

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION TUESDAY, MARCH 16, 2021 6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

**Teleconference and Conference call services will be available for the meeting.*

To join the meeting, select ONE of the options below:

Click on the following link:

<https://us02web.zoom.us/j/87913554934?pwd=d09QVTZhbnZlOY2xEa3BqUWtIME0vQT09>

or Call the following number **+16699009128** and enter in
Meeting ID: 879 1355 4934

Passcode: 813128

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL:

Planning Commission Members: Oscar Avalos, Paulette Bumbalough, David Mendez, Brett Saunders, and Chairperson David Nuck

4. PUBLIC COMMENTS

*Any person may comment on any item not on the agenda. **PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.** Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.*

5. PRESENTATIONS

None

6. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine and may be approved by one action of the Planning Commission unless any member of the Planning Commission wishes to remove an item for separate consideration.

- A. Meeting Minutes of March 2, 2021 Planning Commission Meeting
Recommendation: Approve and file.

7. NON-PUBLIC HEARINGS

None

8. PUBLIC HEARINGS

- A. Project: King City in Bloom's 3rd Historic Mural Featuring Cattle Ranching Scene and the Salinas Valley Fair
- Applicant: Allie Cullen, King City in Bloom
- Location: 1011 Broadway St., King City, CA. 93930.
- Consideration: A Public Mural Conditional Use Permit for King City in Bloom to Paint Approximately 400 Square Feet of Mural on the Exterior Wall (Facing Broadway) of 1011 Broadway Street, King City, Ca 93930.
- Recommendations: Planning Commission adopt the attached Resolution (2021-289) and approve the Public Mural Conditional Use Permit Case No. CUP-210-040 for King City in Bloom on the exterior walls of 1011 Broadway Street. (*Reference Figure 1.*)
- Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in Class 11 Categorical Exemption set forth in CEQA Guidelines, Class 11 "consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premises signs." This project involves painting of a mural on an existing wall and involves no expansion of us. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, Section 15311, is deemed to apply to this project.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

APRIL 2021

April 6th	6:00 p.m.	Planning Commission
April 12th	6:00 p.m.	Airport Advisory Committee
April 13th	6:00 p.m.	City Council
April 19th	5:00 p.m.	Recreation Commission (Canceled)
April 20th	6:00 p.m.	Planning Commission
April 27th	6:00 p.m.	City Council

MAY 2021

May 4th	6:00 p.m.	Planning Commission
May 10th	6:00 p.m.	Airport Advisory Committee
May 11th	6:00 p.m.	City Council
May 17th	5:00 p.m.	Recreation Commission
May 18th	6:00 p.m.	Planning Commission
May 25th	6:00 p.m.	City Council

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ALUC: Airport Land Use Commission

AMBAG: The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

APCD: Air Pollution Control District

AR: Architectural Review

BMP: Best Management Practice, Bike Master Plan

CAP: Climate Action Plan

CC&Rs: Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

CDBG: Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

CEQA: California Environmental Quality Act

CFD: Community Facilities District

COG: A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

CUP: Conditional Use Permit

EIR: Environmental Impact Report

EIS: Environmental Impact Statement

Ex-Parte: Communication between Planning Commissioners and applicants outside of a public meeting

FEMA: Federal Emergency Management Agency

GHG: Greenhouse gas

HOME: Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

HCP: Habitat Conservation Plan

HCD: State Department of Housing & Community Development

HUD: U.S. Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

LID: Low Impact Development (measures to reduce rainwater runoff impacts)

LLA: Landscaping and Lighting District

LOS: Level of Service (a measurement of traffic efficiency used by Caltrans)

MMTC: A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

MMTC: Multi-modal Transit Center

MOU: Memorandum of Understanding

MND: Mitigated Negative Declaration

MPO: A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

Neg Dec: Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

NEPA: National Environmental Policy Act

SLOCOG: San Luis Obispo Council of Government

SOI: Sphere of Influence.

TAMC: The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

TOT: Transient Occupancy Tax

Variance: A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

VMT: Vehicle Miles Traveled

Planning Commission Minutes

March 2, 2021

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:00 p.m.

2. Pledge of Allegiance

Chair Nuck led the Commission and audience in the Pledge of Allegiance.

3. Roll Call

Chairperson David Nuck X Oscar Avalos X (video conference)

Paulette Bumbalough X (video conference)

David Mendez X Brett Saunders X (video conference)

Staff present: Community Development Director, Doreen Liberto (Video Conference); City Engineer, Octavio Hurtado (video conference); Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne

4. Public Comments

None

5. Presentations

None

6. Consent Calendar

All matters listed on the Consent Calendar are considered routine and may be approved by one action of the Planning Commission unless any member of the Planning Commission wishes to remove an item for separate consideration.

A. Approval of Minutes: February 16, 2021

Action: Motion made by Commissioner Bumbalough to approve minutes of February 16, 2021. Seconded by Commissioner Saunders. Motion carried 5-0.

7. NON- PUBLIC HEARINGS –

- A. Project: Rava Property Workforce Housing
- Applicant: Jerry Rava Jr.
- Location: Bitterwater and Chestnut.
- Consideration: Rava Property Parcel Map Conformance Final Parcel Map Case No. 2021-001.
- Recommendations: Planning Commission: 1) determine that Rava Property Parcel Map PM 2021-001 is in substantial conformance with the approved tentative parcel map; 2) authorize and directing the Planning Commission Secretary to certify the final parcel map as in substantial conformance with the approved Tentative Map; 3) Recommends the City Council direct the City Clerk to transmit the final parcel map to the County Recorder of the County of Monterey

for filing, pursuant to the Subdivision Map Act and Chapter 16 of the Municipal Code.

City Engineer Octavio Hurtado introduced this item sharing his screen. Commissioner Mendez had a question about the traffic coming out on Bitterwater Road stating that it was not presented that way the first time and that it was presented that all the traffic would go out on to Chestnut.

Motion by Commissioner Saunders to adopt the attached Resolution 2021-288. Commissioner Mendez seconded. Motion carried 5-0.

8. PUBLIC HEARING - None

9. Regular Business- None

10. Planning Commission Report – Chair Nuck had someone approach him about the odor at the wastewater treatment plant. City Engineer Hurtado explained the process and that the aerators would need to be on longer these warmer days.

11. Director Reports-Land use maps being brought the first meeting in April as a workshop.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:23p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King

REPORT TO THE PLANNING COMMISSION

DATE: MARCH 16, 2021

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: MARICRUZ AGUILAR, ASSISTANT PLANNER

RE: CONSIDERATION OF A PUBLIC MURAL CONDITIONAL USE PERMIT FOR KING CITY IN BLOOM TO PAINT APPROXIMATELY 400 SQUARE FEET MURAL ON THE EXTERIOR SIDE WALL (FACING BROADWAY STREET) OF 1011 BROADWAY STREET, KING CITY, CA 93930.

RECOMMENDATION:

It is recommended Planning Commission adopt the attached Resolution and approve the Public Mural Conditional Use Permit Case No. CUP-210-040 for King City In Bloom on the exterior wall of 1011 Broadway Street. (Reference *Figure 1.*)

PROJECT SUMMARY:

Allie Cullen, King City In Bloom (*"Applicant"*) submitted a Conditional Use Permit application on **February 12, 2021**. The proposed rendering designed by King City In Bloom is the third of a series of historical murals for the community. The new mural will portray a cattle ranching scene and the Salinas Valley Fair. The background of the mural will be the Santa Lucia Mountains and illustrate a livestock auction in the red barns and fair rides. The mural measures 40'W x 10' H (400 square feet). The proposed location is the side wall of 1011 Broadway Street that faces Broadway Street. (Reference *Figure 2.*) The colors are a mix of greens, blues, reds and yellows and a sunset setting. The mural will be painted by a muralist and volunteers from King City in Bloom. The project includes adding a layer of stucco to the wall for a smooth finish. installation of four (4) farmhouse style lighting fixtures and an anti-graffiti sealant for protection. The schedule is planned for two phases. The first phase is planned for **April 2021** to prep the outline of the



mural. The second phase would be in **June 2021** when the muralist and assistants will start the painting. The project site is located within the Highway Service Commercial (“**H-S**”) zoning district and within the Highway Service Commercial (“**HSC**”) General Plan Land Use designation.

TABLE NO. 1 - DIMENSIONS

Mural	Location	Height	Width	Square Feet
Third Historical Mural for King City In Bloom	1011 Broadway St	10 feet	40 feet	400 square feet

FIGURE 1 – LOCATION



DISCUSSION:

The property is within the Highway Service Commercial (“H-S”) zoning district and within the Highway Service Commercial (“HSC”) General Plan Land Use designation. Murals are regulated by Chapter 17.55 of the King City Municipal Code. Chapter 17.55 requires the Planning Commission conduct a public hearing, review and approval murals over twenty (20’) square feet in area. The proposed mural is approximately 400 square feet in area. (Reference **Table 1.**) A public hearing notice was published on **March 3, 2021** in the South County Newspaper *The Rustler* and notices were sent to property owners within three-hundred (300’) feet of the project site.

For approval of a public mural sign permit, the Planning Commission must make the following findings:

- (1) *Mural’s size, colors, and placement are visually compatible with the structure architecture;*
- (2) *Mural serves to enhance the aesthetics of the city; and*
- (3) *Mural illustrates the local history or natural resources or assets of the city and region.*

The three approved murals are located 101 Broadway Street, 315 Broadway Street and recently approved at 641 Broadway Street.

ANALYSIS:

The applicant has presented a draft rendering of the mural with the application. (Reference **Figure 2.**)

FIGURE 2 – PROPOSED MURAL



Staff has reviewed the draft renderings to meet the required findings of fact as outlined below:

- 1) Mural's size, colors, and placement are visually compatible with the structure architecture;

Staff Comment: The mural size will cover a blank wall and use a sunset scene with an earth tones scheme and green fields. The placement will be centered in the wall and be a nice addition to the newly painted suites on the property. The mural size, color and placement are visually compatible with the structure architecture and will utilize colors that complement the building.

- 2) Mural serves to enhance the aesthetics of the city; and

Staff Comment: The mural will enhance the corner of Broadway Street and Franciscan Way. The city is in support of community murals. In total this is the fourth community mural to be processed for the city and the 3rd to be processed by King City In Bloom.

- 3) Mural illustrates the local history or natural resources or assets of the city and region.

Staff Comment: The mural pays tribute to cattle ranching and Salinas Valley Fair which are assets of the city and the region. The mural includes a livestock auction in the red barns at the fairgrounds and fair scene which illustrates the participation of our local students through 4H and FFA.

ENVIRONMENTAL DETERMINATION:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in Class 11 Categorical Exemption set forth in CEQA Guidelines, Class 11 "consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs." This project involves painting of a mural on an existing wall and involves no expansion of use. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, Section 15311, is deemed to apply to this project.

COST ANALYSIS:

The fees for this sign permit have been waived as this is a community benefit project.

ALTERNATIVES:

The following alternatives are provided for Planning Commission consideration:

1. Approve the Mural Permit for CUP-210-040;

2. Make recommendations for modification as deemed appropriate by the Planning Commission; or
3. Provide other direction to staff.

Exhibits:

1. Findings of Fact
2. Resolution No. 2021-289
3. Conditions of Approval
4. Mural Renderings

Prepared by: Maricruz Aguilar
Maricruz Aguilar, Assistant Planner

Approved by: DLS for
Doreen Liberto, AICP, Community Development Director

EXHIBIT 1
Findings of Fact

The purpose for making Findings of Facts to *"bridge the analytical gap between the raw evidence and ultimate decision"*. The Municipal Code gives the Planning Commission ("**Commission**") the authority to approve a project so long as the Commission can make certain findings. Written "findings of fact" are required in order to support the decision of the hearing body to approve or deny a project.

Sign Permit Findings

Municipal Code §17.55.040(A) allows the Commission to review request for all murals that exceed twenty (20') square feet in area.

- 1) The mural size will fill in a blank wall and use a sunset scene with an earth tones scheme and green fields. The placement will be centered in the wall and be a nice addition to the newly painted suites on the property. The mural size, color and placement are visually compatible with the structure architecture and will utilize colors that complement the building.
- 2) The mural will enhance the corner of Broadway St and Franciscan Way. The city is in support of community murals. In total this is the fourth community mural to be processed for the city and the 3rd to be processed by King City In Bloom.
- 3) The mural pays tribute to cattle ranching and Salinas Valley Fair which are assets of the city and the region. The mural includes a livestock auction in the red barns at the fairgrounds and fair scene which illustrates the participation of our local students through 4H and FFA.
- 4) This project involves painting of a mural on an existing wall and involves no expansion of use. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, Section 15311, is deemed to apply to this project.

EXHIBIT 2

RESOLUTION NO. 2021-289

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
APPROVING A PUBLIC MURAL CONDITIONAL USE PERMIT CASE NO. CUP-210-
040 FOR KING CITY IN BLOOM ON THE EXTERIOR SIDE WALL OF 1011
BROADWAY STREET, KING CITY, CA 93930**

WHEREAS, on **February 12, 2021**, King City In Bloom filed an application for a Conditional Use Permit for a public mural on the exterior wall of 1011 Broadway Street, King City, CA 93930; and

WHEREAS, pursuant to the California Environmental Quality Act ("**CEQA**") Guidelines Section 15311, Class 11, exempts on-premises signs and the project involves painting a mural on an existing wall with no expansion of use; and

WHEREAS, a public hearing notice was published on **March 3, 2021** in the South County Newspaper *The Rustler* and notices were sent to all property owners within three-hundred feet (300') of the Project; and

WHEREAS, on **March 16, 2021**, the Planning Commission ("**Commission**") held the public hearing for the project; and

WHEREAS, the proposed mural has been reviewed and all information, whether written or oral, presented during the public review period, has been considered by the Commission; and

WHEREAS, the Commission of the City of King, California, met at the duly noticed public hearing on **March 16, 2021**, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the Commission makes the followings Findings of Facts:

- 1) The mural size will fill in a blank wall and use a sunset scene with an earth tones scheme and green fields. The placement will be centered in the wall and be a nice addition to the newly painted suites on the property. The mural size, color and placement are visually compatible with the structure architecture and will utilize colors that complement the building.
- 2) The mural will enhance the corner of Broadway St and Franciscan Way. The city is in support of community murals. In total this is the fourth community mural to be processed for the city and the 3rd to be processed by King City In Bloom.

- 3) The mural pays tribute to cattle ranching and Salinas Valley Fair which are assets of the city and the region. The mural includes a livestock auction in the red barns at the fairgrounds and fair scene which illustrates the participation of our local students through 4H and FFA.
- 4) This project involves painting of a mural on an existing wall and involves no expansion of use. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, Section 15311, is deemed to apply to this project.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King approves Mural Permit Case No. CUP-210-040, attached as **Attachment 1**, for the public mural sign permit on the exterior wall of 1011 Broadway Street, King City, CA 93930 as presented on **March 16, 2021**.

This resolution was passed and adopted this 16th day of March 2021, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST: _____
ERICA SONNE, SECRETARY TO THE PLANNING COMMISSION

EXHIBIT 3

CUP-210-040
1011 BROADWAY STREET

CONDITIONS OF APPROVAL

Community Development Department (The applicant should discuss the following conditions of approval ("**COA**") with Maricruz Aguilar-Navarro, 831-386-5916, if there are any questions.)

The following conditions of approval ("**COA**") and requirements do not relieve the applicant or applicant's agents, of any discrepancies, errors or omissions regarding the intended use. Any permit or license of any type issued by any department or officer of the city, issued in conflict with the provisions of the City of King Municipal Code, is declared to be null and void. The following COA shall be included on all documents (e.g., construction plans, building plans). It is the responsibility of the application to verify that the COA are included on said documents.

Community Development Department Conditions (The applicant should discuss the following conditions of approval (COA) with Maricruz Aguilar, (831) 386-5916, if there are any questions.)

1. **Project Description:** Case No. CUP-210-040 is a request for a Conditional Use Permit to paint a public mural at 1011 Canal Street, King City, CA 93930. The property is located in the Highway Service Commercial ("**H-S**") Zoning District and Highway Service Commercial ("**HSC**") General Plan Land Use Designation, and shall be constructed in accordance with the **Findings of Fact**, pursuant to **Exhibit 3** and as approved by the Planning Commission on **March 16, 2021**.
2. **Approval Period:** The approval period for this permit shall be in accordance with the approved drawings and sketches and shall be null and void if not used within two (2) years from the date of the approval. Extensions may be granted in twelve month increments and may not exceed a total of three years from original expiration. Extension request must be submitted in writing prior to the expiration date.
3. **Changes:** Mural shall be in substantial conformance with the plans and conditions of approval presented to and approved by the Planning Commission in connection with the project. No conditions, colors, materials or architectural features shall be eliminated, added or modified without review by the Community Development Department review and action. Minor modifications may be reviewed by the Community Development Director. Major changes would require review by the Planning Commission.
4. **Anti-graffiti sealant:** The mural shall be coated with anti-graffiti sealant to protect the artwork. Any graffiti on the property needs to be removed by following the standards of Municipal Code Section 7.36.070.
5. **Hold Harmless Clause:** To the furthest extent allowed by law, the applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages

and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these conditions of approval or any approval associated with entitlements associated with the project (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all approvals. The applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

The nature and extent of the applicant's obligations to indemnify, defend and hold harmless the City with regard to events or circumstances not addressed in the preceding paragraph shall be governed by this paragraph. To the furthest extent allowed by law, the applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, the applicant or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance authorized or required by the approvals, requirements (including any mitigation measures) related to CEQA, or the performance of any or all work to be done by the applicant or its contractors, agents, successors and assigns pursuant to the approvals (including, but not limited to any design, construction and/or ongoing operation and maintenance of off-site improvements, if any, unless and until such off-site improvements are dedicated to and officially accepted by the City). The applicant's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, consultants or agents are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, consultants agents or volunteers. If the applicant should subcontract all or any portion of the services to be performed pursuant to the approvals, the applicant shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers in accordance with the terms of this paragraph. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

Conditional Use Permit Conditions Agreement:

The conditional use permit is **not** valid until all Conditions of Approval ("**COA**") and mitigated measures imposed by the City are signed for and agreed to by the applicant.

I have received a copy of the conditions of approval and mitigated measures and agree with them. I understand that if I do not abide by them the Planning Commission has the authority to revoke the permit, pursuant to the Municipal Code. (Reference Municipal Code §17.64.)

Applicant Signature: _____ Date: _____

EXHIBIT 4

Project Description & Mural Design

Mural Application

City of King

February 10, 2021

Description Narrative:

The creation of King City in Bloom's Mural #3, in the series of Historic Murals for the City of King, will portray a Muralist's rendering that pays tribute to cattle ranching scene and the Salinas Valley Fair. It will depict the Santa Lucia mountains with ranchers and cattle. The ranching scene will blend into a livestock auction in the red barns at the fairgrounds which will blend into the fair ride scene. The borders will feature cattle brands of local ranchers.

The Mural is to:

- Be 40' long x 10' high.
- Be located on North exterior side of the Pete's Towing building (1011 Broadway Street) and placed in the closest proximity to the Broadway street visual viewpoint.
- One layer of stucco will be placed on the wall to create a smooth coat for the mural.
- Feature 4 Farmhouse style lamps (consistent with Mural #1 and #2) that are to provide adequate lighting to showcase and accentuate the viewing of this mural.
- Apply anti-graffiti sealant to mural artwork so as to properly protect it from any possibility of potential problems in the future.

Materials:

- Acrylics/Latex paints, brushes and other painting materials needed by the muralist.

Schedule:

- Phase 1: April 2 & 3 8:30 pm- 12 am (sketch nights with projector),
April 5-10 8:00-3:00
- Phase 2: 6/18, 6/20-6/24 8 am-3pm
- One lead muralist and 3-5 assistant muralists.

