process for approval of signs and other elements of park improvements.

On motion by Board Member Mitsugu Mori and seconded by Keith Mitchell and passed by the follow

RESULT: Approved

AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell

NOES: None

ABSTAIN: Lisa Anne Sawhney

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.

Assistant Engineer Leslie Llantero presented the proposed design improvements to Capra Park, established in 1965, located between Luzern and Soto streets. She detailed the existing infrastructure at the park and explained staff has been working with FOSPA and the Parks and Recreation Commission for the proposed improvements. The City has contracted with Whitson Engineers to fulfill the design improvements. The scope of work for this project includes the following improvements: 1. addition of an on-site ADA parking space 2. Renovated playground area 3. Concrete pathway 4. Three separate barbeque picnic areas with

pergolas for shade 5. Bench seating 6. Additional landscape improvements 7. New retaining walls. On question Ms. Llantero noted there is no irrigation plan as there is no access to water. The intent is to bring the water truck up for minimal water usage. Ms. Llantero answered questions from the Board.

The Board discussed concerns of people sleeping at parks and that the pergolas were not intended to be shelters, the addition of benches, considerations of signage standardization throughout city parks and additional waste receptacles.

Chair Ventimiglia invited comments from the public.

- Terry Edwards cited living close to the park and expressed concern with some park users that loiter at the park all day, smoking marijuana and urinating in the corner by the basketball court. More trash cans and picnic tables are needed. She was concerned about the retaining wall and requested the Board consider ways to discourage loitering.
- Jane Clock spoke representing FOFSPA and spoke to the loitering concerns citing Highland Otis had a similar issue and the neighbors proactive called the police who have been consistently responsive. It is a public place, so illegal activities cannot be prohibited. She said that the retaining wall serves purposes to help with separation, it will be 6 to 7 feet tall due to the erosion of the hill, and the benches and pergolas are great for families. She spoke to successful uses at other parks since they were installed. Bad behavior is up to the neighborhood to discourage and call the police.

Board Member Mitchell thanked FOFSPA for their work to encourage improvements to the park. Board Member Mori spoke to make it comfortable for users but discouraging unwanted behaviors. He questioned if a bathroom could be provided to which staff responded they will look into that for future improvements. He also stated the plant selection is excellent, native and very hearty and to establish them properly they need to be watered weekly or twice a week for the first six months. The Board encouraged posting signs that say the parks are closed at night. Chair Ventimiglia expressed concern regarding the height of the wall and the potential of falling off of the wall from the upper section. Board Member Sawhney questioned previous comments at the Council Meeting for a plaque at the park, and questioned who would be responsible for making the plaque, and requested that this be added as part of the retaining wall.

Chair Ventimiglia invited comments from the public again.

- Jane Clock answered the Chair's concern citing the planting plan on the top of the wall will be large plants to discouraging walk in or along the border of the wall.
- Sandra Gray questioned the circular area to which staff said it was a playground.
- Maria Garcia asked if there was anything proposed for some of the trees that have been trimmed but are dying.

Staff agreed to have a Park Maintenance personnel assess the health of the trees.

Board Member Mori, homeless, consideration of future bathroom issue, irrigation issue battery operated to be installed, singe for the hour of opening, additional trash cans including accessible trash cans, verify the building code issue of the retaining wall of a barrier need to be built into the approval.

On motion by Board Member Mitsugu Mori and seconded by Keith Mitchell and passed by the following vote the Board of Architectural Review Authorized approved the item as presented with the following additional conditions; consideration of a future bathroom, the plants be property irrigated to allow for establishment, signage be added for the hours of operation of the park, additional trash cans, including accessible trash cans be added, and verify the retaining wall meets building codes as is relates to a barrier.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney

NOES: None

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.

Associate Engineer Misty Bradshaw presented the proposed design improvements for Ellis Park located behind the Oldemeyer Center. She explained that there have been two different study sessions with Parks and Recreation to gather public feedback to generate the plan proposed today. Whitson engineers the design firm prepared the proposed improvement plan. Katie Lee from Whitson Engineers explained the geographic location of the park and detailed the following scope of improvements: 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 and 4. Removal of the horseshoe pits and installation of a multi-use sport court. She detailed the landscaping that will be installed as low water use plants and there is an irrigation system that will be rehabbed for drip irrigation and spray sprinklers.

Ms. Lee expanded on the proposed multi-sport court noting the court will have artificial turf surfacing and will have a higher fence to protect the playground and spectator benches would be installed. Regarding the play structures, she noted that more stake holder comments are needed prior to the choice of the final play structure but what will be included will be play panels and other standalone musical instruments for accessible and unique features of the park. They are also creating an area that will underlie the artificial turf, and they are proposing an attractive bio-retention area for storm water treatment.

Board Member Mitchell questioned the installation of benches with no back support. She spoke that the stake holders cited security as an issue at the park and they need unobstructed views of the park for the security of the kids. They will consider placement of a few with backs. Board Member Mori questioned the life of the turf for the field to which staff responded they will specify a product with a long life span with durability. Board Member Sawhney questioned what will be behind the sport court and they spoke of the heights of the fence as it goes around the field. Parking would be impacted by losing one space, but adding an accessible stall.

Chair Ventimiglia invited comments from the public.

- Sandra Gray expressed concerns about the fences which acknowledged staff said the height would be increased but also questioned if there was a way to play football on this court as well as soccer and basketball. She spoke in support of the improvements to the park and noted the park was named after the founding pastor from Ocean View Baptist Church.

City Engineer Riedl stated that the court is too small for football it is not nearly large enough for a real soccer field or basketball court. The Board expressed gratitude for the design of the park.

On motion by Board Member Mitsugu Mori and seconded by Keith Mitchell and passed by the following vote the Board of Architectural Review Approved the item as presented with the request to assess areas where there could be benches with backs and raising the fence height in areas to protect the playground.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney
NOES:	None

- 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. 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.**

This item was continued.

8. REPORTS FROM BOARD MEMBERS

Board Member Khalsa left at 6:45 PM. There were no reports from Board Members.

9. REPORTS FROM STAFF

Rick Medina reported they will bring back the Cutino Park item as well as starting to look at a annual Work Plan. The first meeting in March will be a report regarding the assessed trees at Capra Park. Mr. Medina also noted that five new businesses opened on Broadway avenue within the last week.

10. ADJOURNMENT

The meeting was adjourned at 6:48 PM.

Respectfully submitted,

Lesley Milton, City Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Beth Rocha, Associate Planner

DATE: March 6, 2019

**SUBJECT: TREE DISCUSSION: EXPANDING ARCHITECTURAL REVIEW
PURVIEW, TREE PLANTING AND REPLACEMENT
REQUIREMENTS, AND UPDATING RESOURCES**

PURPOSE & RECOMMENDATION

The purpose of this item is for staff to present the Board of Architectural Review (BAR) with current tree regulations and resources, to pose questions to the BAR to receive their opinions about expanding the scope of BAR reviews in an upcoming tree ordinance amendment.

BACKGROUND

Seaside Municipal Code Chapter 8.54, Trees, provides standards for the removal, protection and preservation of trees. The ordinance requires a tree removal permit and replacement plantings for any tree to be removed during project construction. In addition to requiring tree removal permits, the ordinance also requires measures to protect existing trees during project construction.

The 2040 General Plan policies under Goal POC-12 and implementation program, POS 1, provides protection for protected trees, a specific ordinance for the protection of oak woodlands, and encourages the use of native species for landscaping.

ATTACHMENTS

None



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner
Rick Riedl, City Engineer

DATE: March 6, 2019

SUBJECT: DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, WILL PROVIDE AN UPDATE ON MODIFICATIONS TO THE FINAL DESIGN RELATED TO A REDUCTION IN HEIGHT OF THE PLAYFIELD FENCE LOCATED NEAR THE NORTHEAST CORNER OF THE PARK. CUTINO PARK IS LOCATED NEAR THE NORTHEAST CORNER OF NOCHE BUENA STREET AND SAN PABLO AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONING 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 provide an update 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 preliminary design for Cutino Park Improvements and on July 5, 2018 approved the design and construction documents for Phase 1 Cutino Park Improvements. The approved site plan is provided as Attachment 2.

On October 18, 2018, the City Council awarded a construction contract to Graniterock

Company for the construction of the athletic field and skate park. As shown on the approved site plan, a softball field, a soccer field and two reduced-sized soccer fields will be striped on the turf of the playfield. Fencing is being installed along the perimeter of the playfield and an eight-foot tall fence is being installed along the northeast corner of the field adjacent to 1845 Luxton Street. Once construction began on the fencing for 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 proposed chain link fence at 8 feet high would obscure her view of the horizon. As a result of a meeting held with city staff and the property owner at the site, it was decided that a 40-foot section of the fence beginning at the northeast corner of the proposed fence and extending 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 a lowered fence will allow for a view the Monterey Bay and the horizon beyond are provided as Attachment 4.

Potential impact to the rear yard of 1845 Luxton Street could be from balls, such as soccer balls, leaving the playfield. Potential impact from the baseball field is considered minimal because of the distance from home plate to the property line at 1845 Luxton Street is approximately 360 feet.

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.

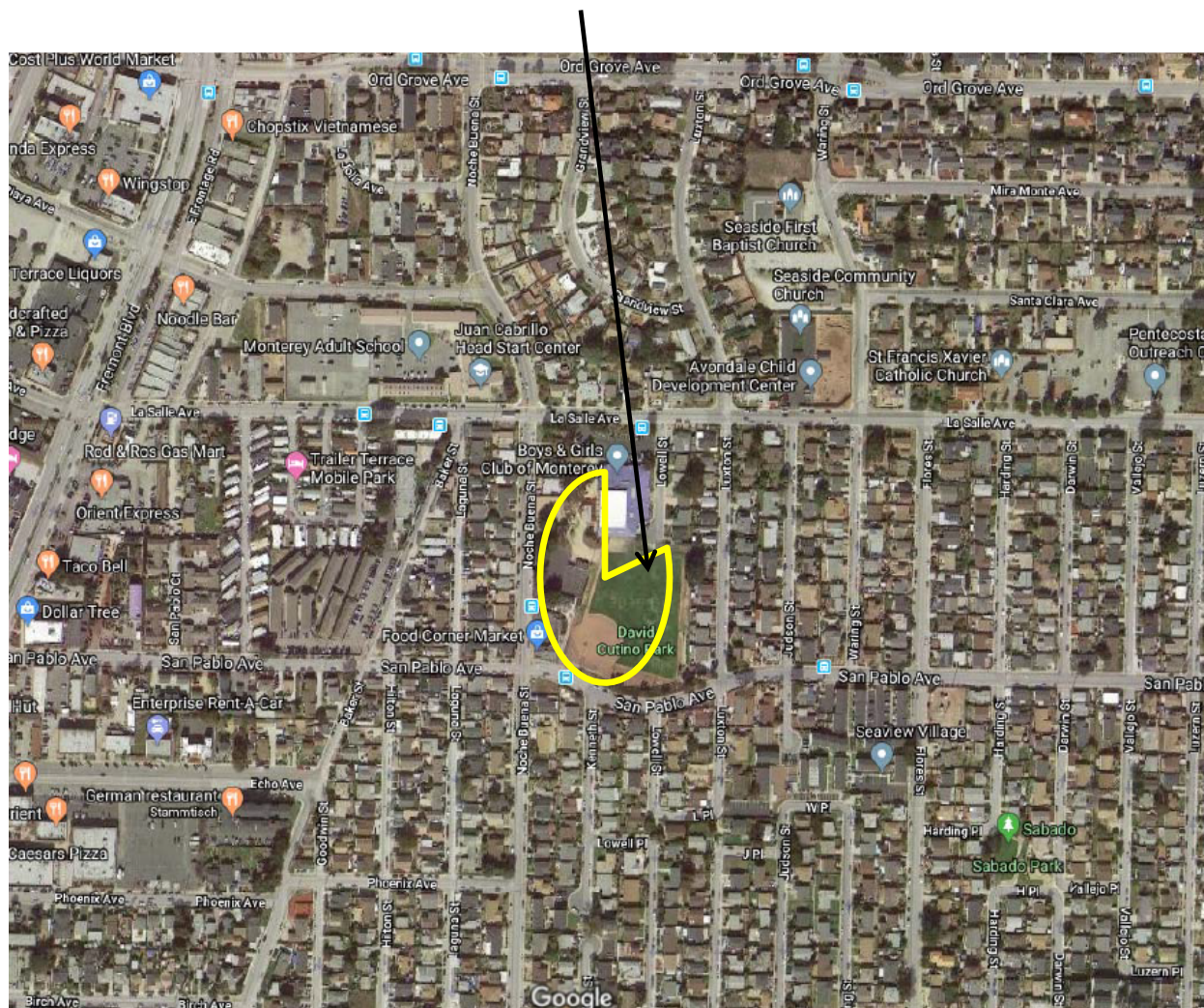
ATTACHMENTS

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

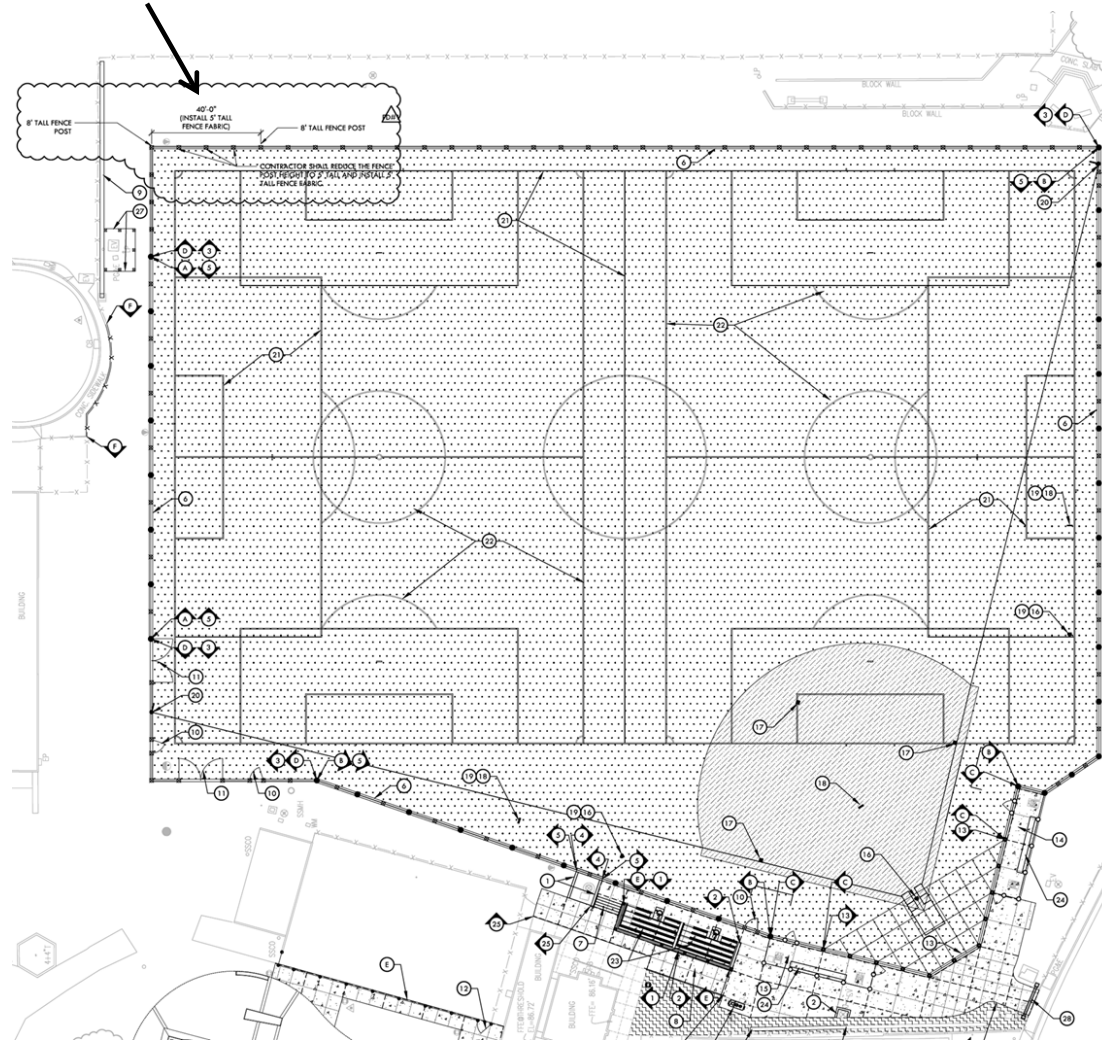
Location of fence height modification
to chain link fence from 8' to 5'.

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



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: March 6, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for exterior façade modifications

BACKGROUND

The project site is developed with a one-story, 2,235 square-foot commercial building. The applicant is proposing to convert the vacant building into a 60 seat restaurant. The project site is located within the Mixed Use Commercial Zoning District of the West Broadway Urban Village Specific Plan.

The adjoining land uses consist of a bar and restaurant to the west, a commercial warehouse to the south, an automotive repair and auto parts store to the north, and a nonconforming single family residence to the east. Location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The following modifications are proposed (The project plans are provided as Exhibit A to Attachment 1) :

- New exterior windows on the front and sides; and

- New corrugated galvanized siding on the rear and west side elevations; and
- New roof; and
- New fencing on the side and rear property lines; and
- New exterior lights.
- New exterior colors.
- **STAFF ANALYSIS**

The proposed improvements will consist of a modern design that respects the characteristics of the original architecture. The new siding and building colors will blend with the surrounding properties and improve the streetscape environment.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Structures. The proposed improvements will consist of minor changes to the exterior and interior of an existing building.

Evidence: It can be seen with certainty that the proposed changes are minor and will not have any impact on the environment.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Exhibit A - Site Plan
 3. Exhibit A - Elevations
 4. Exhibit A - Section Plan
 5. Exhibit A - Fence Plan
 6. Exhibit A - Light Fixture
 7. Exhibit A - Material and Color Board
 8. Attachment 2 -Location Map
 9. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. BAR-19-04
March 6, 2019

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 “Georis Restaurant” stamped as received on January 29, 2019 and approved on March 6, 2019. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, the applicant must submit a Sign Permit 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.

Building:

1. The plans for the project shall be submitted in accordance with the current 2016 California Building Code. Any required ADA access 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. The building must also conform to the 2016 California Fire Code,

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. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in

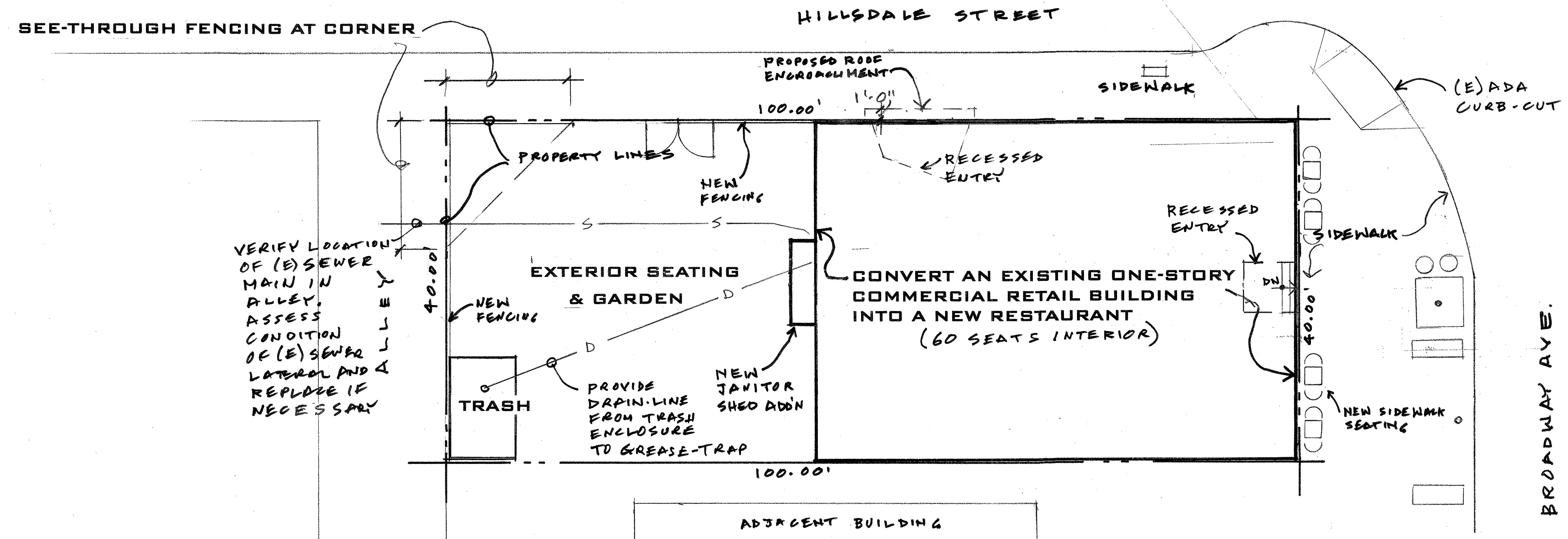
conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

2. A concrete pad shall be installed in the alley in front of the trash enclosure.
3. The trash enclosure shall be connected to the sanitary sewer.
4. The fencing shall maintain a clear area for traffic visibility for 15 feet in each direction at the corner the alley and Hillsdale Street.
5. The restaurant shall be equipped with a grease trap sized in accordance with the Uniform Plumbing Code.

Standard:

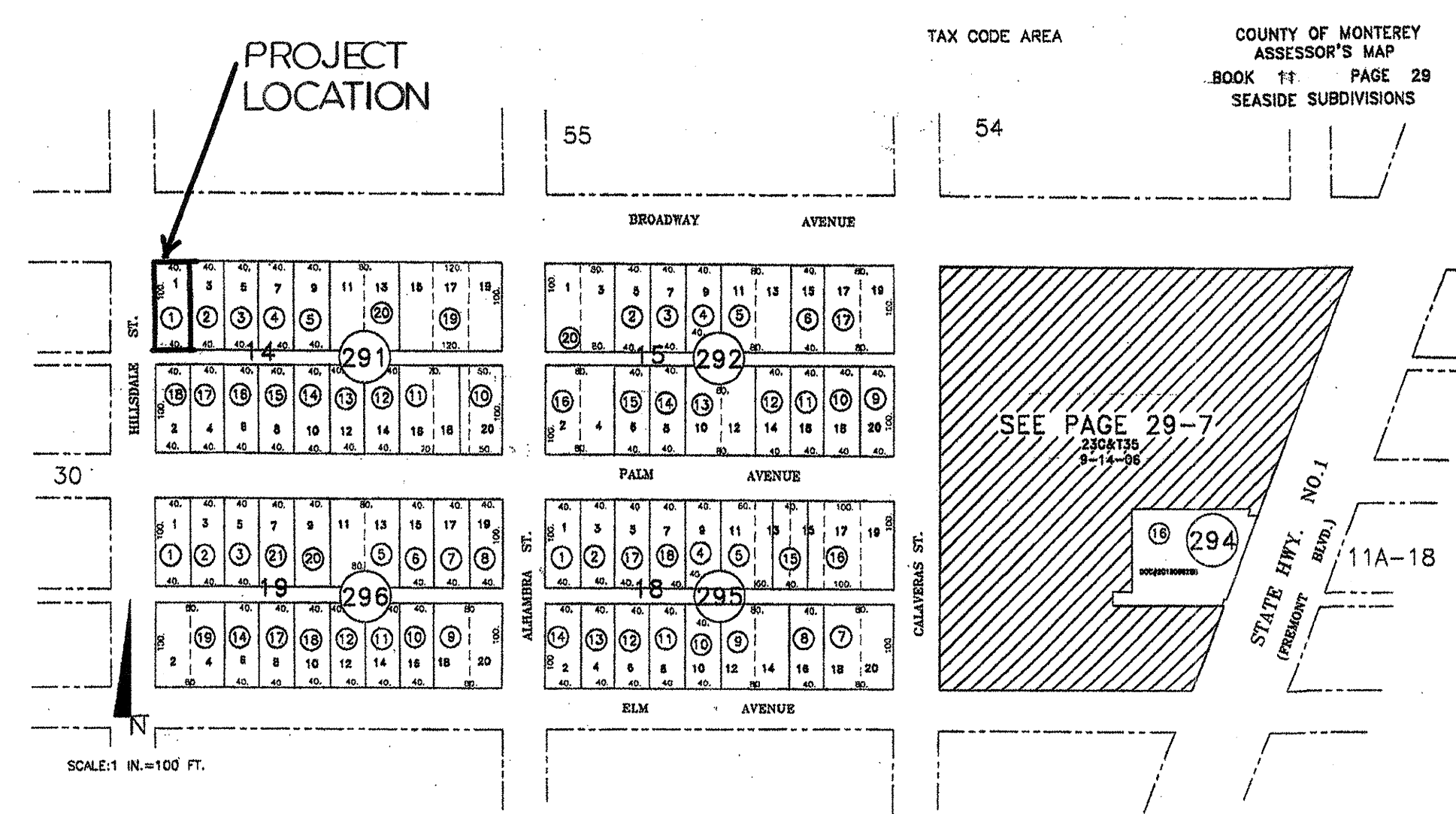
1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review 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.



SITE PLAN

1/8" = 1'-0"



LOCATION PLAN

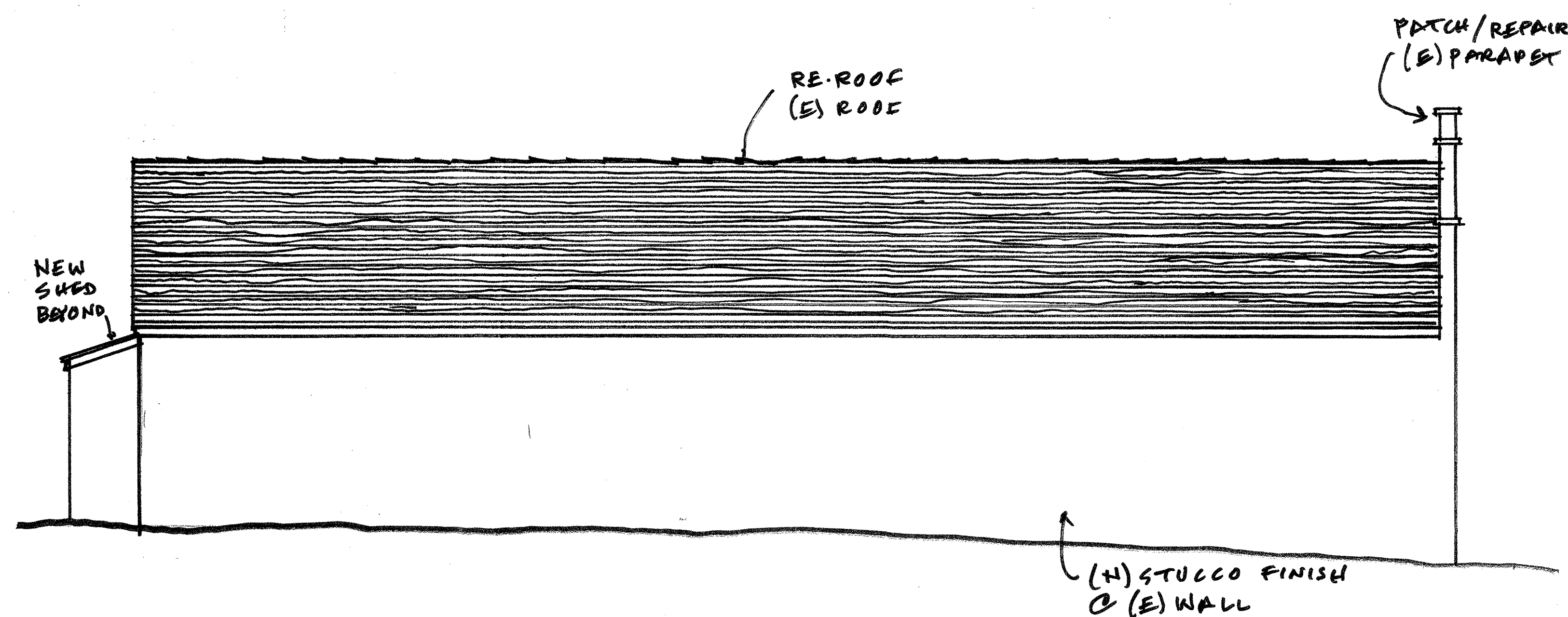
PLANNING INFORMATION

PROJECT DESCRIPTION:	CONVERT AN EXISTING ONE-STORY COMMERCIAL RETAIL BUILDING INTO A NEW RESTAURANT
ZONING:	C
LOT SIZE:	4,000. SQ. FT.
PROJECT ADDRESS:	600 BROADWAY AVE. SEASIDE, CA
APN:	011-291-001
LEGAL DESCRIPTION:	VISTA DEL REY TRACT, BLOCK 14, LOT 1
OWNERS:	WALTER GEORIS 4 PILOT ROAD CARMEL VALLEY, CA 93924 (831) 915-6503
FLOOR AREA:	
EXISTING COMMERCIAL SPACE:	2,235. SQ. FT. (CONVERT TO NEW RESTAURANT)
SHED ADDITION TO REAR:	24. SQ. FT.
GRADING:	NONE
CONSTRUCTION TYPE:	B
OCCUPANCY:	GROUP M
APPLICABLE CODES:	2016 CBC, CMC, CPC, CEC 2016 CA ENERGY CODE

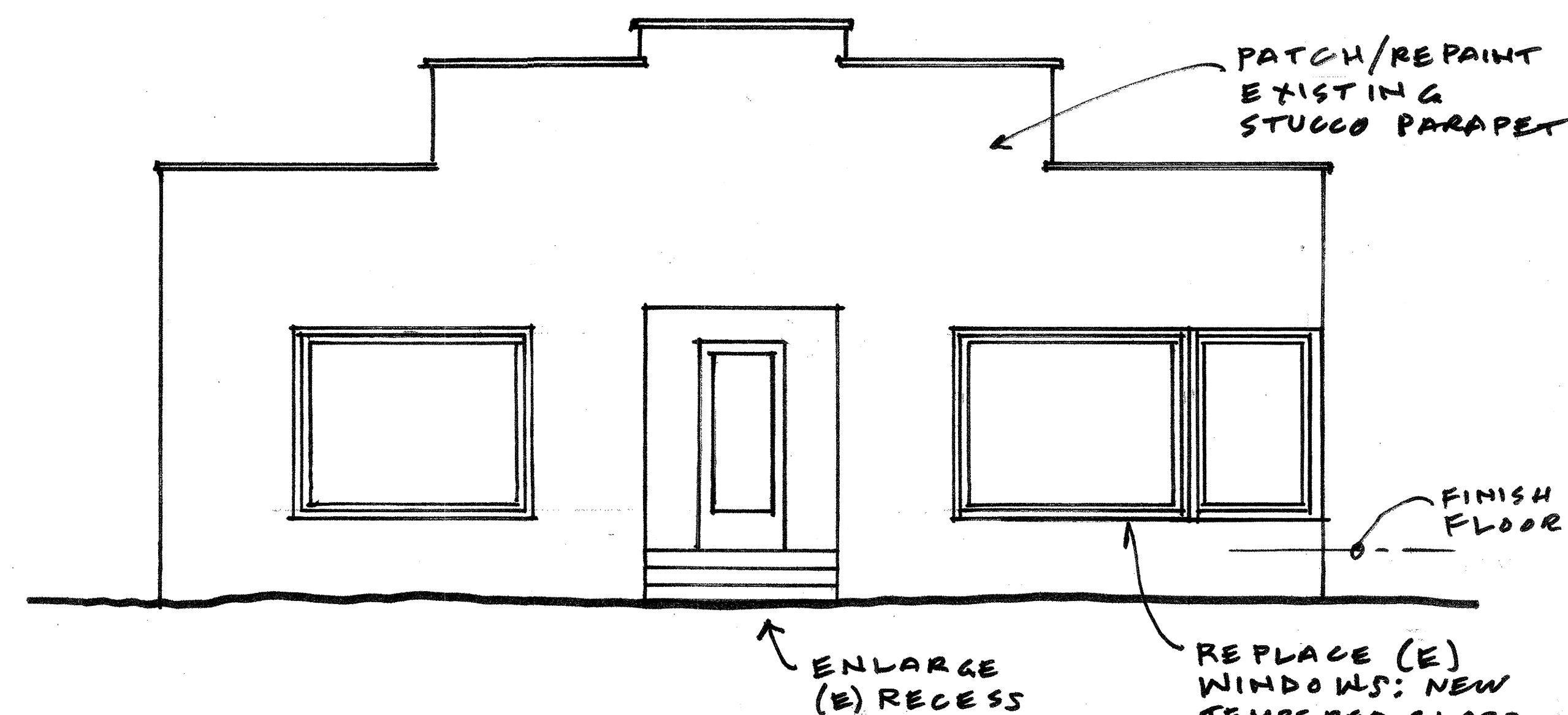
CONVERT EXISTING STORE TO A NEW RESTAURANT
600 BROADWAY AVE.
SEASIDE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

JAN. 27, 2019

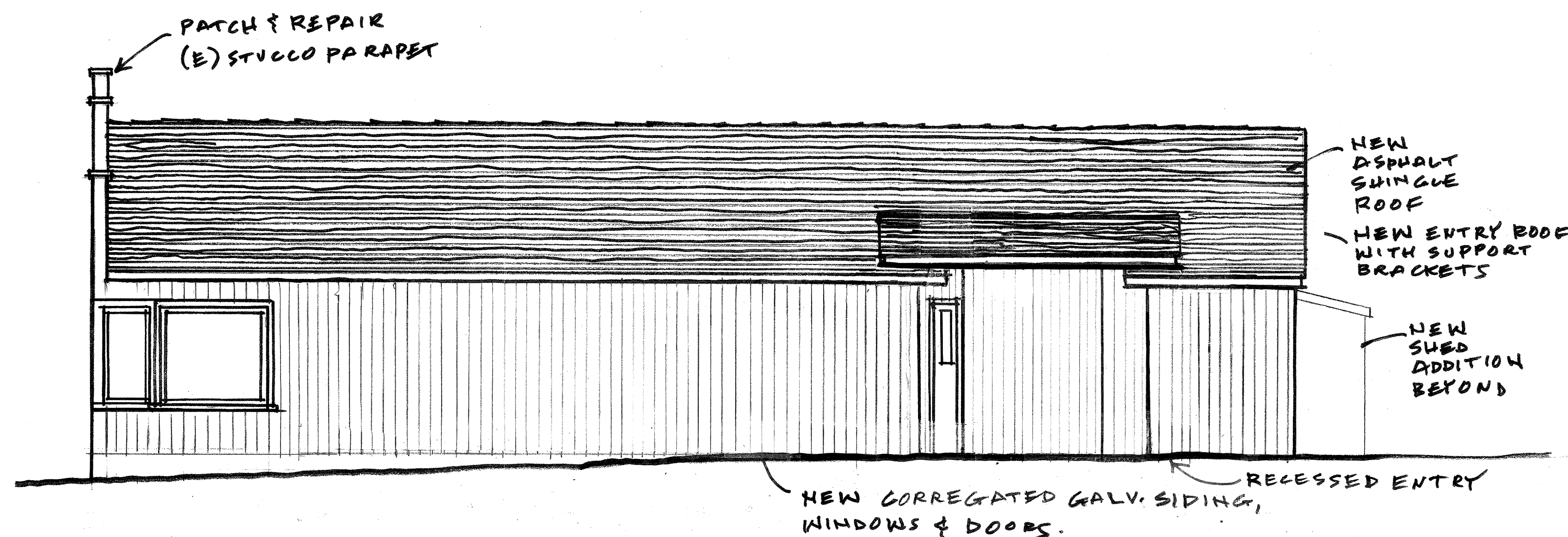


EAST ELEVATION

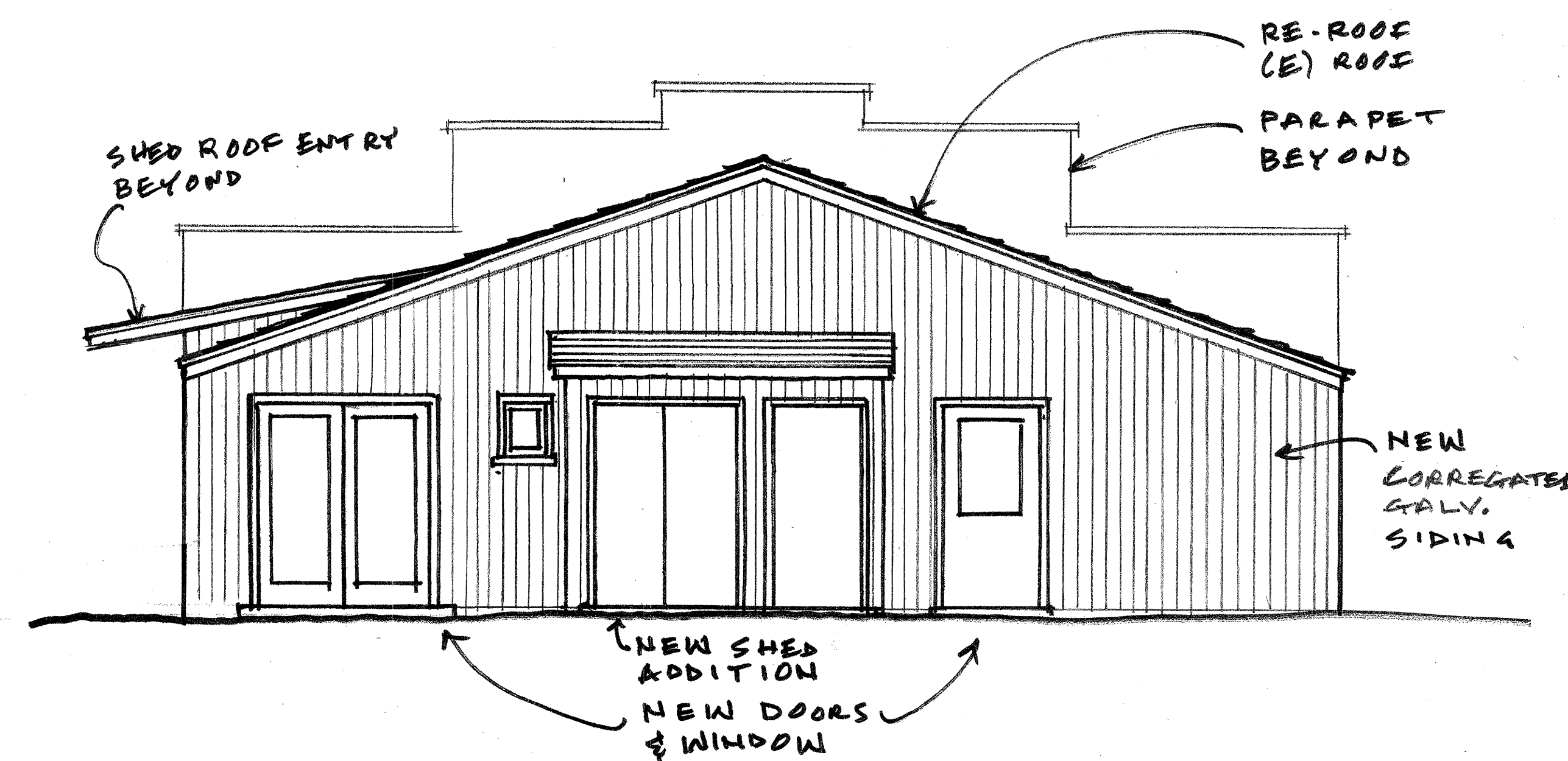


NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

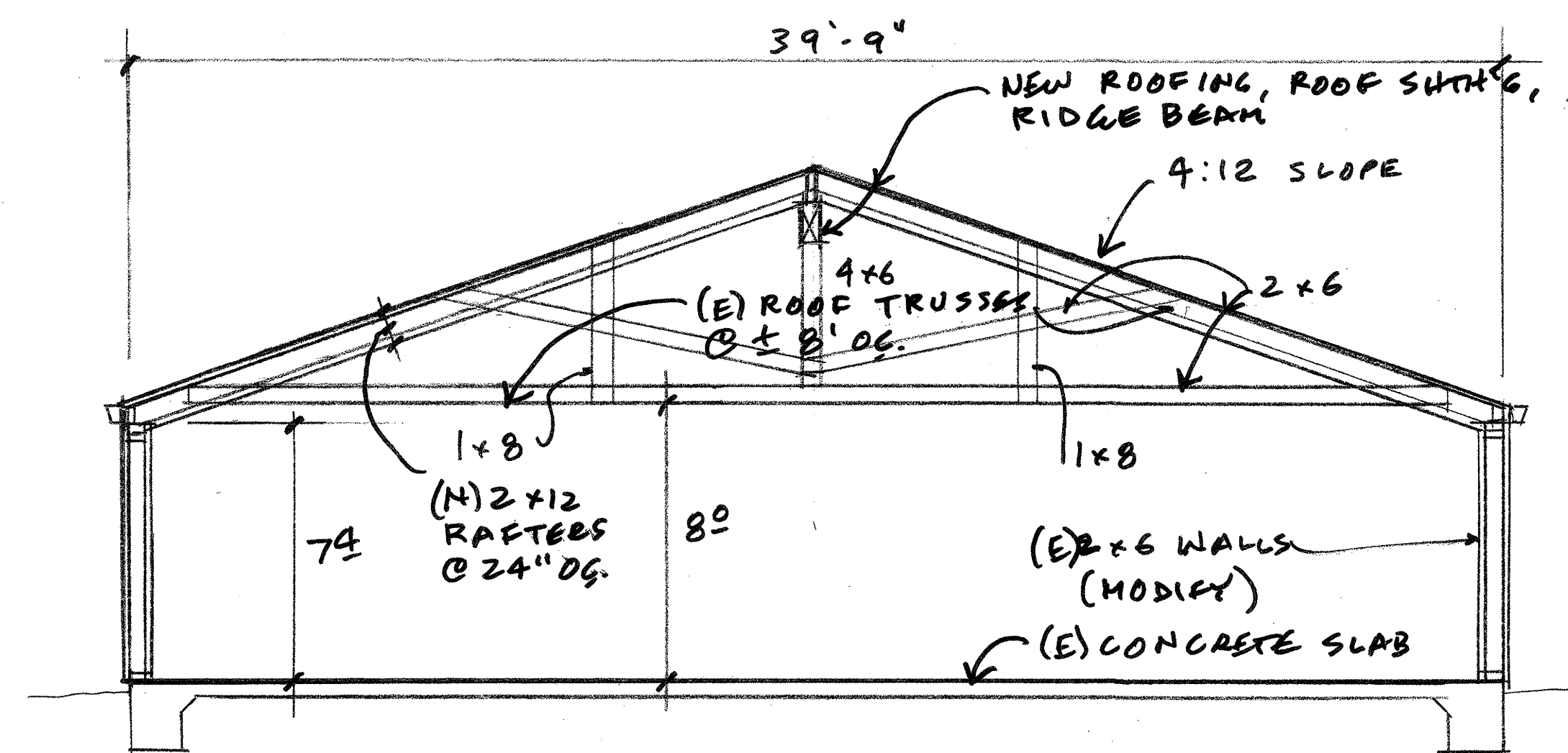


SOUTH ELEVATION

CONVERT EXISTING STORE TO A NEW RESTAURANT
600 BROADWAY AVE.
SEASIDE, CALIFORNIA

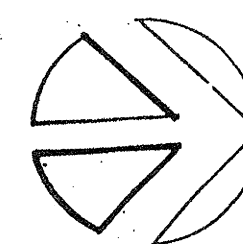
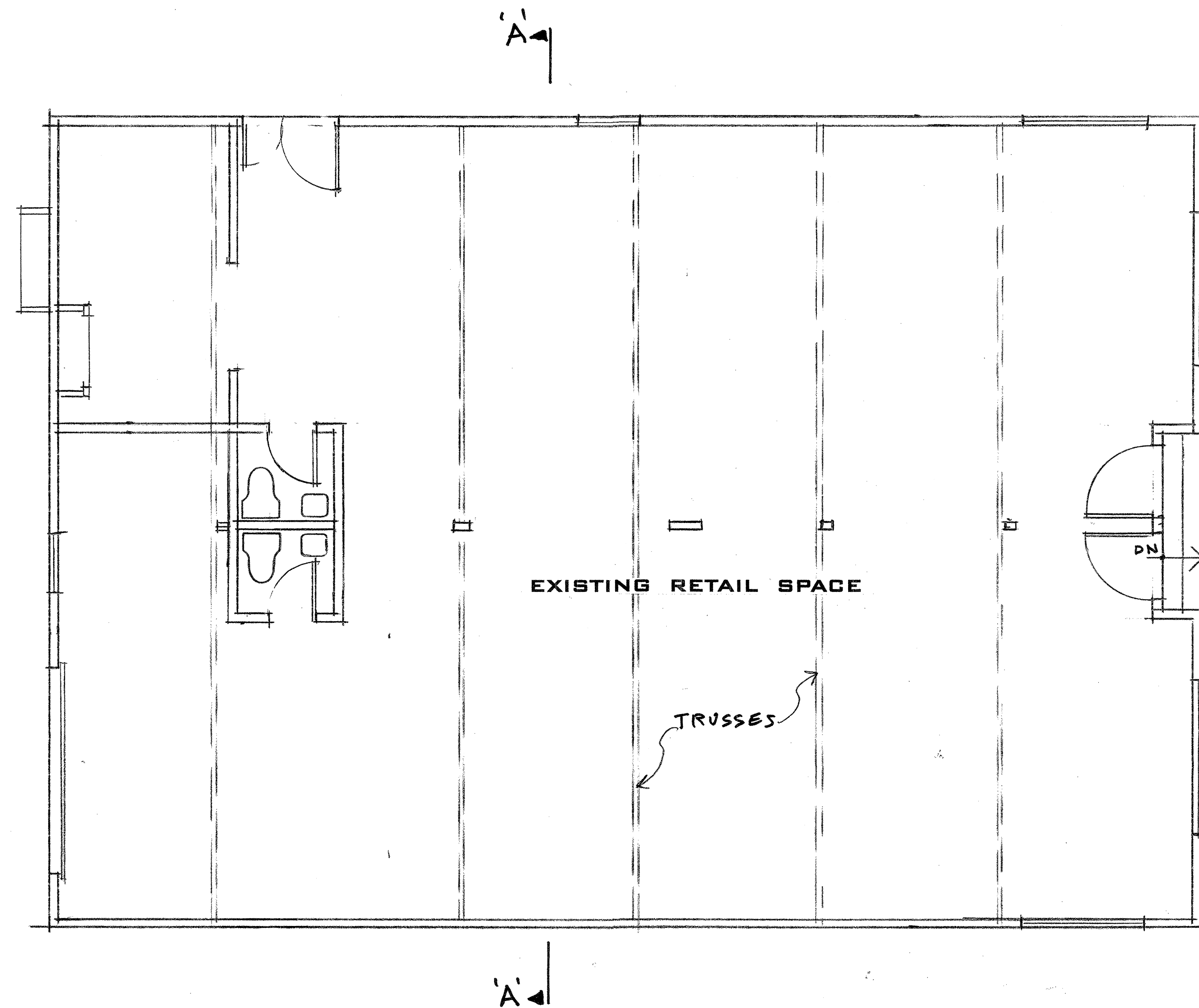
TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

1-27-19



BUILDING SECTION 'A-A'

1/4" = 1'-0"

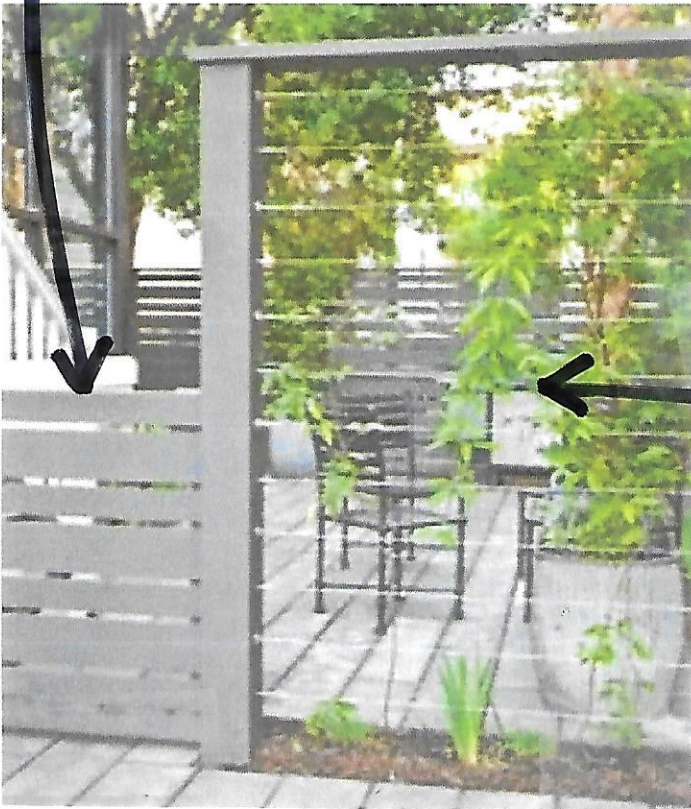


EXISTING FLOOR PLAN

1/4" = 1'-0"

600 BROADWAY AVE, SEASIDE FENCING MATERIALS & COLORS

**SOLID SECTIONS: HORIZONTAL
REDWOOD PLANKS
PAINTED**



**SEE-THROUGH
SECTIONS:**

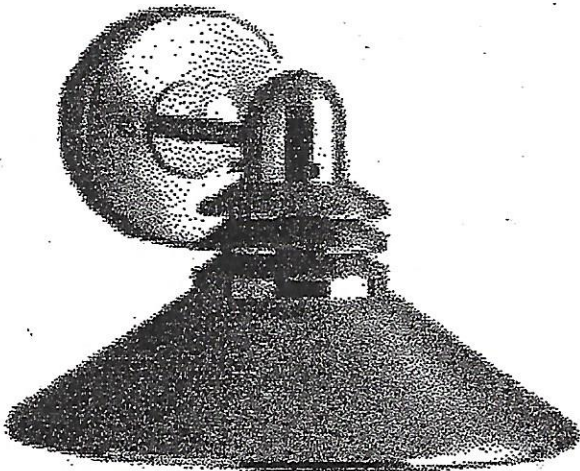
**1/4" STAINLESS STEEL
CABLE**

600 BROADWAY AVE, SEASIDE, CA
EXTERIOR LIGHTING

MANUFACTURER: KICHLER
MODEL: SEASIDE GRENOBLE

~~Seaside Grenoble~~

~~Seaside Grenoble~~



K9044 **\$65.14**

Finish:

Quantity:



KICHLER

click image to enlarge

Modern Kichler 
light adds charm to any outdoor wall.
also be used indoors as a wall sconce

- **Housing:** Aluminum or copper

construction

- **Finish:** ~~Olde Brick~~ or Brushed Nickel
- **Lamp Type:** Takes **25 WATTS** (not included with fixture)
- **Dimensions:** 8" Height x 11" Width
- U.L. listed for wet location with shade/bulb in downward direction only.

Material and Color Board

NEW RESTAURANT

600 BROADWAY AVE, SEASIDE, CALIFORNIA

ASPHALT SHINGLE ROOF

OWENS CORNING

DURATION SHINGLESESTATE

COLOR: GRAY



BRIDGER STEEL

7/8" CORRUGATED METAL SIDING

COLOR: WEATHERING STEEL



STUCCO SIDING

SMOOTH FINISH

COLOR: LIGHT GRAY



WINDOWS

LOEWEN STEEL WINDOWS

DARK BRONZE



Location Map

Project Site: 600 Broadway Avenue



Attachment 3

Site Photographs



View of front façade from Broadway Avenue



View of west side from J=Hillsdale Street



View of rear yard and alley from Hillsdale Street



CITY OF SEASIDE STAFF REPORT

Item No.: 6.D.

TO: Board of Architectural Review

BY: Scott Ottmar, Senior Engineer

DATE: March 6, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-05: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN REVIEW APPROVAL FOR PHOTOVOLTAIC PARKING SHADE CANOPY, LOCATED WITHIN THE EAST PORTION OF CITY HALL PARKING LOT (APN: 011-355-001). THE PROJECT IS STATUTORILY EXEMPT FROM ENVIRONMENTAL REVIEW PER PUBLIC RESOURCES CODE SECTION 21080.35

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030 B.8 of the Seaside Municipal Code, a proposed photovoltaic parking canopy at the City Hall parking lot would be subject to the review and approval by the Board of Architectural Review.

BACKGROUND

In April 2016, the City Council approved funding for several energy saving projects. A number of projects including City Hall HVAC, Library Roof and Heating, and Fire Department Emergency Generator and Heating, have been completed. A photovoltaic solar energy project (Solar Project) was also approved.

The goals of the Solar Project were to develop the most cost effective Solar Project that achieved the following outcomes:

- Visibly demonstrate the City's commitment to renewable and sustainable energy
- Move the City toward meeting California's Zero Net Energy (ZNE) goal of 50% of non-residential building retrofitted to meet ZNE by 2030.
- Reduce City Hall annual operating costs

On July 5th, 2018, the City's design consultant Sage Renewables (Sage) gave a presentation to the City Council discussing the results of a feasibility study that evaluated various options for constructing a Solar Project. Key conclusions of the study

are summarized as follows:

- A Solar Project represents an investment, not revenue
- Benefits may be worth the investment by moving the City toward meeting ZNE and providing local green jobs
- Approximately 60% of the City Hall electricity usage could be offset with a Solar Project with a construction budget of \$690,000

Upon careful consideration of the options assessed by the study and taking comment from engaged residents, the Council directed staff to proceed with design of a Solar Project with a budget of up to \$690,000 that would generate approximately 60% of the current City Hall electrical energy demand. On February 15, 2019, Sage submitted 90% design plans for construction of a Solar Project (Attachment 1).

SITE LOCATION AND PROJECT DESCRIPTION

The proposed Solar Project would be located at City Hall parking lot, 440 Harcourt Avenue (APN 011-355-001). Sheet G-100 of attachment 1 provides specific layout for the Solar Project.

The design includes construction of two photovoltaic parking shade structures each measuring approximately 79 feet long by 33 feet wide. The shade structures are tilted by 5.1 degrees facing south to optimize solar panel efficiency. To reduce the potential for vehicle collisions, the recommended minimum height for the shade structure is 12 feet resulting in a maximum height of 15 feet.

Each shade structure will be supported by 4 columns as shown on sheet G-101 of attachment 1. Each column foundation includes a concrete pier footing that extends 30" above grade. The exterior of the concrete pier will include square forms to match the exterior of the library and City Hall buildings. The entire structure will be painted to match City Hall and the library. See attachment 2 for renderings of single canopy structure.

The project will remove the existing light poles currently located at the ends of each parking row. New LED lighting fixtures will be installed underneath and along the perimeter of the canopy structure. The lighting fixtures will be concealed by the fascia of the structure, providing a soft glow of indirect light projected down to the surface of the parking lot.

STAFF ANALYSIS

City staff finds the proposed Solar Project compatible with City Hall and library architecture.

Due to the nature of the proposed project at a public facility, the Board of Architectural Review has purview to consider the proposed project to ensure neighborhood compatibility and architectural consistency.

ENVIRONMENTAL DETERMINATION

Public Resources Code (PRC) Section 21080.35 statutorily exempts from CEQA analysis the installation of solar energy systems on the roof of an existing building or at an existing parking lot.

Evidence of PRC Section 21080.35

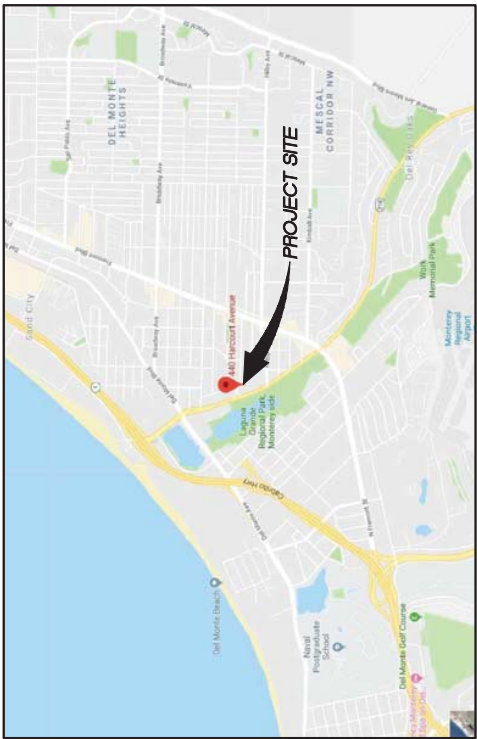
(c) Associated Equipment

(c) (1). Equipment will be mounted to the carport structures. Other than the proposed structures, associated electrical equipment will be contained within the boundaries of the City Hall/Library parking lots and/or will be adjacent to existing buildings. Wiring from the photovoltaic structures will be routed underground to the main electrical service panel at the site.

ATTACHMENTS

1. Construction Drawings
 2. Architectural Rendings
-

CITY OF SEASIDE
72kWAC SOLAR CANOPIES
440 HARCOURT AVE, SEASIDE, CA 93955

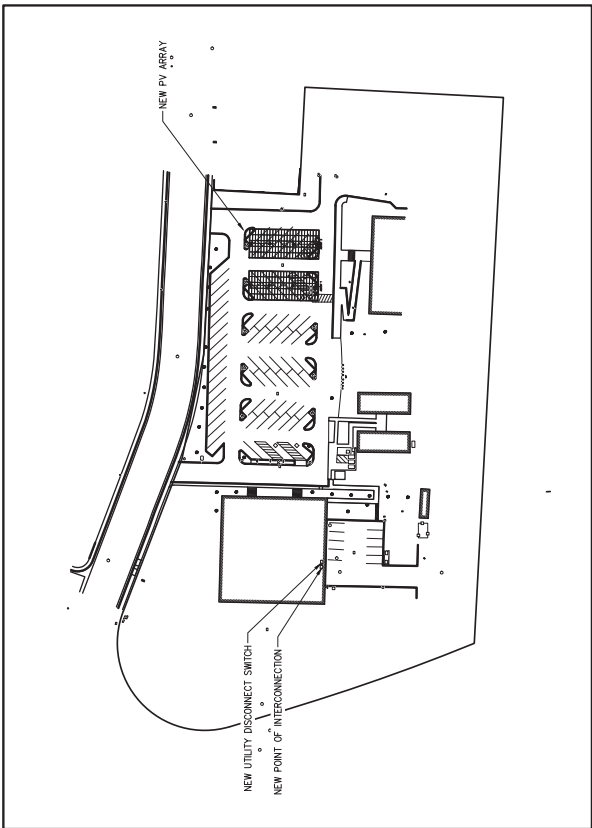


VICINITY MAP

SCALE: NTS



BLMYER DRAWING LIST	
CS-1	COVER SHEET
G-100.0	PHOTOVOLTAIC OVERALL SITE PLAN
G-101.0	PHOTOVOLTAIC ARRAY SITE PLAN
E-1.0	GENERAL ELECTRICAL NOTES AND SYMBOLS
E-2.0	PHOTOVOLTAIC ELECTRICAL WIRING SCHEDULE
E-3.1	PHOTOVOLTAIC ARRAY ELECTRICAL SITE PLAN
E-4.0	PHOTOVOLTAIC ARRAY ELECTRICAL ARRANGEMENT
E-4.0	WIRING DIAGRAM SCHEDULE
E-5.0	PHOTOVOLTAIC ARRAY LIGHTING PLAN
E-6.0	TITLE 24 COMPLIANCE OUTDOOR LIGHTING
E-6.1	TITLE 24 COMPLIANCE OUTDOOR LIGHTING
E-7.0	ELECTRICAL DETAILS
E-7.1	DATA ACQUISITION SYSTEM
E-7.2	ELECTRICAL SIGNS
E-8.0	ELECTRICAL SIONS
E-9.0	TELEPHONE SYSTEM
S-1	TYPICAL PHOTOVOLTAIC ARRAY "T" STRUCTURES
S-1W	TYPICAL PHOTOVOLTAIC ARRAY "T" STRUCTURES
S-2	FOUNDATION DETAILS
S-3	WALL CONNECTIONS, WIRING AND TIE CONNECTIONS DETAILS
S-4	TYPICAL PHOTOVOLTAIC SOLAR MODULE ATTACHMENT, TYPICAL SOLAR MODULE, AND TIE DETAIL
S-P	CONTAINER PAD



SITE PLAN
SCALE: 1" = 80'-0"

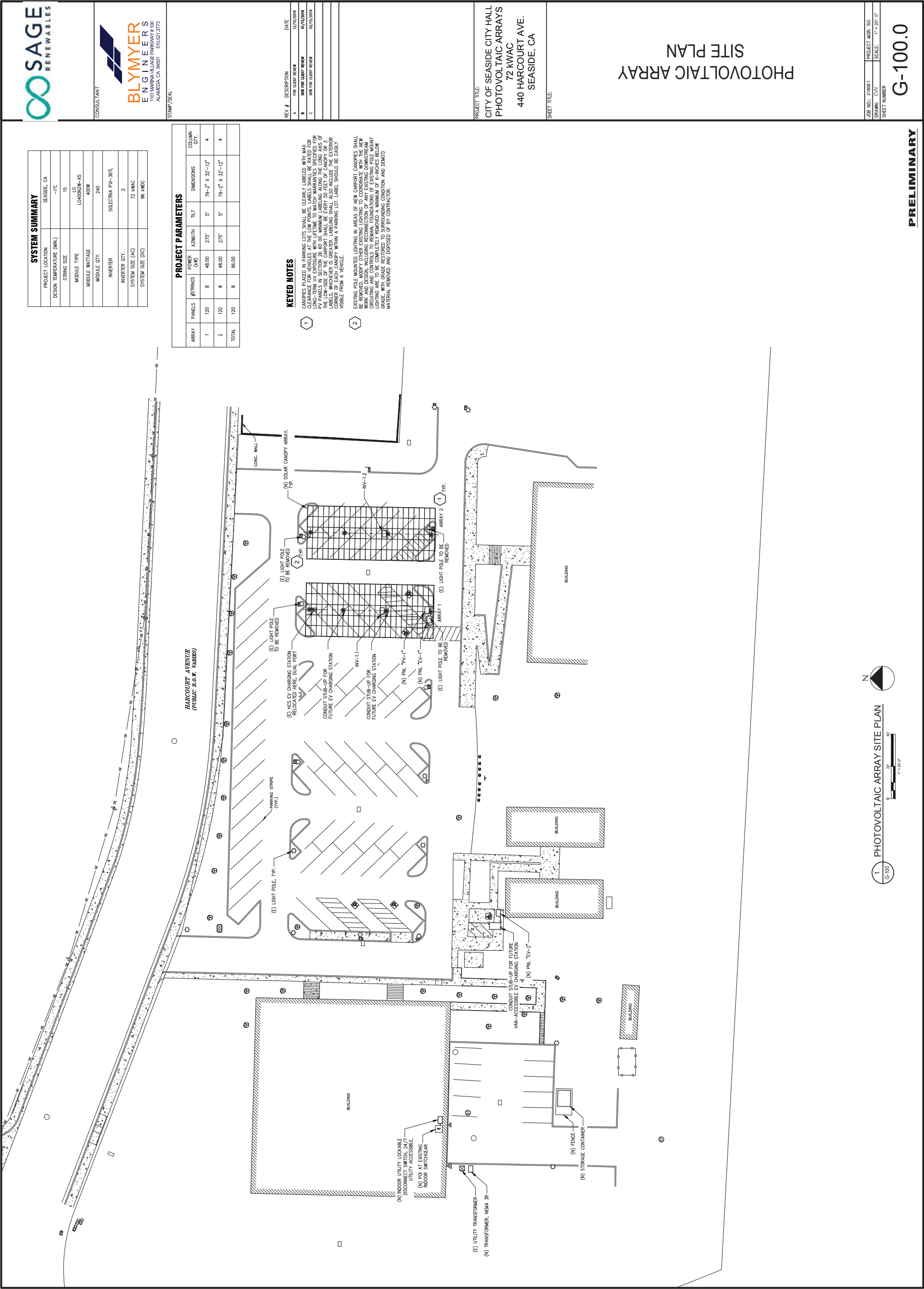
SYSTEM SUMMARY	
PROJECT LOCATION	SEASIDE, CA
DESIGN TEMPERATURE (MM)	-1°C
STRING SIZE	15
MODULE TYPE	LG LAD60H4P-A5
MODULE WATTAGE	400W
MODULE QTY.	240
INVERTER	SOLISXTRA PVI-36TL
INVERTER QTY.	2
SYSTEM SIZE (AC)	72 kWAC
SYSTEM SIZE (DC)	96 kWDC

PROJECT PARAMETERS							
ARRAY	PANELS	#STRINGS	POWER (kW)	AZIMUTH	TILT	DIMENSIONS	COLUMN QTY.
1	120	8	48.00	27.5°	5°	79'-2" X 32'-12"	4
2	120	8	48.00	27.5°	5°	79'-2" X 32'-12"	4
TOTAL	120	8	96.00				

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: CW	SCALE: AS SHOWN
SHEET NUMBER	

CS-1

PRELIMINARY



SYSTEM SUMMARY	
PROJECT LOCATION	SEASIDE, CA
DESIGN TEMPERATURE (MIN.)	-1°C
STRING SIZE	15
MODULE TYPE	LG
MODULE WATTAGE	LG400W-45
MODULE QTY.	400W
	240
	SOLLECTIA PV-36TL
INVERTER QTY.	2
SYSTEM SIZE (AC)	72 kWAC
SYSTEM SIZE (DC)	96 kWDC



CONSULTANT



BLYMYER
ENGINEERS
1101 MARINA VILLAGE PARKWAY #100
ALAMEDA, CA 94501 510.521.3773

STAMP/SEAL

PROJECT PARAMETERS							
ARRAY	PANELS	#STRINGS	POWER (kW)	AZIMUTH	TILT	DIMENSIONS	COLUMN QTY.
1	120	8	48.00	275°	5°	79'-2" x 32'-12"	4
2	120	8	48.00	275°	5°	79'-2" x 32'-12"	4
TOTAL	120	8	96.00				

GENERAL NOTES

1. CANOPIES PLACED IN PARKING LOTS SHALL BE CLEARLY LABELED WITH MAXIMUM CHARACTER SIZE OF 18 INCHES. LABELS SHALL BE EASILY VISIBLE FROM ALL DIRECTIONS OF EXPOSURE WITH REFLECTIVE MATERIALS OR LUMINOUS MATERIALS SPECIFIED FOR PANELS IN SECTION 26 60.00. MINIMUM LABELING ALONG THE LONG AXIS OF THE LOW-BEAM OF THE CARPORT SHALL BE EVERY 50 FEET OF CANOPY OR 3 LABELS, WHICHEVER IS GREATER. LABELING SHALL ALSO INCLUDE THE EXTERIOR CORNER OF EACH CANOPY WITHIN A PARKING LOT. LABEL SHOULD BE EASILY VISIBLE FROM A VEHICLE.

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/09/2018
B	50% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 KWAC
440 HARCOURT AVE.
SEASIDE, CA

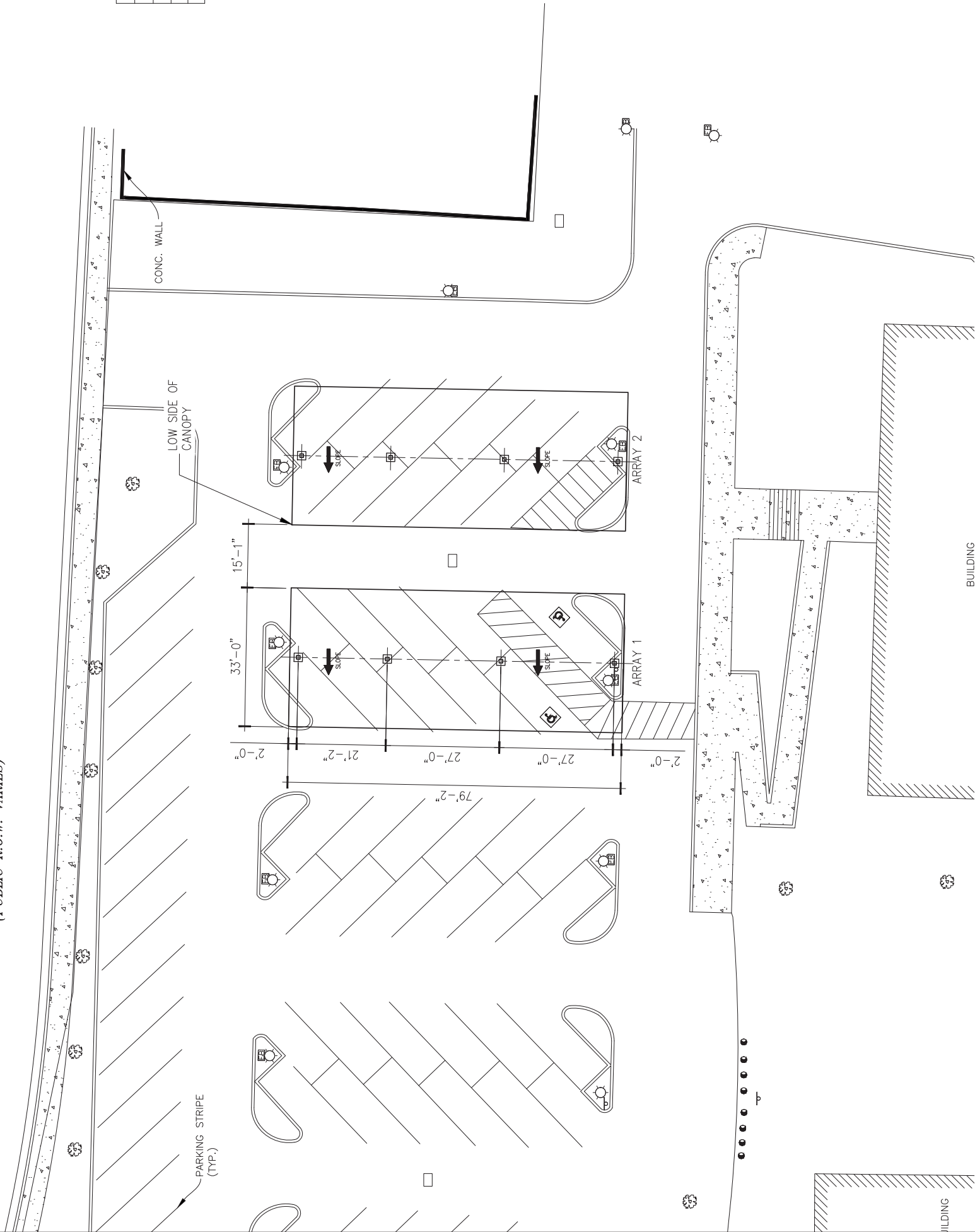
SHEET TITLE:

PHOTOVOLTAIC ARRAY GENERAL ARRANGEMENT

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: CW	SCALE: 1" = 10' - 0"
SHEET NUMBER	

G-101.0

PRELIMINARY



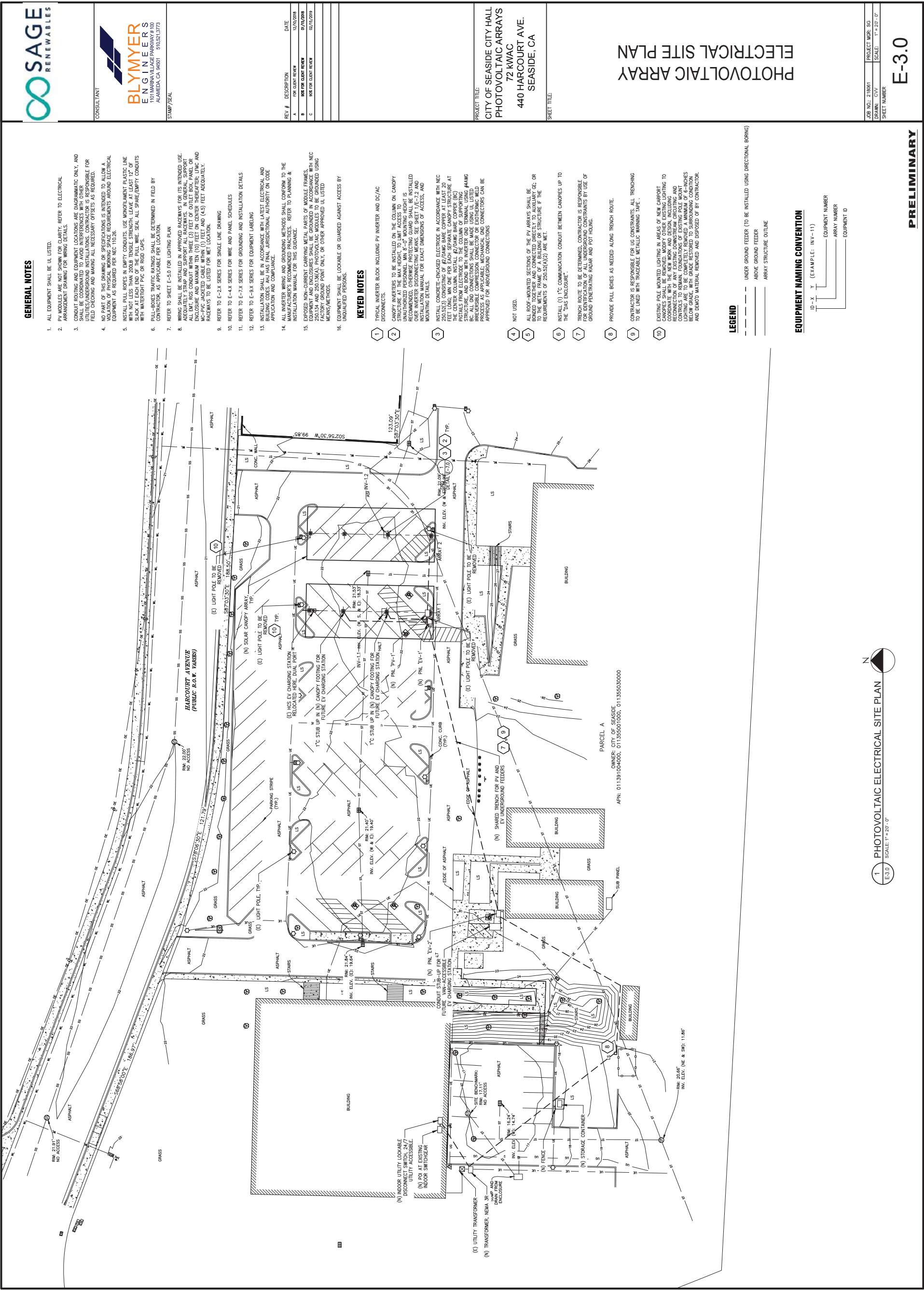
BUILDING

BUILDING



PHOTOVOLTAIC ARRAY GENERAL ARRANGEMENT

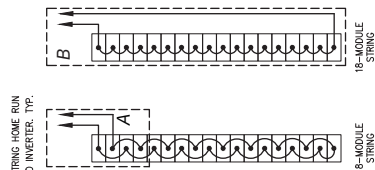
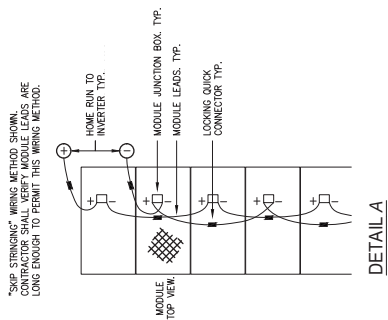
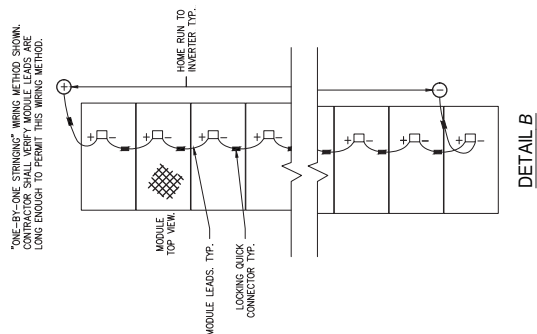
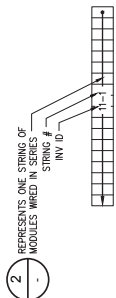
G-100 SCALE: 1" = 10' - 0"



GENERAL NOTES

1. ALL EQUIPMENT SHALL BE UL LISTED.
2. STRINGS HANGING SHALL USE UL LISTED WATERPROOF UV SINKHIT RESISTANT, FINGERSAFE, EXISTING AND REPLACEMENT CONNECTORS, MULTICUT RIGID, AND NON-TOXIC. HANGING PLUG MODULE CONNECTORS SHALL BE UTILIZED, HANGERS TO BE INSTALLED.
3. WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS FOR ITS INTENDED USE. ENCLOSURE STRAP AND SUPPORT ALL RACEWAYS. IN GENERAL, SUPPORT ALL RACEWAYS TO BE INSTALLED TO THE WALLS OF THE CEILING. ALL RACEWAYS SHALL BE SECURED TO THE WALLS OF THE CEILING AND MAXIMUM TEN (10) FEET ON CENTER BETWEEN. LOW AND MEDIUM-IMPEDANCE JACKETS CANNOT BE USED. (1" FEET AND 4-5") FEET ADEQUATELY. RACEWAYS TO BE LISTED FOR WALL LOCATION.
4. STRING CORD NUMBERING IS DIAGNOSTIC IN NATURE. USE SGP STRING METHOD IF APPLICABLE.

LEGEND



2 TYPICAL STRING WIRING DETAILS



1 PHOTOVOLTAIC ARRAY ELECTRICAL ARRANGEMENT



CONSULTANT



BLYMYER
E N G I N E E R S
1101 MARINA VILLAGE PARKWAY #100
ALAMEDA, CA 94501 510.521.3773

STAMP/SEAL

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/07/2018
B	90% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 kWAC
440 HARCOURT AVE.
SEASIDE, CA

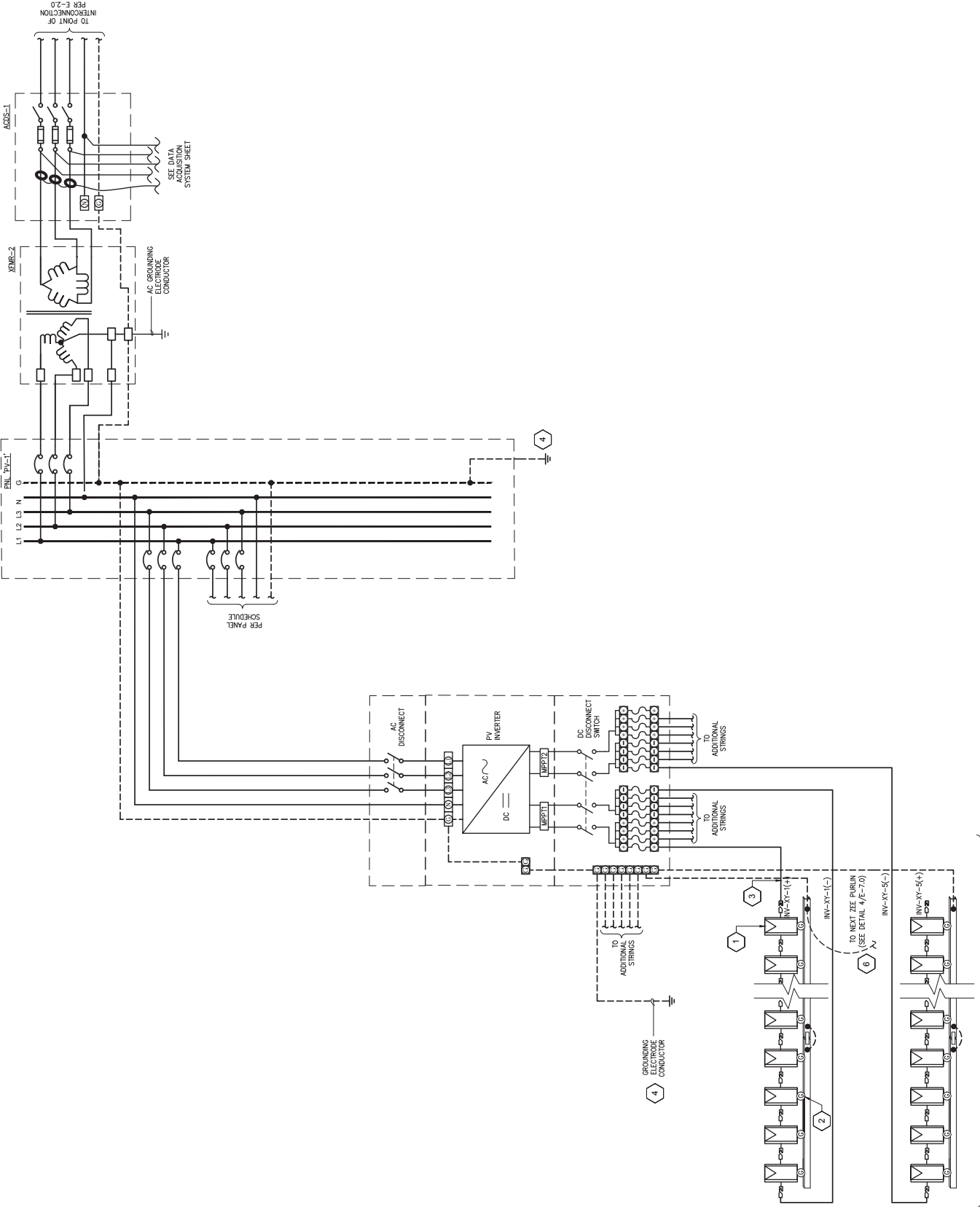
SHEET TITLE:

PHOTOVOLTAIC ARRAY ELECTRICAL ARRANGEMENT

JOB NO.: 218061	PROJECT MOR: SG
DRAWN: CVW	SCALE: 1"= 10'
SHEET NUMBER	

E-3.1

PRELIMINARY



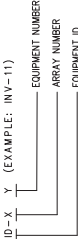
GENERAL NOTES

- THREE LINE DIAGRAM IS SHOWN FROM POINT OF INTERCONNECTION TO THE FIRST INVERTER. PROVIDE GENERAL GUIDANCE AND TYPICAL INVERTER DC CONFIGURATION.
- REFER TO SINGLE LINE DRAWING FOR EQUIPMENT SPECIFICATION AND SYSTEM DISTRIBUTION DIAGRAM.
- REFER TO PANEL SCHEDULES FOR MORE DETAILS ON PANELS.
- REFER TO WIRE AND CONDUIT SCHEDULES FOR WIRE AND CONDUIT SIZES.

KEYED NOTES

- SOLAR PHOTOVOLTAIC MODULES WIRED IN SERIES. EACH MODULE INCLUDES OUTDOOR RATED QUICK CONNECTOR FOR MODULE INTERCONNECTION. ALL PHOTOVOLTAIC MODULES MUST BE LISTED TO UL, OTHERWISE THE MODULE WARRANTY AND UL LISTING MAY BE INVALIDATED.
- BOND ALL MODULES TOGETHER IN THE SAME ROW USING UL LISTED WIRE AND CABLE. BOND TO THE ZEE PURLIN AT THE CENTER MODULE USING #10 AWG CU. SEE DETAIL 4/E-7.0. ALTERNATIVE MODULE MOUNTING AND GROUNDING METHODS MUST BE SUBMITTED FOR APPROVAL.
- IDENTIFY EACH CONDUCTOR BY INDIVIDUALLY MARKED BRADY-TAGS WITH STRING NUMBER, INVERTER NUMBER AND POLARITY. EXAMPLE: INV-11-(+), INV-11-(-), INV-11-0. CONDUCTORS SHALL BE COLORED BLACK, AND THE POSITIVE(+) RED.
- BOND ELECTRICAL PANELS, AND INVERTER AND TERMINALS TO CANOPY CONNECTORS OR EXOTHERMIC WELD PROCESS AS APPLICABLE.
- FOR NEUTRAL CONNECTION SEE INVERTER MANUFACTURER'S INSTRUCTION FOR FURTHER INFORMATION.
- INSTALL BONDING JUMPER #10 AWG CU BETWEEN SEPARATE PURLINS. BOND CU JUMPER TO EACH PURLIN AND EACH INVERTER. BONDING JUMPER SHALL BE INSTALLED TO EACH PURLIN AND EACH INVERTER. BONDING JUMPER SHALL BE REQUIRED TO BOND OTHER STRUCTURAL MEMBERS, TO ASSURE CONTINUITY OF GND CONNECTION.
- NOT USED.
- USE RAPID SHUTDOWN SYSTEM PROTECTION DEVICES IF REQUIRED. SEE INSTALLATION MANUAL FOR DETAILS.

EQUIPMENT NAMING CONVENTION



WIRING DIAGRAM

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 KWAC
440 HARCOURT AVE.
SEASIDE, CA

SHEET TITLE:

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/17/2018
B	REV FOR CLIENT REVIEW	01/15/2019
C	REV FOR CLIENT REVIEW	02/15/2019



JOB NO.: 210001	PROJECT MGR: SG
DRAWN: SSG	SCALE: NO SCALE
SHEET NUMBER	

E-4.0

PRELIMINARY

DC WIRE AND CONDUIT SCHEDULE															
DEVICE	SOURCE CIRCUITS (STRINGS) CONNECTED	DESCRIPTION (STRINGS) CONNECTED	IDENTIFIER	OPEN CIRCUIT VOLTAGE (Voc @ STC)	MAXIMUM POWER VOLTAGE (Vmp)	SHORT CIRCUIT AMPS (Isc)	MAXIMUM POWER AMPS (Imp)	NOMINAL POWER RATING (KW)	MINIMUM FUSE SIZE (A)	FUSE SIZE SELECTED (A)	MINIMUM CONDUIT SIZE	MINIMUM WIRE SIZE & QTY CU. WITH PV WIRE INSULATION	VOLTAGE DROP AT MAX. DISTANCE (%)	TEMPERATURE DERATE	REMARKS
PV MODULE	LG	MODULE TO MODULE	A	49.30	40.60	10.47	9.86	0.4	N/A	N/A	N/A	BY VENDOR	N/A	1.00	WIRE TEMP. DERATED AT 22 deg C
STRING CIRCUIT	LG4002N4-5 15 MODULE STRING	TO INVERTER	B	739.50	609.00	10.47	9.86	6.00	16	20	N/A	PV WIRE 2#10 + #10 GND	0.418	1.00	WIRE TEMP. DERATED AT 22 deg C

PV module	Watts	400	Vmp	40.6	Voc	49.3	Imp	9.86	Isc	10.47	Coef. Voc.	-0.26 % / °C
					Maximum fuse							
String or panel (collection of # modules)	PV modules		String Vmp		String Voc		Lowest Temp.		Ambient Corr.		String Voc	
	15		609		739.5		-10 °C		1.07		789.49	

AC WIRE AND CONDUIT SCHEDULE												
DESCRIPTION	FROM	TO	CIRCUIT LABEL	NOMINAL VOLTAGE (VOLTS)	OCPD SIZE (A)	QTY OF SETS	WIRE SIZE (AWG OR KCM)	WIRE METAL	WIRE INSULATION	MINIMUM CONDUIT SIZE (IN)	RACEWAY TYPE	MAXIMUM ONE WAY DISTANCE (FEET)
INVERTER OUTPUT	INV-1.1	PNL "PV-1"	G11	480	60	1	3#6+1#10N+1#10G	CU	THWN-2	3/4	EMT	40
INVERTER OUTPUT	INV-1.2	PNL "PV-1"	G12	480	60	1	3#6+1#10N+1#10G	CU	THWN-2	3/4	EMT	100
PV PNL OUTPUT	PNL "PV-1"	TRANSFORMER	I1	480	110	1	3#4/0+1#1N+1#1G	CU	THWN-2	2	EMT	440
PV PNL OUTPUT	TRANSFORMER	ACDS-1	T1	208	300	1	3#350+1#4G	CU	THWN-2	2 1/2	EMT	50
PV PNL OUTPUT	ACDS-1	SWBD-1	J1	208	300	1	3#350+1#4N+1#4G	CU	THWN-2	2 1/2	RMC	10
EV CHARGING STATION	EV CHARGER	PNL " EV-2"	EV1	208	40	1	2#6+1#8G	CU	THWN-2	1	EMT	20
EV CHARGING STATION	EV CHARGER	PNL " EV-1"	EV2	208	(2)40	1	4#6+2#8G	CU	THWN-2	1	EMT	20
EV PANEL INPUT	PNL "EV-1"	PNL " EV-2"	H1	480	225	1	3#250+1#3N+1#3G	CU	THWN-2	2 1/2	EMT	200
EV PANEL INPUT	PNL "EV-1"	SWBD-1	K1	480	225	1	3#250+1#3N+1#3G	CU	THWN-2	2 1/2	EMT	150

AC WIRE AND CONDUIT SCHEDULE

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/10/2018
B	SOS FOR CLIENT REVIEW	01/15/2019
C	SOS FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLT AIC ARRAYS
72 KWAC
440 HARCOURT AVE.
SEASIDE, CA

SHEET TITLE:

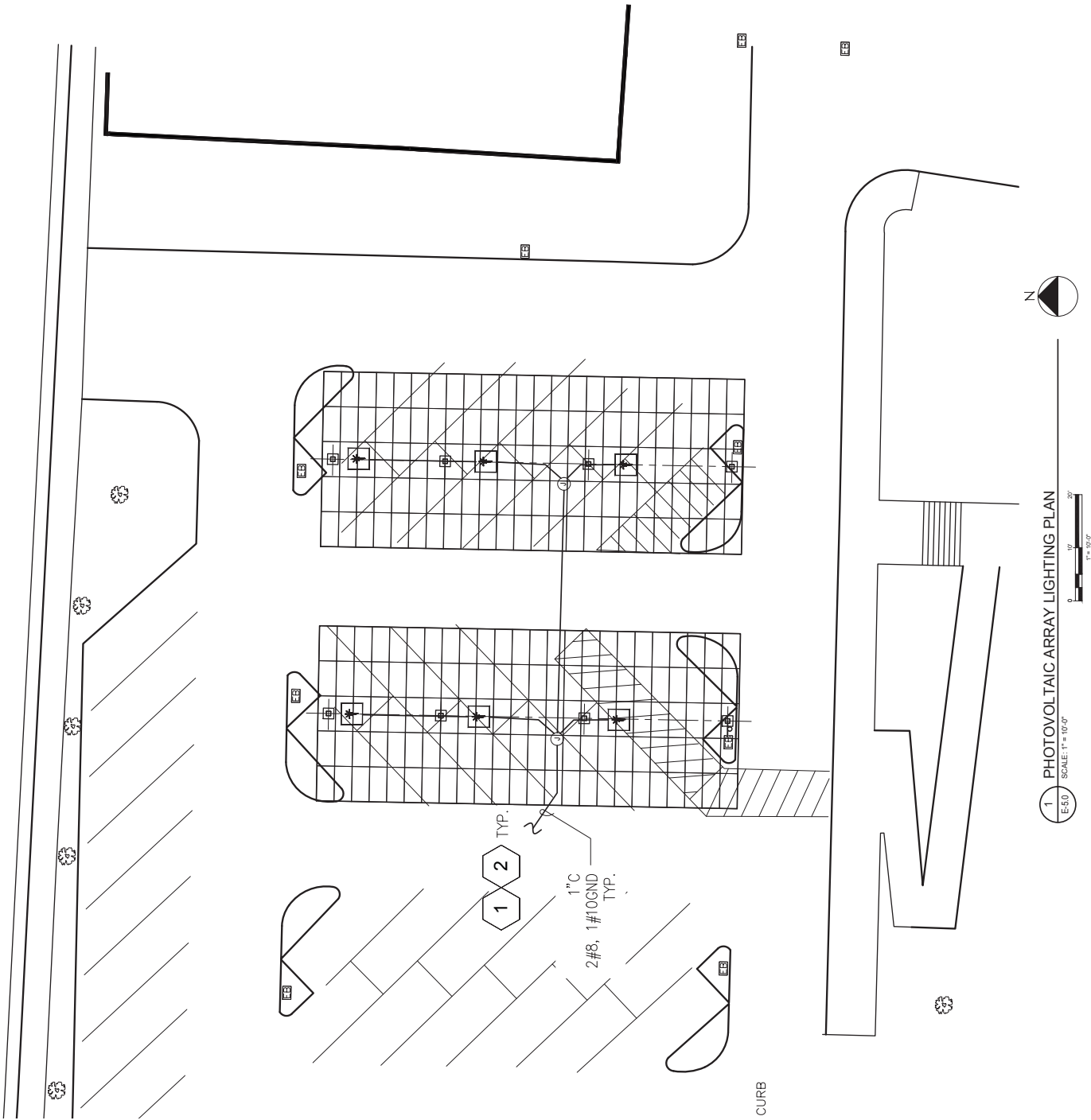
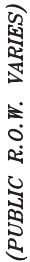
WIRING & PANEL SCHEDULE

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: SGG	SCALE: NO SCALE
SHEET NUMBER	

E-4.1

PRELIMINARY

1. ALL EQUIPMENT SHALL BE UL LISTED.
2. MULTIPLE CONDUCTORS SHALL BE PERMITTED FOR USE IN ANY OF THE WIRING METHOD. DE-RATING FACTORS SHALL APPLY TO MORE THAN THREE (3) CURRENT-CARRYING CONDUCTORS IN NEMEC CABLE. THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED AS SHOWN IN TABLE C. THE PERCENTAGE LIST SPECIFIED IN NEC TABLE 1, CHAPTER 9.
3. TOTAL VOLTAGE DROP (WORST CASE) FOR DC CIRCUITS SHALL NOT EXCEED 2%, OTHERWISE SIZE OF CONDUCTORS AND CONDUIT MAY HAVE TO BE INCREASED. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL ROUTING EXCEEDS THE DESIGNED MAXIMUM ONE-WAY DISTANCES SHOWN IN DC WIRE SCHEDULE.
4. TOTAL VOLTAGE DROP (WORST CASE) FOR AC CIRCUITS G-H SHALL NOT EXCEED 3% (2.5% RECOMMENDED), AND FOR CIRCUIT J 2% OTHERWISE SIZE OF CONDUCTORS AND CONDUIT MAY HAVE TO BE INCREASED. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL ROUTING EXCEEDS THE DESIGNED MAXIMUM ONE-WAY DISTANCES SHOWN IN AC WIRE SCHEDULE.
5. CONTRACTOR SHALL TORQUE ALL ELECTRICAL CONNECTIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION. FOR DETAILED ELECTRICAL INFORMATION ON ELECTRICAL EQUIPMENT, SEE DRAWING SET FOR SPECIFICATIONS.
6. ALL WIRING SHALL BE INSTALLED USING TYPE AC OR TYPE DC AS SPECIFIED FOR EACH LOCATION. IN GENERAL, ALL UNDERGROUND INSTALLATION SHALL USE PVC SCHEDULE 40 PIPS SHALL BE USED FOR STUDS EMERGING FROM THE GROUND, AND IN CONCRETE ENCASMENT. EMT AND LPAC SHALL BE ALLOWED FOR ABOVE GROUND INSTALLATION. ALL WIRING SHALL BE PROTECTED BY CONCRETE OR GROUT SHOULD BE WRAPPED WITH CORROSION PROTECTIVE TO TAP, UP TO 1" MIN. ABOVE THE SURFACE.
7. ALL FEEDERS ARE COPPER UNLESS OTHERWISE NOTED.
8. ALL LOW VOLTAGE AC CONDUCTORS SHALL HAVE THIN-2L OR XHHW-2 INSULATION, AND ALL PV DC CABLES SHALL HAVE 1000V PV WIRE INSULATION UNLESS OTHERWISE NOTED.



GENERAL NOTES

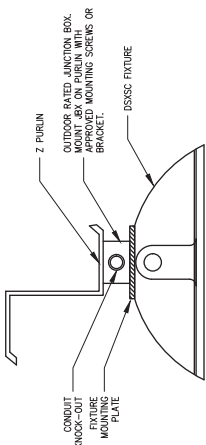
1. ALL EQUIPMENT SHALL BE UL LISTED.
2. DESIGN CRITERIA FOR ILLUMINATION LEVELS ARE: IFC MINIMUM FOR GENERAL PARKING AREA UNDER CANOPY.
3. COLOR TEMPERATURE OF THE UNDER-CANOPY LIGHTING SHALL NOT BE GREATER THAN 4000K.
4. LIGHTING CONTROLS TO BE INSTALLED LESS THAN 24" ABOVE THE GROUND AND TO BE CONTROLLED BY "PARTIAL-ORF" MOTION SENSORS. THIS SENSOR SHALL BE CAPABLE OF REDUCING LIGHTING POWER BY 40-80% IF AREA WILL BE VACATED BY OCCUPANTS.

KEYED NOTES

- [illegible]

LEGEND

- AC FEEDER, UNDER GROUND.
 --- AC FEEDER, ABOVE GROUND
 --- ARRAY STRUCTURE OUTLINE
 LIGHT FIXTURE
 - LIGHT FIXTURE TYPE
 - QUANTITY



2 DSXSC LIGHTING FIXTURE INSTALLATION

[illegible]

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STAMP/SEAL

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/10/2018
B	90% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 kWAC
440 HARCOURT AVE.
SEASIDE, CA

SHEET TITLE:

PHOTOVOLTAIC ARRAY LIGHTING PLAN

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: SGG	SCALE: 1" = 20'-0"
SHEET NUMBER	

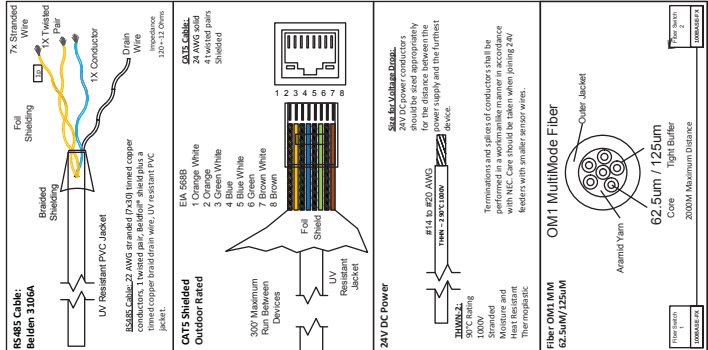
E-5.0

PRELIMINARY

[illegible]

TYPICAL WIRING SPECIFICATIONS:

NOT ALL WIRING SHOWN MAY BE REQUIRED FOR THIS INSTALLATION, SEE DAS LINE DIAGRAM.



GENERAL NOTES:

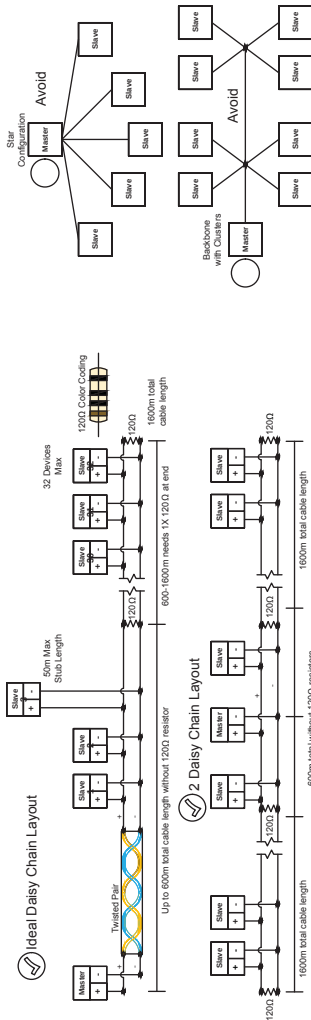
1. DETAILS ON THIS SHEET SHOW TYPICAL DATA ACQUISITION SYSTEM ARRANGEMENTS FOR THE PROPOSED RACEWAY. REFER TO THE DRAWING NOTES AND SPECIFICATIONS TO FINAL MANUFACTURER'S INSTALLATION DRAWINGS AND DOCUMENTS FOR ACTUAL INSTALLATION OF THE DATA ACQUISITION SYSTEM.
2. REFER TO D-2.X, E-3.X, AND F-4.X SERIES DRAWINGS FOR WIRE AND CONDUIT SIZES AND APPROXIMATE LOCATION LOCATIONS.
3. ALL EQUIPMENT SHALL BE UL LISTED.
4. COMMUNICATION WIRING SHALL BE PROTECTED BY A RACEWAY BELOW GROUND UNLESS LISTED FOR DIRECT BURIAL, AND SHALL BE PROTECTED BY A RACEWAY ABOVE GROUND.
5. COMMUNICATION WIRING SHOULD NEVER BE INSTALLED IN THE SAME RACEWAY WITH POWER WIRING. POWER WIRING SHALL BE INSTALLED IN SEPARATE RACEWAYS. THE SAME RACEWAY WITH POWER WIRING, COMMUNICATION AND POWER WIRING SHALL NOT BE USED. IF THE TOTAL CROSS SECTIONAL AREA OF THE CABLE OR WIRE INSULATION EXCEEDS THE HIGHEST NORMAL OPERATING VOLTAGE OF THE POWER WIRING, OR IF A SUITABLY RATED OVERSEER SEPARATES THE TWO WIRE TYPES.
6. INSTRUMENT CABLES MUST BE IN COMPLIANCE WITH ELECTRICAL AND BUILDING CODES REQUIREMENTS OF THE CONSTRUCTION SITE, LOCAL, STATE, AND FEDERAL AUTHORITIES ON THE DATE OF APPLICATION AND COMPLIANCE.
7. ALL WIRING AND GROUNTING METHODS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDED PRACTICES.
8. EQUIPMENT SHALL BE DOORABLE OR CLAMPED AGAINST ACCESS BY UNQUALIFIED PERSONNEL. WORKING CLEARANCE SHALL BE MAINTAINED SUFFICIENT TO MEET ANY APPLICABLE REGULATORY REQUIREMENTS.
9. CRUISE SHIP ENTER THE BOTTOM OF THE DAS ENCLOSURE TO ASSURE RAINPROOFNESS.

RS-485 NOTES:

1. LAYOUT AND WIRING OF SERIAL DEVICES MUST FOLLOW BEST PRACTICES OF THE RS-485 STANDARD TO ENSURE STABLE COMMUNICATION OF THE DEVICES. THE DEVICES SHOULD BE PROTECTED FROM ESD BY THE FOLLOWING:
 - a. NON-STANDARD LAYOUTS AND WIRING PRACTICES.
 - b. NON-STANDARD LOGIC AND WIRING PRACTICES.
2. RS-485 IS AN ELECTRICAL-ONLY STANDARD. RS-485 DEFINES THE ELECTRICAL CHARACTERISTICS OF DRIVERS AND RECEIVERS THAT COULD BE USED TO IMPLEMENT A BALANCED MULTIPLEX TRANSMISSION LINE.
3. THE RS-485 STANDARD SUGGESTS THAT ITS NOISE BE NETWORKED IN A MANNER THAT PROVIDES A LOW-IMPEDANCE PATH FOR NOISE TO RETURN TO THE TRANSDUCER CONNECT TO A MAIN GROUND TRUNK VIA SHORT NETWORK STUBS.
4. RS-485 APPLICATIONS BENEFIT FROM DIFFERENTIAL SIGNALING OVER TWISTED-PAIR CABLE, BECAUSE NOISE AND EXTERNAL SOURCES COUPLE EQUALLY INTO BOTH SIGNAL LINES AS COMMON-MODE NOISE.
5. INDUSTRIAL RS-485 CABLES ARE OF THE SHEATHED, TWISTED-PAIR TYPE (UTP), WITH A CHARACTERISTIC IMPEDANCE OF 120 Ω AND 22-24 AWG.
6. DATA TRANSMISSION LINES SHOULD ALWAYS BE TERMINATED AND STUBS SHOULD BE AS SHORT AS POSSIBLE TO AVOID SIGNAL REFLECTIONS ON THE LINE. BECAUSE RS-485 IS A DIFFERENTIAL SIGNALING STANDARD, TERMINATION IS REQUIRED ON EACH LINE. IT IS COMMONLY TERMINATED WITH 120- Ω RESISTORS, ONE AT EACH END.

EQUIPMENT NOTES

1. NEW DATA ACQUISITION SYSTEM. SEE FINAL MANUFACTURER SUBMITTAL FOR ALL INSTALLATION REQUIREMENTS. REFER TO FINAL CABLE SCHEDULE FOR ALL CABLE TYPES AND SPECIFICATIONS. VERIFY CABLES ARE CORRECTLY INSTALLED AND TRANSFORMER INTERNAL POWER POLE TO VERIFY CORRECT WIRING.
2. PULSED VOLTAGE REFERENCE POWER SOURCE. SHOWN WITH GAS. DATE MAY DERIVE POWER FROM VOLTAGE REFERENCE CONDUCTORS. SEE GAS MANUFACTURER'S SUBMITTAL FOR ACTUAL POWER REQUIREMENTS.
3. PROVIDE FUSED MONITORING DISCONNECT AS SHOWN, WITH MAX. 15A RFI FUSES.
4. VOLTAGE REFERENCE TAPS SHALL BE INSTALLED AT MANUFACTURER APPROVED LOCATION USING A LISTED CONNECTOR, LUG, OR CIRCUIT BREAKER.
5. OBSERVE CORRECT SECONDARY POLE POLARITY AND ORIENTATION OF CURRENT TRANSFORMERS. ORIENTATION SHOULD FOLLOW THE INVERTER POWER SOURCE ORIENTATION. VERIFY CORRECT WIRING TO ALL MANUFACTURERS.
6. PULSED WIRING IN 1" AND 2" CABLES TO ALL MANUFACTURERS.
 6A. PULSED WIRING IN SEPARATE CONDUIT AND AT LEAST 1" FROM ALL POWER CONDUCTORS. CABLE LENGTH SHOULD BE 40 FEET. NOISEKAT C1 LEAD WIRE SIZE PER LENGTH AND CABLE SCHEDULE. SEE GAS CABLE SCHEDULE.
7. WEATHER STATION COMMUNICATION CABLE MAY BE RS-485 OR CAT5, AND MAY OR MAY NOT REQUIRE SEPARATE POWER WIRING IN ADDITION. CONSULT MANUFACTURER SUBMITTAL FOR CORRECT WIRING.
8. WEATHER STATION (IF REQUIRED).



PRELIMINARY



STAMP/SEAL

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/10/2018
B	90% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

SHEET TITLE:

JOB NO.: 218061	PROJECT MOR: SG
DRAWN: DG	SCALE: NO SCALE
SHEET NUMBER	

E-7.0

PRELIMINARY



1 INVERTER MOUNTING DETAIL



1. GROUNDING CONNECTION SHALL COMPLY WITH NEC250.8(A).
2. WELDS SHALL BE COVERED WITH "COLD GALVANIZING" COMPOUND.

6 EGC TO CANOPY STRUCTURE ATTACHMENT



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PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 KWAC
440 HARCOURT AVE.
SEASIDE, CA

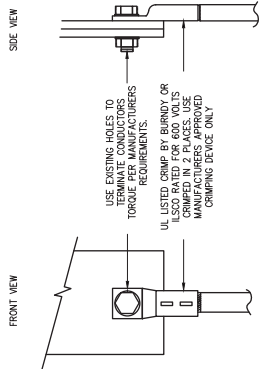
SHEET TITLE:

ELECTRICAL DETAILS

JOB NO.: 210061	PROJECT MGR: SG
DRAWN: DG	SCALE: NO SCALE
SHEET NUMBER	

E-7.1

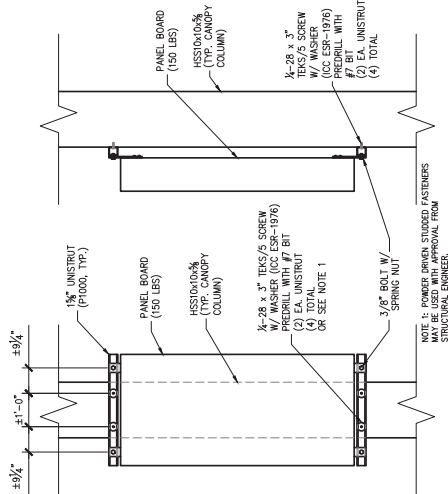
PRELIMINARY



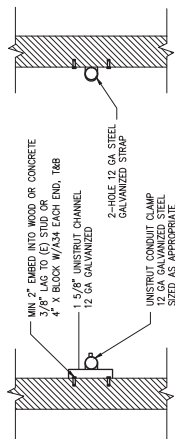
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PANEL INTERCONNECTION

E-7.1 SCALE: NTS

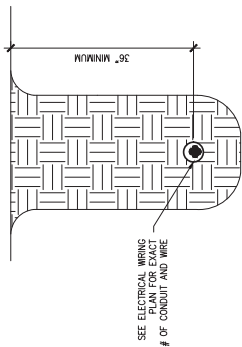


4 PANEL BOARD ATTACHMENT, TYP. SCALE: NTS

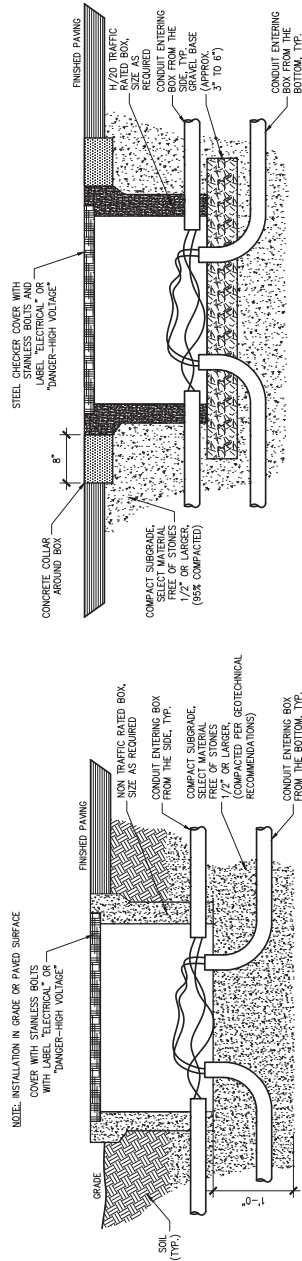


NOTE: ALL ANCHORS SHALL BE ICC APPROVED

6 CONDUIT ATTACHMENT
E-7.1 SCALE: NTS

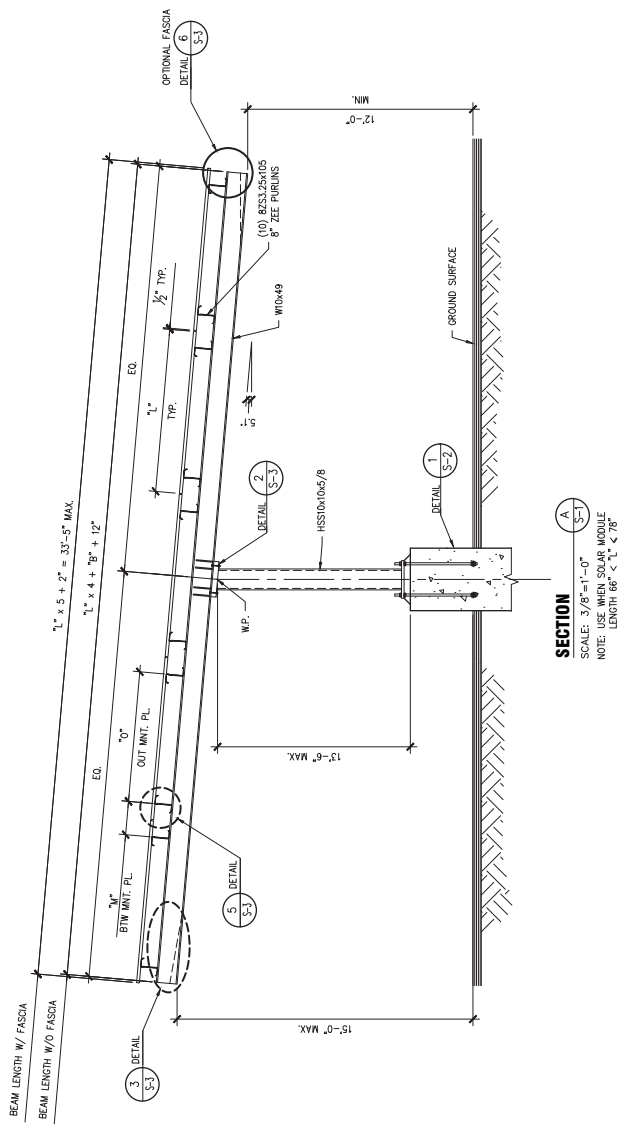


5 BORING DETAIL
E-7.1 SCALE: NTS



9 NON-TRAFFIC RATED PULLBOX
E-7.1 SCALE: NTS

10 TRAFFIC RATED PULLBOX
E-7.1 SCALE: NTS



SECTION

SCALE: 3/8"=1'-0"

SOLAR MODULE
ATTACHMENT SPACING

"M" (DIMENSION BETWEEN INSIDE FACES OF PURLIN MOUNTING PLATES)	"O" (DIMENSION TO OUTSIDE FACES OF PURLIN MOUNTING PLATES)
"L" - "B" - 2½"	"B" + 3"



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A	FOR CLIENT REVIEW	12/10/2018
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C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:

CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 kWAC
440 HARCOURT AVE.
SEASIDE, CA

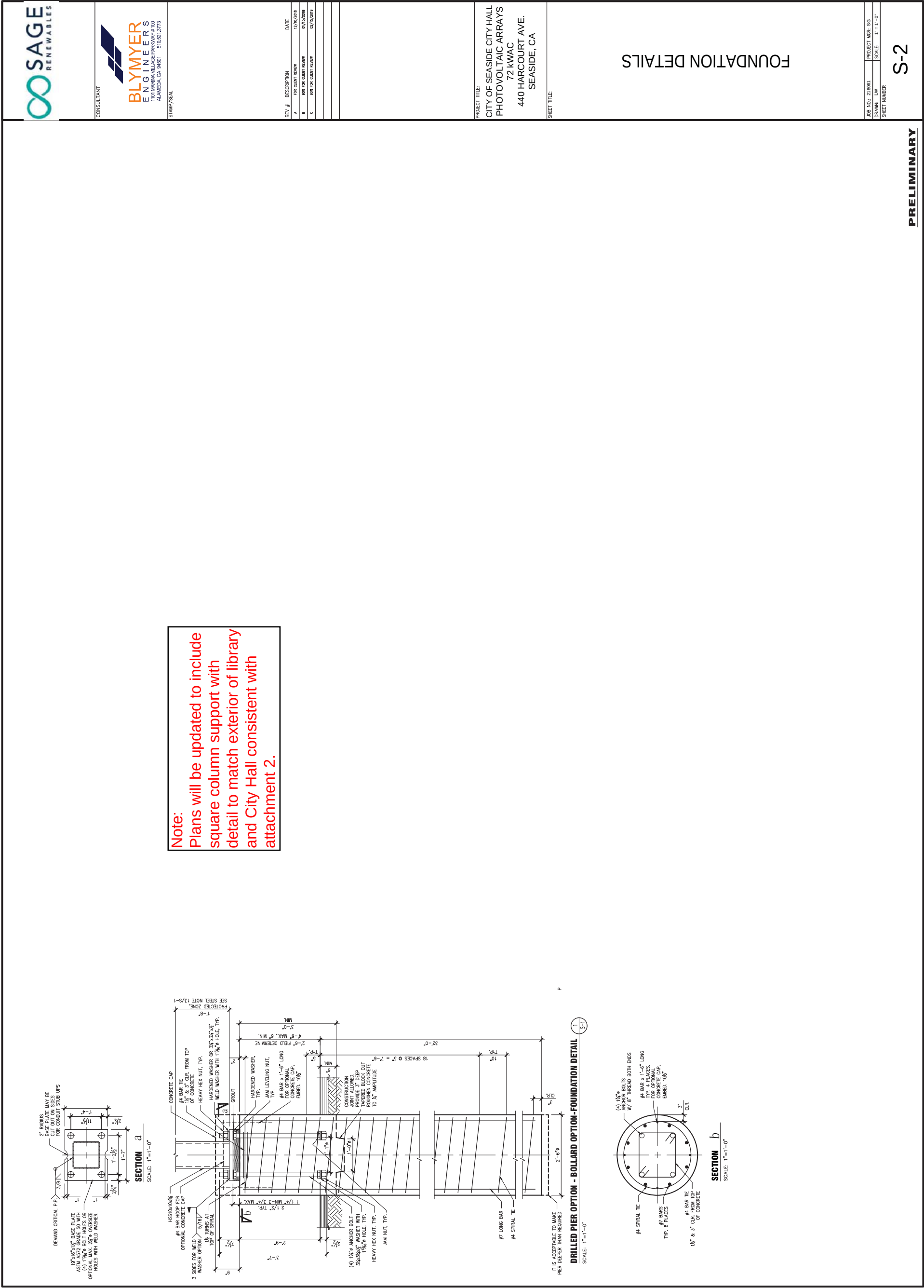
SHEET TITLE:

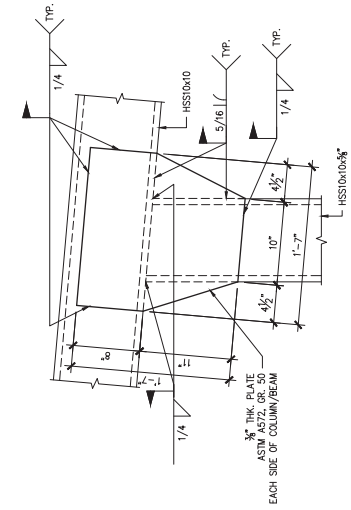
TYPICAL PHOTOVOLTAIC ARRAY "T" STRUCTURES

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: LW	SCALE: 3/8" = 1'-0"
SHEET NUMBER	

S-1TW

PRELIMINARY



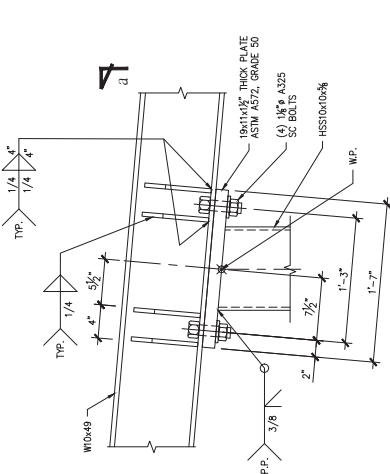


HSS BEAM WELDED OPTION - TOP CONNECTION DETAIL

SCALE: 1 1/2"=1'-0"

WF BEAM BOLTED OPTION - TOP CONNECTION DETAIL

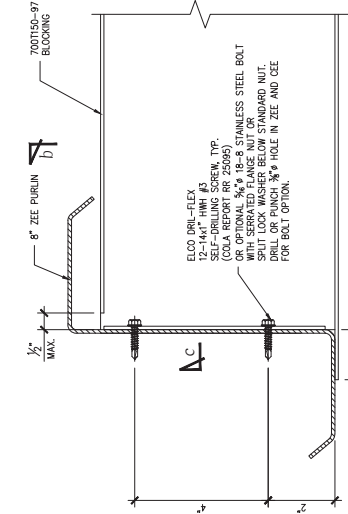
SCALE: 1 1/2"=1'-0"



BLOCKING DETAIL

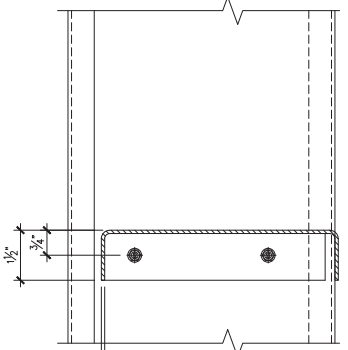
SCALE: 6"=1'-0"

NOTE: SOLAR MODULES NOT SHOWN FOR CLARITY



SECTION b

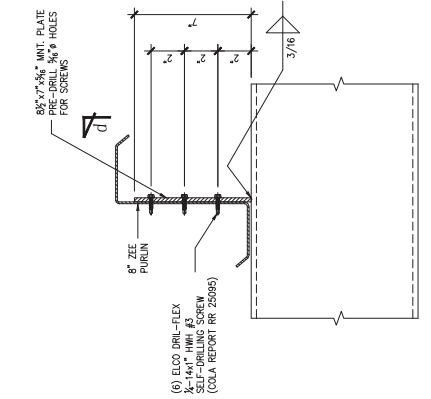
SCALE: 6"=1'-0"



PURLIN CONNECTION DETAIL

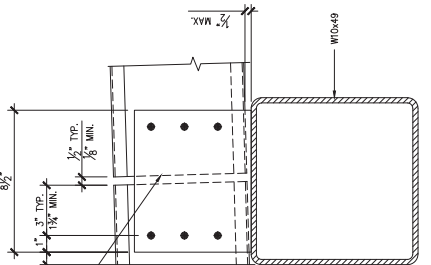
SCALE: 3"=1'-0"

NOTE: SOLAR MODULES NOT SHOWN FOR CLARITY



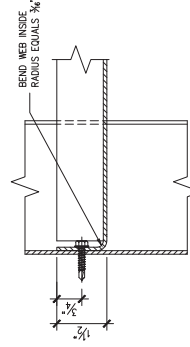
SECTION d

SCALE: 3"=1'-0"



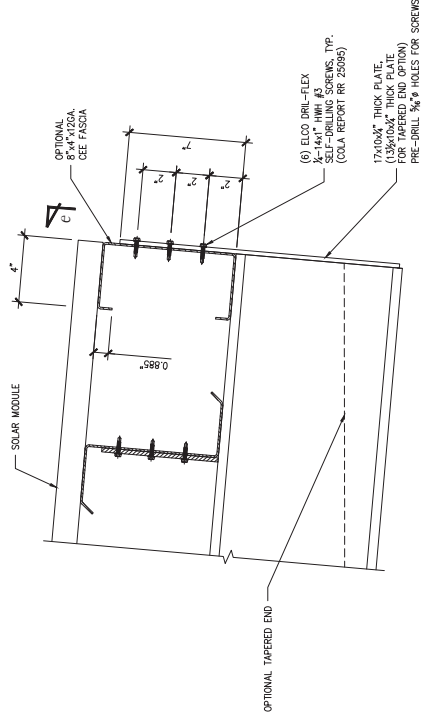
BLOCKING CLIP SECTION

SCALE: 6"=1'-0"



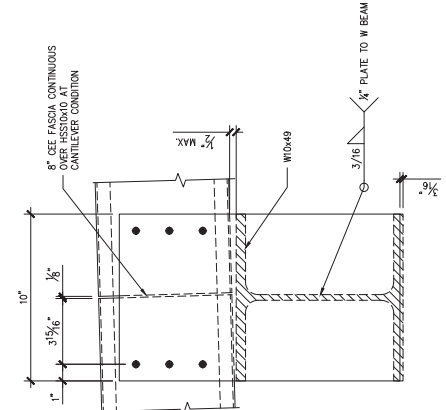
FASCIA OPTION DETAIL FOR W/F

SCALE: 3"=1'-0"



SECTION c

SCALE: 3"=1'-0"



PURLIN CONNECTION, BLOCKING
AND TOP CONNECTIONS DETAILS

S-3

PRELIMINARY

JOB NO. 218061	PROJECT MGR. SG
DRAWN: LW	SCALE: AS NOTED
SHEET NUMBER	

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/07/2018
B	REV FOR CLIENT REVIEW	07/07/2019
C	REV FOR CLIENT REVIEW	02/07/2019

PROJECT TITLE:
CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 KWAC
440 HARCOURT AVE.
SEASIDE, CA

SHEET TITLE:

CONSULTANT

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ALAMEDA, CA 94501 510.521.3773

STAMP/SEAL



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ENGINEERS
1101 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

STAMP/SEAL

REV #	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	12/07/2018
B	90% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE:

CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 kWAC
440 HARCOURT AVE.
SEASIDE, CA

SHEET TITLE:

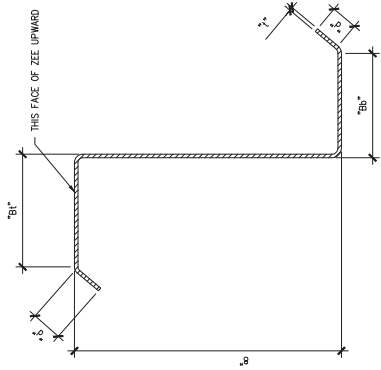
TYPE 2 - TYPICAL SOLAR
MODULE ATTACHMENT, TYPICAL
SOLAR MODULE, AND ZEE DETAIL

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: LW	SCALE: AS NOTED
SHEET NUMBER	

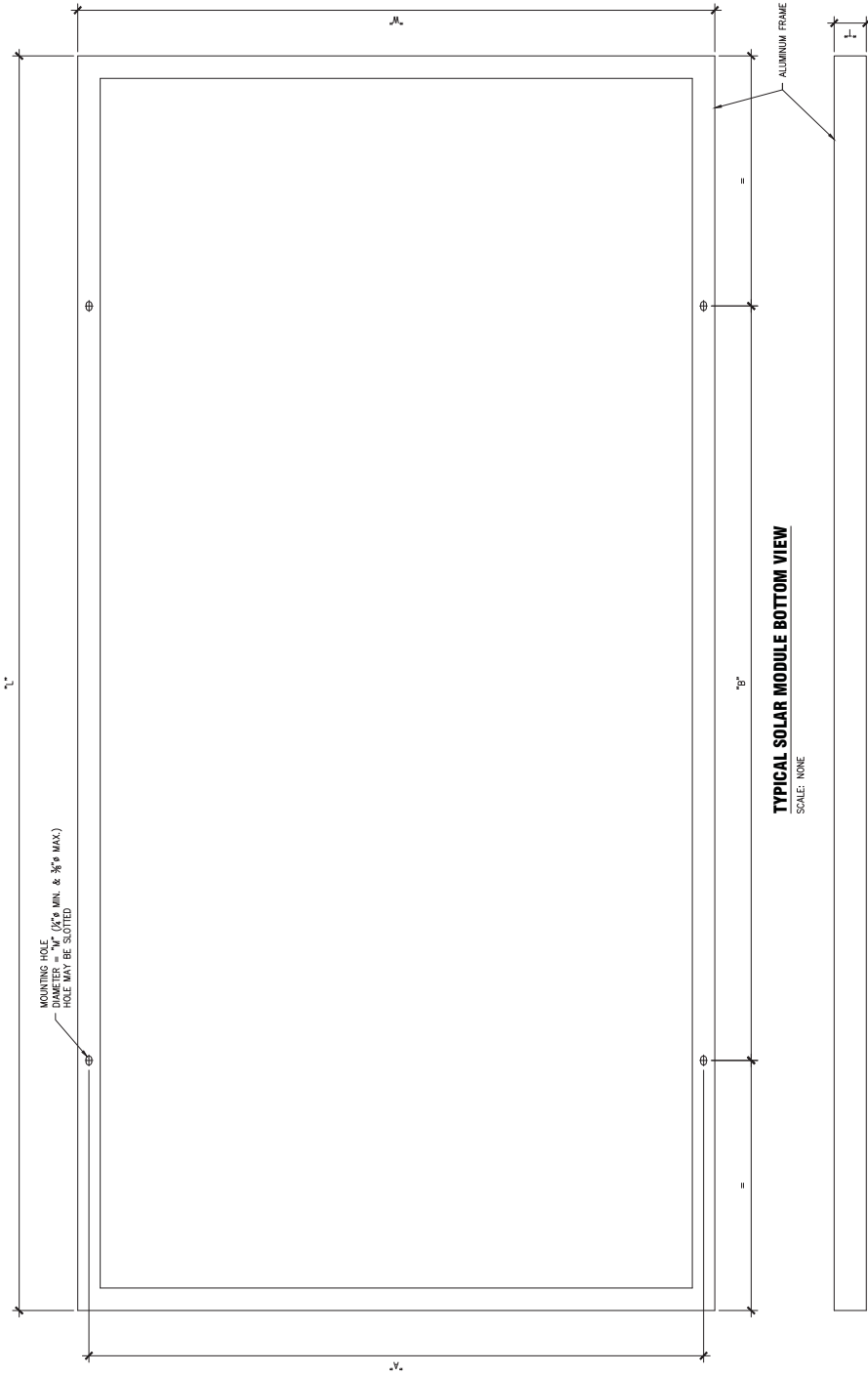
S-4

PRELIMINARY

PURUM TYPE	"B"	"8"	"6"	"t"	"v"	"z"	"r"	"N"	"c"	"H"	"f"	"K"
9253,26+05	3.375°	3.125°	0.990°	0.105°	26%	27%	3.55°	3.31°	$\frac{W_r - X + 0.60C}{2}$	$V_r + V_c^*$	$W_r - K_r$	$\frac{W_r - X + 0.60C}{2}$



TYPICAL 8" ZEE PURLIN DETAIL



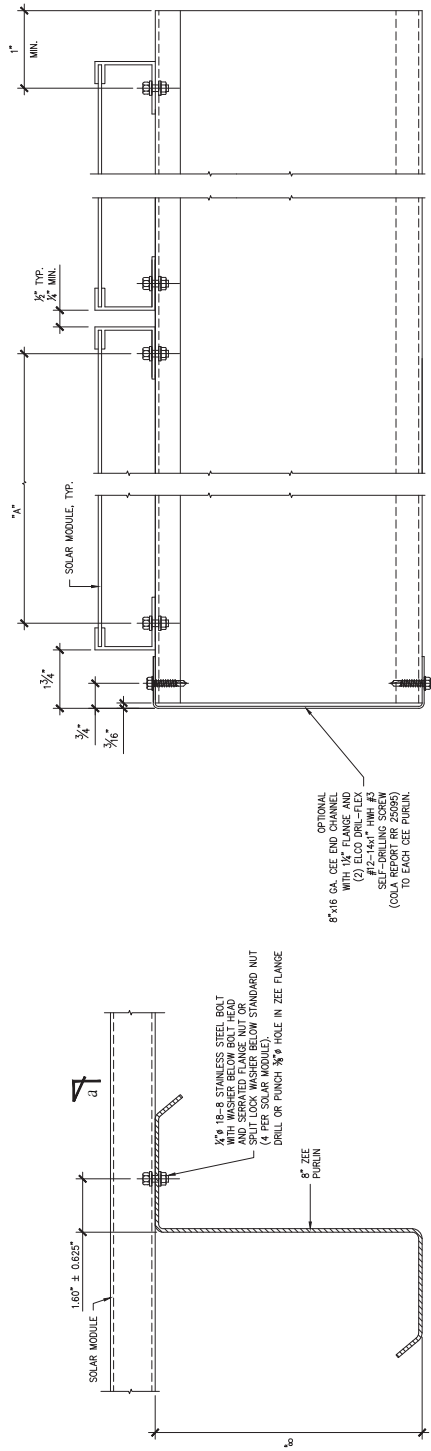
TYPICAL SOLAR MODULE BOTTOM VIEW

SCALE: NONE



TYPICAL SOLAR MODULE SIDE VIEW

SCALE: NONE

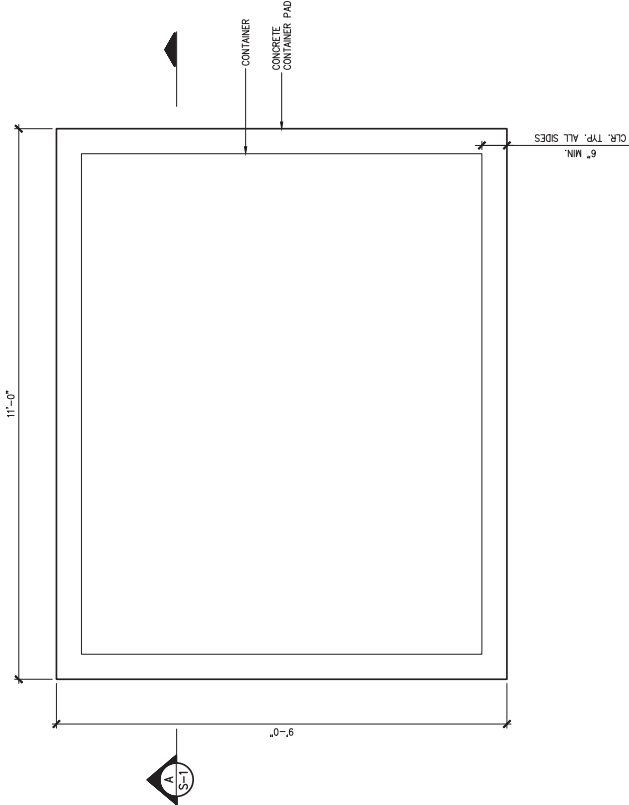


TYPICAL SOLAR MODULE ATTACHMENT DETAIL

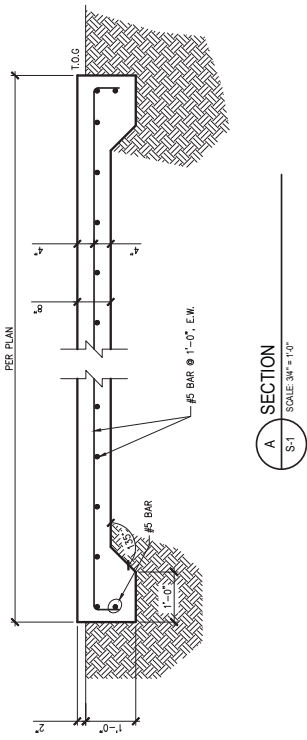
SCALE: NONE

SECTION

SCALE: NONE



1 CONTAINER PAD PLAN



CONCRETE NOTES:

1. CONSTRUCTION SHALL CONFORM TO CALIFORNIA 2010 BUILDING CODE AND LOCAL REGULATORY AGENCIES REQUIREMENTS.
 2. ALL CONCRETE WORK SHALL COMPLY WITH ADO 301 & 316 LATEST EDITION.
 3. ALL SLAB ON GRADE WORK SHALL BE DONE IN ACCORDANCE WITH ADO 302.R.
 4. CONCRETE SHALL BE:
 - 2,500 psi 488 DAY COMPRESSIVE STRENGTH
 5. MAXIMUM SLUMP 4". WATER TO CEMENT RATIO: FROM .47 TO .53
 6. AGGREGATE GRADATION AND QUALITY SHALL BE IN ACCORDANCE WITH ADO 302-HIGH
 7. REINFORCEMENT SHALL BE ASTM A615 GR60.
 8. MINIMUM CONCRETE COVER SHALL BE 3" TO EARTH, 2" TO SKY.
 9. CONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION.
- NO CHANGES FROM THE CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER.



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A	FOR CLIENT REVIEW	12/10/2018
B	90% FOR CLIENT REVIEW	01/15/2019
C	90% FOR CLIENT REVIEW	02/15/2019

PROJECT TITLE

CITY OF SEASIDE CITY HALL
PHOTOVOLTAIC ARRAYS
72 kWAC
440 HARCOURT AVE.
SEASIDE, CA

SHIFT TIME:

CONTAINER PAD

JOB NO.: 218061	PROJECT MGR: SG
DRAWN: LW	SCALE: 1" = 40'-0"
SHEET NUMBER	

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