



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 7, 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 - NONE**

4. **ORAL COMMUNICATION**

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. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-10. TERRY REAM, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR A BOARD OF ARCHITECTURAL REVIEW APPLICATION TO CONVERT AN EXISTING 165 SQUARE FOOT SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM AT AN EXISTING SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1506 ORD GROVE AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN: 011-082-008). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.1: EXISTING FACILITIES. (CONTINUED FROM AUGUST 6, 2015)**

PURPOSE: IN ACCORDANCE WITH SECTION 17.62.030.B.2 OF THE SEASIDE MUNICIPAL CODE, BOARD OF ARCHITECTURAL REVIEW APPROVAL IS REQUIRED FOR THE CONSTRUCTION OF ALL NEW SECOND-STORY ELEMENTS INCLUDING DECKS. THE APPLICANT IS PROPOSING TO CONVERT A SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM.

RECOMMENDATION: Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, exhibit "A" – project plans.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-14: 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. (CONTINUED FROM THE SEPTEMBER 16, 2015 DESIGN BOARD OF ARCHITECTURAL REVIEW MEETING.)

PURPOSE: IN ACCORDANCE WITH SECTIONS 17.62.030.B.1 AND E OF THE SEASIDE MUNICIPAL CODE (SMC), DESIGN REVIEW APPROVAL IS REQUIRED FOR ALL NEW NONRESIDENTIAL CONSTRUCTION. SUCH APPROVAL INCLUDES THE ARCHITECTURAL, LANDSCAPE, COLORS, EXTERIOR LIGHTING, SIGNS AND ASSOCIATED SITE IMPROVEMENTS.

RECOMMENDATION:

City staff recommends that the Board conduct its review of the revised plans, accept public comment, and consider one of the following actions:

1. Approve the revised design and continue the hearing to October 21, 2015 for the adoption of findings and conditions of approval.
2. Adopt a motion to deny the proposed project and continue the hearing to October 21, 2015 for the adoption of findings and evidence in support of the denial.
3. Continue to October 21, 2015 to address comments from the BAR.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, October 21, 2015 at 5:30 PM
Seaside City Hall

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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&noplaylistskin=1&width=400&height=300> Videos of past
meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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