

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, January 18, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:31 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Mori, Ventimiglia, Khalsa, Rudisill

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE DECEMBER 7, 2016 REGULAR MEETING**

On motion by Board member Rudisill and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved the minutes from the December 7, 2016 Regular meeting with the changes requested by the Board.

RESULT:	Approved
MOVER:	Board Member Ken Rudisill
SECONDER:	Board Member Mitsugu Mori
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

6. **BUSINESS ITEMS**

A. **Board of Architectural Review Application No. BAR-16-09. Design review approval**

for the construction of a second story addition to an existing one-story single family residence located at 2090 Mariposa Street in the Single Family Residential (RS-8) Zoning District (APN 011-055-024). This project is Categorically Exempt Class 1, Section 15301.e.2.A, Existing Facilities, from the California Environmental Quality Act.

Staff report presented by Associate Planner, Bob Larsen. Application was represented by Robert Mandurrigo, applicant and owner was also present. Mr. Larsen provided an overview of the project proposal which consist of construction of a second story addition to the existing single family residence and that this was a continued hearing from December 7, 2016.. Mr. Larsen presented the existing and revised site plans, existing floor plan and elevations, revised floor plan, original floor plan, original elevations, revised elevations, revised roof plan and sections, site photographs, light fixtures, exterior colors, garage door, retaining wall engineer's letter, windows, and staff recommendation. Mr. Mandurrigo, applicant was asked by Chair Keller to come forward for additional information and to answer questions from the Board. Chair Keller opened it to the public for comment. Mr. Lew Moski, who lives behind the house, expressed his concerns in regard to how the addition would block his view of Monterey Bay and lower the value of his house. Chair Keller asked if he had any issue or concern with the aesthetic part of the design which Mr. Moski stated that he does not know at this point. Board member Rudisill said that this is not the forum to discuss his concerns about the view that this is the forum to discuss the architectural design and the other concerns need to be brought up at a different forum (Planning Commission). Rob Carswell also expressed his concerns about the addition and how it affects their view and how it will affect their privacy. The applicant also spoke and wanted to point out that there are other neighbors who have decks and also look over their backyard. Patty Hubble, owner spoke and addressed the privacy issue and neighbors' concerns. Alex Carswell, who lives next to the proposed project, spoke in regards to his concern which is his privacy and issue with the deck and his backyard being in direct view from the deck. Chair Keller closed public comment and brought back to the Board. Board member Rudisill spoke in regards to the publics concerns and said that it has nothing to do with the design and since he did not hear anything in regards to the architectural design itself he has no issue approving the project if everything requested by the Board in regards to revisions was addressed and the changes were made. Chair Keller confirmed that everything requested by the Board was addressed. Board discussed among themselves. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved second story addition.

RESULT:	Approved
MOVER:	Board Member Ken Rudisill
SECONDER:	Board Member Mitsugu Mori
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

7. **REPORTS FROM BOARD MEMBERS**

Board member Ventimiglia reminded staff about having the Public Works at the next meeting to discuss timing and construction of the West Broadway Specific Plan Implementation street improvements.

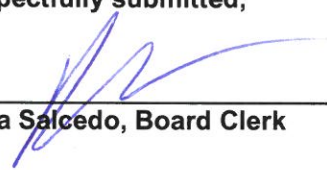
8. **REPORTS FROM STAFF**

Mr. Medina announced that a schedule of the next task force meeting will be emailed to the Board. And that he will have the City Engineer, Mr. Rick Riedl at the next meeting to give the Board an update on the West Broadway Specific Plan Street Improvements.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:17 p.m.

Respectfully submitted,



Rosa Salcedo, Board Clerk

Toby Keller, Chair