



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, April 19, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:37 p.m.

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

Present: Keller, Ventimiglia, Rudisill, Khalsa

Absent: Mori

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02:
EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER,
IS REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING
COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE
FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY
AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT.
THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e)
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the Early Development Services, which was requesting design review approval for exterior building colors and the construction of a new CMU block wall fence for a child daycare center located at 1272-74 Broadway Avenue in the commercial mixed use (CMX) Zoning District. Presentation included: Location Map, Site Plan Elevations, Street View, Building Colors and Staff Recommendation. Staff requested a recess to bring in the elevations plan showing design for the gate. Chair Keller opened up the meeting for public comment.

Shannan Watkins, property owner, represented the application. Ms. Watkins was asked to explain why she chose those fence materials and exterior colors. The CMU wall material was chosen to provide a design pattern for wall facing Broadway Avenue and safety reasons and for protecting the children. She went over the wall location and the reason for the wall and the rest of the building including the fence and paint colors. There was discussion in regards to the colors to be used. Chair Keller opened the item for public comment. Seeing no comment, public comment was closed.

Chair Keller noted that an appeal of the Board action may be submitted within 7 calendar days accompanied by the required filing fee.

On motion by Chair Keller and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved to build a wall in the front with a smooth wall that gets stucco the same as the rest of the building set in six-inches back from the main faces of the building and to have two 12x12 or 16x16 columns on each side of the two gates. The gates would match in shape both square top and 6 foot level and color. The motion also included painting the building with a natural gray for the body color and a red with brown hue for the trim and trellis.

RESULT:	Approved
MOVER:	Chair Toby Keller
SECONDER:	Board Member Bani Khalsa
AYES:	Ken Rudisill, Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	Mitsugu Mori

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-02: EARLY DEVELOPMENT SERVICES, APPLICANT AND PROPERTY OWNER, IS REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING COLORS AND THE CONSTRUCTION OF A NEW CMU BLOCK WALL FENCE FOR A CHILD DAYCARE CENTER LOCATED AT 1272-74 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the design review approval of the Hotel Phase 1 component of the Seaside Resort Development. Presentation included Location Map, Project Plans, B3 Site Plan, B3 Parcel Site Plan, Site Plan B3 and B4, Parcel Site Plan B3 and B4, Main Level Floor Plan, Upper Floor Plan, Lower Walk out Floor Plan, Roof Plan, Building Elevations Front and Rear, Building Elevations Typical Side, Reception – Gym-Garage Elevations, Material Board, Landscape Material, Site Photos, Previous Design, and Staff Recommendation. Tom Hicks, Project Manager for Seaside Resort, represented the application. Mr. Hicks introduced Ben Hu Architect, who walked the board through the architectural style/materials of the project. Mike Bellinger, Landscaping Architect, provided overview of the planting plan and irrigation system. The irrigations will be predominately drip. Dick Fitzgerald with Seaside Resort explained the storm water collection system in response to question received from Board member Ventimiglia.

Chair Keller opened item for public comment. Seeing no comments, public comment was closed. There was discussion among the Board on the pattern of the development materials and how the widow and deck areas relate to the floor plan. Board had questions about the trash enclosure. Chair Keller noted that an appeal of the Board action may be submitted within 7 calendar days accompanied by the required fees.

On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved the design as submitted with the trash enclosure to come back for final approval.

RESULT:	Approved
MOVER:	Board Member Rudisill
SECONDER:	Board Member Ventimiglia
AYES:	Ken Rudisill, Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	Mitsugu Mori

6. **REPORTS FROM BOARD MEMBERS**

None

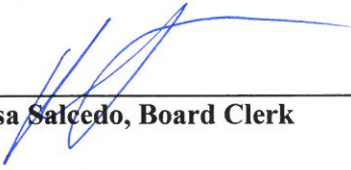
7. **REPORTS FROM STAFF**

None

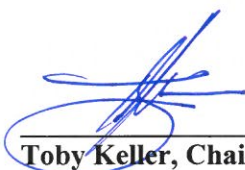
8. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,



Rosa Salcedo, Board Clerk



Toby Keller, Chair