



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 21, 2018
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

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. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE OCTOBER 4, 2017 AND NOVEMBER 15, 2017 REGULAR MEETINGS.**

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01. ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: The project will consist of constructing a two-story 6,393 square-foot commercial building six space off-street parking lot. In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

RECOMMENDATION: Staff recommends approval of the proposed design for the new commercial building subject to the findings and Conditions of Approval provided as Attachment 1 and the Project Plans included Attachment 1, Exhibit "A" to the staff report.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-02. PENINSULA REAL ESTATE, LLC, PROPERTY OWNER, AND JACK PAQUIN, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW MASERATI/ALFA ROMEO SHOWROOM, SERVICE FACILITY, SIGNAGE, AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE SEASIDE AUTO CENTER LOCATED AT 1725 AUTO CENTER PARKWAY IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENT QUALITY ACT, THE PROJECT IS CATEGORICALLY CLASS 1, SECTION 15301.E.2.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: The project will consist of the renovation of an existing single story service building to establish a new single story Maserati/Alfa Romeo car dealership. Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

RECOMMENDATION: Staff recommends design review approval of the proposed new construction, landscaping, signage and lighting subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans provided as Attachment 1, Exhibit "A".

**C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-15.
ARTHUR NOBIDA, PROPERTY OWNER AND APPLICANT, IS REQUESTING
DESIGN REVIEW APPROVAL FOR A 922 SQUARE FOOT TWO-STORY
ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
LOCATED AT 1739 YOSEMITE STREET IN THE SINGLE FAMILY
RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-101-065). THIS PROJECT
IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING
FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

RECOMMENDATION: Staff has provided conditions for the Board's consideration in approval of the design of the proposed second story addition. Conditions of Approval are provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A".

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
March 7, 2018
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.