



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 18, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

BOARD OF ARCHITECTURAL REVIEW

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

1. **CALL TO ORDER**

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

3. **APPROVAL OF MINUTES**

4. **ELECTION OF OFFICERS**

5. **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.

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-01. THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR ADA IMPROVEMENTS AT DURANT PARK. THE CITY PARK IS LOCATED IN THE NEIGHBORHOOD BETWEEN THE 1300 BLOCK OF DARWIN STREET AND VALLEJO STREET, IN THE OSR (OPEN SPACE - RECREATION ZONING DISTRICT (APN: 012-292-033). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

PURPOSE:

The City of Seaside, applicant and property owner, requests design approval for ADA improvements at Durant park. The city park is located in the neighborhood between the 1300 block of Darwin Street and Vallejo street, in the OSR (open space - recreation zoning district (APN: 012-292-033). The project is exempt from environmental review under categorical exemption class 3, CEQA section 15303.

RECOMMENDATION:

Staff recommends approval of the proposed improvements and renovations, subject to the conditions of approval provided as Exhibit A and project plans provided as Exhibit "A" to Attachment 1.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34. ST. SERAPHIM CHURCH, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL FOR AN AMENDMENT TO THE EXISTING LANDSCAPE PLAN FOR ST. SERAPHIM CHURCH LOCATED AT 415 FRANCIS STREET IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(H) AND SECTION 15300.2 OF THE CEQA GUIDELINES. APPLICATION CONTINUED FROM THE FEBRUARY 4, 2015 BAR MEETING.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving major changes to a previously approved landscape plan for the removal and/or trimming of eight eucalyptus trees that surround the St. Seraphim church site located at 415 Francis Street.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review Allow for the removal of eight eucalyptus trees identified as Tree No's 47, 48, 49, 50, 51,52, 53 and 54 on the project site plan subject to the conditions of approval provided as Attachment 1.

- C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-28: FRED AND JENNIFER FERGUSON, PROPERTY OWNER, AND FRED FERGUSON, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING ON LOT 15 OF THE ENCLAVE AT CYPRESS GROVE AND LOCATED AT 15 FAIRWAY DRIVE IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 3, SECTION 15303.**

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 new single-family residence.

RECOMMENDATION: Staff recommends approval of the project subject to the Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

- D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-33: SAM LINDER AUTO GROUP, PROPERTY OWNER, AND AUSONIO INCORPORATED, APPLICANT, REQUEST APPROVAL FOR THE REMODEL OF THE NORTHERLY PORTION OF THE MASERATI & VOLVO DEALERSHIP INCLUDING INTERIOR SHOWROOM, EXTERIOR FAÇADE, STOREFRONT, ENTRY DOOR, AND MODIFICATIONS TO AN EXISTING MASTER SIGN PROGRAM IMPROVEMENTS AT 1711 DEL MONTE BOULEVARD, LOCATED IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY GUIDELINES PURSUANT TO CLASS 1, SECTION 15301.E.2.A.**

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, Board of Architectural Review approval is required for any changes to projects that previously received Architectural Review approval. The applicant is requesting changes to a previously approved automobile showroom, façade, storefront, entry door, and signage.

RECOMMENDATION: Staff recommends approval of the remodel of the northerly portion of Building #1 to include interior showroom, exterior façade, storefront, entry door, and signage improvements for the Maserati & Volvo dealership subject to the conditions of approval provided as Attachment 1.

E. ARCHITECTURAL REVIEW APPLICATION NO. BAR-12-21: CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL OF A LANDSCAPE PLAN FOR THE PLANTING OF FOUR TOYON TREES AT MESCAL - NEIL PARK LOCATED IN THE OPEN SPACE-RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 4, SECTION 15304(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE: The City of Seaside is requesting design review approval of a proposed landscape plan for the planting of four Toyon trees at Mescal - Neil Park to replace Eucalyptus trees that were recently removed by the City.

RECOMMENDATION: Staff recommends approval of the proposed landscaping plan subject to the conditions of approval provided as Attachment 1.

F. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-02, CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR LOCATING A DOG PARK ON PACCHETTI PARK. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF KIMBALL AVENUE AND NOCHE BUENA STREET IN THE OPEN SPACE – RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving design changes to designated public facilities.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review Allow for the conversion of the existing public park into a designated “Dog Park” subject to the conditions of approval provided as Attachment 1 and the project site plan listed as Exhibit “A” to Attachment 1.

G. Architectural Review Application No. BAR-14-30 and Master Sign Program Application MSP-14-09. Mark Woltmon, property owner, and TESLA Corporation, applicant, are requesting design approval for the installation of a parking lot and new pylon sign for the establishment of a new car dealership located at 1901 Del Boulevard in the Automotive Commercial (CA) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (a) minor exterior alteration to existing facilities and Section 15301(g) new copy on existing signs.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the property owner/applicant are requesting Design Review Approval to allow for the installation of a new parking lot and a new freestanding pylon sign on an existing commercial building for the establishment of a new car dealership located at 1901 Del Monte Boulevard.

RECOMMENDATION:

Staff recommends approval of the requested parking lot design and new pylon sign subject to the conditions of approval provided as Attachment 1 and Exhibit A – Project Site Plan and Exhibit B – Pylon Sign Rendering.

7. **REPORTS FROM BOARD MEMBERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

Seaside City Hall

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.