



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 6, 2016
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
Mitsugu Mori	Board Member
Ken Rudisill	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member

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. REGULAR MEETING MINUTES OF JUNE 1, 2016

6. **BUSINESS ITEMS**

- A. **Board of Architectural Review Application No. BAR-16-07: Daryl Nieto, property owner and applicant, is requesting Board of Architectural Review approval for the construction of two small one-story additions (totaling approximately 144 square feet) to Unit B of an existing non-conforming two-unit residential use and a new (replacement) detached one-car garage located at 1033 Olympia Avenue (APN 012-173-018) in the Community Commercial (CC) Zoning District. The project is categorically exempt Class 1, Section 15301(e) from the California Environmental Quality Act Guidelines.**

PURPOSE: The applicant, Daryl Nieto, is requesting Board of Architectural Review approval to construct two small additions to Unit B, and a new one-car garage located at 1033 Olympia Avenue. In accordance with Section 17.72.030.A.2, Minor Use Permit and Board of Architectural Review approval is required for substantial rehabilitation or renovation of, and additions to an existing non-conforming residential use.

RECOMMENDATION: Staff recommends approval for the proposed additions and exterior alterations to Unit B and the new one-car garage subject to findings and conditions of approval contained in the draft Resolution (included as Attachment 1 and Attachment 1- Exhibit A – Project Plans.)

- B. **Architectural Review Application No. BAR-16-02: Martin Morales, Property Owner, and Sergio A. Vaca, Applicant, request design review approval to demolish an existing one-story residence and construct a new 1,776 square foot, two-story single-family dwelling, and a new one-story 441 square foot two-car detached garage located at 1098 Clementina Avenue in the RH, High Density Residential Zoning District.**

PURPOSE: In accordance with Section 17.52.030.B.2, Board of Architectural Review (BAR) approval is required for the new construction of a new single family residence.

RECOMMENDATION: Staff recommends approval of the revised plans submitted for the proposed two-story, single-family residence, detached garage and site improvements subject to the conditions of approval (included as Attachment 1 and Exhibit A – Revised Project Plans received date June 24, 2016.)

- C. **Board of Architectural Review Application No. BAR-16-06: Lea Loumoli, property owner, and Dustin Cook Construction, applicant, are requesting Board of Architectural Review approval for the construction of a 496 square foot one-story addition to the existing one-story residence (parsonage) associated with the Hilltop Church. The project site is located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single-Family Residential (RS-8) Zoning District.**

PURPOSE: In accordance with Section 17.52.030.B.1 of the Seaside Municipal Code, the applicant is requesting Board of Architectural Review (BAR) approval for the construction of a one-story building to an existing church parsonage structure.

RECOMMENDATION: Staff recommends approval of a proposed one-story church parsonage addition and site improvements subject to the conditions of approval (included as Attachment 1 and Attachment 1 – Exhibit A, Project Plans.)

7. REPORTS FROM BOARD MEMBERS

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, July 20, 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.

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.