



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 3, 2016
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. **ELECTION OF OFFICERS**

6. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF NOVEMBER 18, 2015**

B. **REGULAR MEETING MINUTES OF DECEMBER 16, 2015**

C. **REGULAR MEETING MINUTES OF JANUARY 6, 2016**

7. **BUSINESS ITEMS**

- A. Board of Architectural Review Application No. BAR-11-10: The City of Seaside, applicant, is requesting final approval of the architectural design for the proposed West Broadway Urban Village Infrastructure Improvements Plans. The project site is located within the public right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon Del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan Area. In compliance with Section 15164 of the California Environmental Quality Act (CEQA), an addendum to the West Broadway Urban Village Specific Plan Final Environmental Impact Report was approved by the City of Seaside City Council on February 16, 2012 (Resolution No. 12-17).**

PURPOSE: In accordance with Seaside Municipal Code (S.M.C.) Sections 17.52.030.B.6 and 17.52.030.C, the Board of Architectural Review (BAR) is required to review and approve publicly-financed projects. The purpose of the architectural review is to improve the aesthetic appearance of public infrastructure and open spaces, especially those visible from public rights-of-way. The purpose of this item is for the BAR to approve the final variety and number of trees for the first phase of this project.

RECOMMENDATION: Staff recommends that the BAR amend the Conditions of Approval for the architectural design elements for the West Broadway Urban Village Infrastructure Improvements Project Plans (the Plans) in order to:

1. Include the final variety and number of trees that will be included in the design documents for the proposed public improvements within the designated public right of way within the West Broadway Urban Village Specific Plan.
2. Incorporate Low Impact Development Standards.

The amended Conditions of Approval are provided as Attachment 1. The amended Streetscape Master Plan, attached hereto as Exhibit A to Attachment 1, identifies the variety and number of trees and the proposed low impact development landscaping.

- B. Sign Permit Application No. SP-15-19: Katherine Birtola, property owner, and Anjanette Adams, applicant, are requesting approval of a three foot by eight foot facia mounted sign at "Gloria's Fabrics" located at 775 Broadway Avenue, located in the MX (Mixed Use – West Broadway Urban Village Plan) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Class 11, Section 15311. Class 11 consists of construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including signs. (Continued from the meeting of January 20, 2016).**

PURPOSE: Pursuant to Section 7, Development Standards and Design Guidelines for the West Broadway Urban Village Plan (WBUVP), all signs are subject to design review approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends approval of the new sign subject to the findings, evidence and Conditions of Approval provided as Attachment 1, Exhibit "A" – Project Plans.

C. SIGN PERMIT APPLICATION NO. SP-16-01: CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A FIVE-FOOT NINE-INCH TALL FREESTANDING SIGN IN FRONT OF THE FIRE DEPARTMENT BUILDING LOCATED AT 1635 BROADWAY AVENUE IN THE PI (PUBLIC INSTITUTIONAL) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 11, SECTION 15311. CLASS 11 CONSISTS OF CONSTRUCTION, OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES, INCLUDING SIGNS.

PURPOSE: In accordance with Section 17.40.030.A of the Seaside Municipal Code, the proposed sign is subject to the review and approval by the Board of Architectural Review.

RECOMMENDATION: Staff recommends approval of the new sign subject to the findings, evidence and Conditions of Approval provided as Attachment 1, Exhibit "A" - Project Plans.

8. REPORTS FROM BOARD MEMBERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, February 17, 2016
Seaside City Hall
5:30 PM

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.

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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.