



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 21, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **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. **APPROVAL OF MINUTES**

A. **SEPTEMBER 16, 2015 REGULAR MEETING MINUTES**

6. **OLD BUSINESS**

- A. **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 QUALITY ACT PURSUANT TO SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECTS. (CONTINUED FROM THE OCTOBER 7, 2015 DESIGN REVIEW BOARD 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 approve the project subject to the recommended Findings and Conditions provided as Attachment 1.

7. NEW BUSINESS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-13-05: JACK HAKIM, PROPERTY OWNER, AND WENDELL MONTES, APPLICANT, ARE REQUESTING DESIGN APPROVAL TO MAKE EXTERIOR FACADE CHANGES TO AN EXISTING RESTAURANT BUILDING LOCATED AT 1520 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROPOSED PROJECT IS EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Section 17.52.030.E.1 of the Seaside Municipal Code, the applicant proposes to make facade change to an existing restaurant building located at 1520 Del Monte Boulevard in the Mixed Use (MX) Zoning District of the West Broadway Urban Village Specific Plan. The facade change will consist of installing a plexiglass acrylic sheet above the fixed openings of the building facade on Del Monte Boulevard and Elm Street.

RECOMMENDATION: Staff recommends that the Board of Architectural Review (BAR) approve the proposed facade, change subject to the conditions of approval provided as Exhibit A and Attachment 1 - Project Plans.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-08: OLGA PORTER, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR THE CONSTRUCTION OF A 794 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1489 ELM STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-211-020). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.2.A: EXISTING FACILITIES.**

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 a second story addition onto a single family residence.

RECOMMENDATION: Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Exhibit "A" - Project Plans.

8. REPORTS FROM BOARD MEMBERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

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.