



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 17, 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 MAY 4, 2016 AND JULY 6, 2016

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-05. Art Sampognero (Property Owner) and Enrique Eckhaus, (Applicant) are requesting approval of a roof mounted structure to screen mechanical equipment at 1482 Fremont Boulevard, located in the Community Commercial (CC) Zoning District.

PURPOSE: In accordance with Section 17.30.020.G.2 of the Seaside Municipal Code (SMC), roof mounted mechanical equipment shall be screened from view subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends approval of the roof mounted structure subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

B. SIGN PERMIT APPLICATION NO. MSP-16-03. Joseph Cardinale (Property Owner) and Cardinale Nissan, (Applicant) are requesting approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership located at 1661 Del Monte Boulevard, in the Automotive Regional Commercial (CA) Zoning District.

PURPOSE: In accordance with Section 17.40.030.B of the Seaside Municipal Code (SMC), the applicant and property owner are requesting the approval of a new wall sign in conjunction with the approval of a Master Sign Program for an existing Nissan automobile dealership.

RECOMMENDATION: Staff recommends that the Board of Architectural Review approve the new wall sign and proposed Master Sign Program subject to the findings and Conditions of Approval provided as Attachment 1. Project Plans are provided as Attachment 1, Exhibit A.

C. SPECIFIC PLAN APPLICATION #SPL12-01. The Board of Architectural Review will hold a public hearing to provide the City of Seaside Planning Commission and City of Seaside City Council with a recommendation on the proposed architectural guidelines, development standards and landscaping for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan.

PURPOSE: The purpose of this item is to review the Board's comments that were received at the July 15, 2015 BAR Meeting on the architectural design guidelines and development standards for the proposed Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Draft Specific Plan (the "draft specific plan"); to receive Staff's recommendations/clarifications on the Board comments; to take additional public comment on the architectural design guidelines and development standards for the draft specific plan; and to provide a final recommendation to the Planning Commission and City Council on the architectural design guidelines and development standards in the proposed "draft specific plan."

RECOMMENDATION: Staff recommends that the Board review their previous recommendation, receive public comments, ask questions of staff and the applicant, and provide recommendations to the Planning Commission and City Council regarding the architectural design guidelines and development standards in the "draft specific plan."

D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-08. City of Seaside, property owner, and Pacific Gas and Electric, applicant, are requesting design review approval of a landscape restoration plan as mitigation for the removal of 15 City owned trees located within the public right-of-way at three separate areas on Fremont Boulevard and Monterey Road. The project is categorically exempt Class 4, Section 15304(b) from the California Environmental Quality Act Guidelines.

PURPOSE: In accordance with Section 17.30.020.B.3 of the Seaside Municipal Code (SMC), landscape and irrigation plans are subject to subject to approval by the Board of Architectural Review (BAR).

RECOMMENDATION: Staff recommends that the Board of Architectural Review approve the landscape restoration plan subject to the Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit A.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, September 7, 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&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.