



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 3, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **INTRODUCTION OF NEW BOARD MEMBER KEITH MITCHELL**
3. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Keith Mitchell	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member

4. **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).
5. **PUBLIC COMMENT**
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. **APPROVAL OF MINUTES**
 - A. **APPROVAL OF MINUTES FROM THE FEBRUARY 1, 2017 REGULAR MEETING, APRIL 12, 2017 SPECIAL MEETING AND APRIL 19, 2017 REGULAR MEETING.**

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-01-27: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT. ITEM WAS CONTINUED FROM THE APRIL 19, 2017 BOARD OF ARCHITECTURAL REVIEW MEETING.

PURPOSE: In accordance with the terms of the Amended and Restated Development and Disposition Agreement (Amended DDA) for the development of the Seaside Resort Project, Seaside Resort LLC is requesting design review approval for the construction of the Hotel Phase 1 on Timeshare Parcel B the Seaside Resort property within the Fort Ord Visitor Serving (V-FO).

RECOMMENDATION: It is recommended that the Board of Architectural Review approve the Hotel Phase 1 improvements in accordance with the Conditions of Approval provided as Attachment 1 and as described in in the project plans provided as Exhibit A.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-03. WILLIAM CARTER (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL FOR A 244 SQUARE FOOT SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1289 TRINITY AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-265-013). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303.E, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of all new second-story elements, including decks, in single-family residential projects.

RECOMMENDATION: Staff recommends approval of the proposed second story deck addition subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit "A" – Project Plans.

8. REPORTS FROM BOARD MEMBERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 17, 2017
Seaside City Hall
5:30 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council 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.