



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 16, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Ken Rudisill	Board Member
Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member

3. **APPROVAL OF MINUTES**

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. **OLD BUSINESS**

- A. **Architectural Review Application No. BAR-14-32. Bahman Ben Ahmadi, property owner and applicant, requests design review approval to construct a second story addition onto the existing Rod and Ros service station located at 1898 Fremont Boulevard in the Commercial Mixed Use (CMX) Zoning District. This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1: Existing Facilities. (Continued from April 1, 2015)**

PURPOSE:

Pursuant to Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review (BAR) approval is required for all new construction being made to a nonresidential land use.

RECOMMENDATION:

Staff recommends approval of the second story addition subject to the conditions of approval provided as Attachment 1.

6. NEW BUSINESS

A. Architectural Review Application No. BAR-15-14. The City of Seaside is requesting design review approval of a citywide commemorative bench and memorial wall donation guideline policy.

PURPOSE:

In accordance with Section 17.62.030.A of the Seaside Municipal Code, the City of Seaside is seeking design review approval to establish a policy for considering requests for the installation of commemorative benches and memorial walls in city parks, open space and on public property citywide.

RECOMMENDATION:

Staff recommends approval of the citywide commemorative bench and memorial wall donation guideline policy subject to the conditions of approval provided as Attachment 1.

B. Architectural Review Application No. BAR-15-04: Community Hospital Properties, property owner, and Paul W. Davis, applicant, are requesting design review approval for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Boulevard in the Community Commercial (CC) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32, In-Fill Development Projects.

PURPOSE:

In accordance with Sections 17.62.030.B.1 and E of the Seaside Municipal code (SMC), Board of Architectural Review (BAR) approval is required for all new nonresidential construction. Such approval includes the architectural design, landscaping, and exterior lighting for the construction of a new single-story medical/dental/office/health clinic building and associated site improvements located at 1150 Fremont Street.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review deny the application based upon the following:

- Width of perimeter landscaping strips adjacent to side or rear property lines.
- Concentration of a majority of the parking on the front of the lot.
- Creation of a “no man’s land” between rear of the building and adjacent residences to the east.
- Direct access from the commercial development to a city park.
- Location of the building at the rear of the lot which is the furthest away from public access and transportation.
- Mass of the building in relationship to adjacent residential neighborhoods.

7. **REPORTS FROM BOARD MEMBERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, October 7, 2015
Seaside City Hall
5:30 PM

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The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.