



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, November 15, 2017
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. **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.

5. **BUSINESS ITEMS**

A. BOARD OF REVIEW APPLICATION NO. BAR-17-11: FRANK FLORES, PROPERTY OWNER, AND MICHAEL NAVARES, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR COMMERCIAL FACADE UPGRADE AT 877 BROADWAY AVENUE MX (MIXED USE) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Section 17.62..030.B.8 of the Seaside Municipal Code (SMC), the applicant is requesting design review approval to allow for exterior façade changes to an existing commercial building

RECOMMENDATION: It is recommended that the Board of Architectural Review receive public comment on the proposed façade changes and act to approve the project in accordance with the conditions of approval and project listed as Attachment 1 to the staff report.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 6, 2017
Seaside City Hall
5:30 PM

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&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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: November 15, 2017

SUBJECT: BOARD OF REVIEW APPLICATION NO. BAR-17-11: FRANK FLORES, PROPERTY OWNER, AND MICHAEL NAVARES, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR COMMERCIAL FACADE UPGRADE AT 877 BROADWAY AVENUE MX (MIXED USE) ZONING DISTRICT IN THE WEST BEADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Section 17.62..030.B.8 of the Seaside Municipal Code (SMC), the applicant is requesting design review approval to allow for exterior façade changes to an existing commercial building

RECOMMENDATION

It is recommended that the Board of Architectural Review receive public comment on the proposed façade changes and act to approve the project in accordance with the conditions of approval and project listed as Attachment 1 to the staff report.

BACKGROUND

The subject property is developed with a 6,3423 sq. ft. commercial building on an 8,000 sq. ft. parcel. The existing building is currently occupied with a commercial carpet store. The applicant is requesting the façade changes to convert the existing building into a brewery with a restaurant. The adjacent land uses consist of retail commercial uses to the east, north, south and west. A location map is provided as Attachment 2. Site photographs are provided as Attachment 3.

STAFF ANALYSIS

The brewery is an allowed use in the West Broadway Urban Village Specific Plan. The only approvals that are needed is to allow for the exterior façade changes. The project plans, including the materials board and lighting details are provided as Exhibit A to Attachment 1.

Key changes to the building include the following:

1. New storefront windows on the Broadway Avenue frontage to create visual interest and entrance to the primary street; and
2. Steel awning projections in fronty of storefront windows; and
3. Exterior color changes from the existing tan/beige color to a combination of charcoal and grays; and
4. Corrugated steel siding with cladding roof to screen existing stairway on rear elevation; and
5. New verticail steel gate and cement wall along rear property line to separate site from the alley.

CONCLUSION

City staff finds that that proposed changes will establish a modern appearance which would blend with the scale of the street and sidewalk. Additionally, the project will be compatible with the overall character of the urban feel of the streetscape improvements being made to the Broadway Avenue frontage the storefronts located directly to the south.

FISCAL IMPACT

There is no fiscal impact associated with this project.

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Plan Set
 3. Attachment 1 - Exhibit A Material Spec Book
 4. Attachment 1 - Exhibit A Lighting Plan
 5. Attachment 1 - Exhibit Rendering and Colors
 6. Attsachment 2 - Location Map
 7. Attachment 3 - Site Photos
-

**Conditions of Approval
File No. BAR-17-11
November 15, 2017**

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Other Brothers Brewery” stamped as received on September 29, 2017 and approved on November 15, 2017. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, the applicant must submit a Sign Permit Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.

Building:

1. The plans for the project shall be submitted in accordance with the current 2016 California Building Code. Any required ADA access shall meet the requirements of the California Building Code and any other applicable codes.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. The building must also conform to the 2016 California Fire Code,

Public Works:

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated within your building plans.

REQUIRED ACTION

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in

conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.



Planning Set.pdf

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Comments

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Post a comment to start a discussion.
[@Mention](#) someone to notify them.

Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the designer without prejudice. Visual contrast with those of any and specifications shall constitute prima facie evidence of the accuracy of these restrictions.

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Material Spec Book.pdf

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FRONT FACADE - RENDERING AND M
 RENDERING
 MATERIALS PALETTE

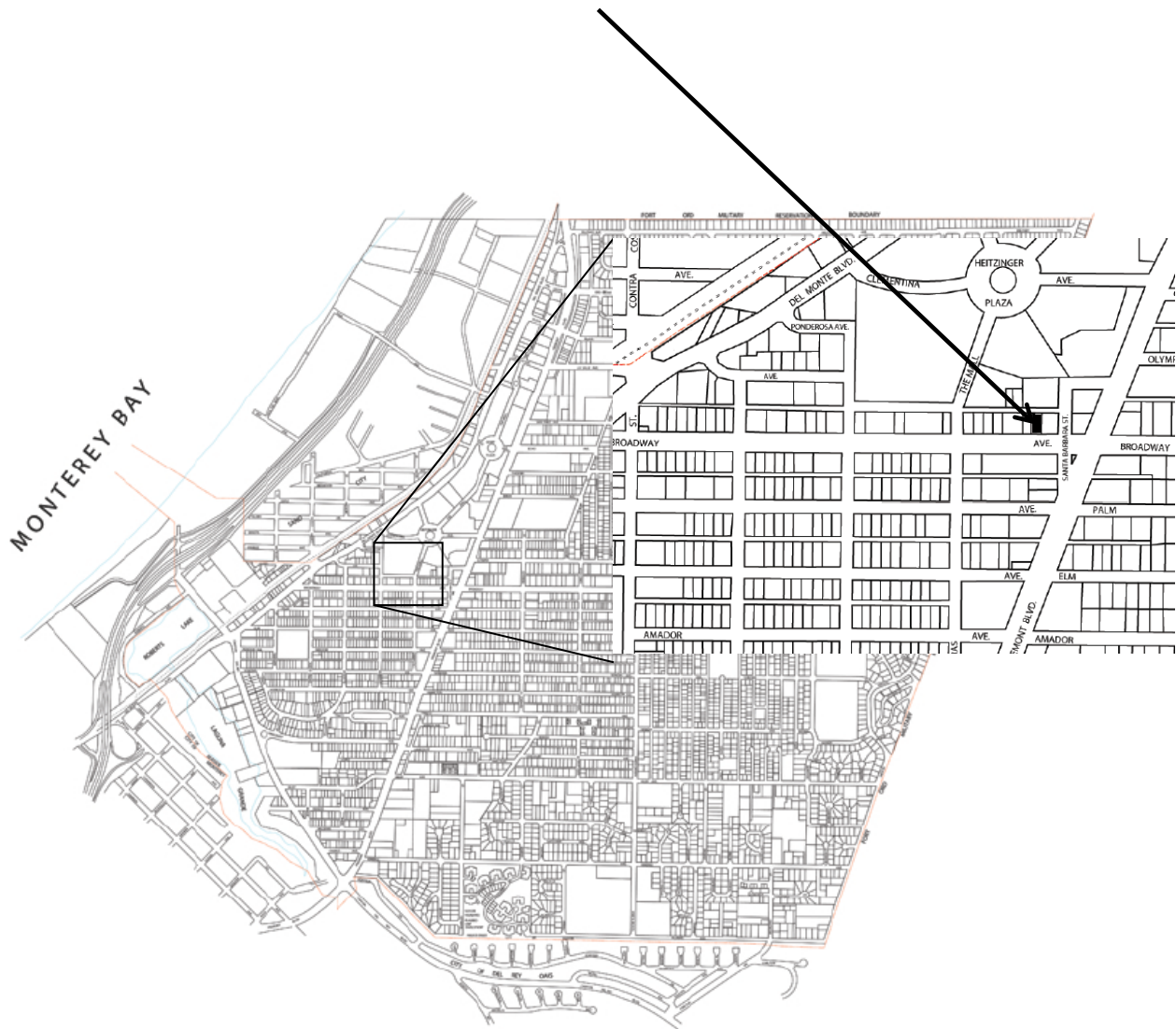


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Attachment 2

Location Map: 877 Broadway Avenue



Attachment 3

Sirte Photos



View of Front façade from Broadway Avenue



Rear Façade from alley