



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, October 4, 2017
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:51 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Ventimiglia, Mori

Absent: Khalsa, Mitchell

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 SEPTEMBER 6, 2017 REGULAR MEETING.**

On motion by Board member Mori and seconded by Chair Keller the Board of Architectural Review approved the minutes from the September 6, 2017 minutes.

RESULT: **Approved**

MOVER: Board Member Mitsugu Mori

SECONDER: Chair Toby Keller

AYES: Kathleen Ventimiglia, Mitsugu Mori, Toby Keller

NOES: None

ABSENT: Bani Khalsa, Keith Mitchell

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-17-09: HGHB ARCHITECTS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Staff report presented by Associate Planner, Bob Larsen. Mr. Larsen went over presentation for the project requesting design approval for new exterior storefront, building colors and site modifications for the BMW of Monterey new car dealership located at 1 Geary Plaza in the automotive regional commercial (CA) zoning district. Presentation included Aerial Map, Site Plan, Floor Plan, Elevations, Street View, Rendering, Colors & Materials; staff recommended approval. Board had a few questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Kendal Marsh, stepped forward and explained the changes from previous approval. Board asked questions that were answered by Ms. Marsh. Chair Keller opened public comment, seeing none, public comment was closed.

On motion by Board member Mori and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved application no. BAR-17-09

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

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-11-10: THE CITY OF SEASIDE, APPLICANT, IS REQUESTING FINAL APPROVAL OF THE TREE SELECTION FOR THE WEST BROADWAY URBAN VILLAGE INFRASTRUCTURE IMPROVEMENTS PLANS. THE PROJECT SITE IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ON BROADWAY AVENUE BETWEEN DEL MONTE BOULEVARD AND FREMONT BOULEVARD AND ON DEL MONTE BOULEVARD BETWEEN CANYON DEL REY BOULEVARD AND OLYMPIA AVENUE WITHIN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. IN COMPLIANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AN ADDENDUM TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT WAS APPROVED BY THE CITY OF SEASIDE CITY COUNCIL ON FEBRUARY 16, 2012 (RESOLUTION NO. 12-17).

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project requesting final approval of the tree selection for the West Broadway Urban Village Infrastructure Improvements plans. The Project site is located within the public

right-of-way on Broadway Avenue between Del Monte Boulevard and Fremont Boulevard and on Del Monte Boulevard between Canyon del Rey Boulevard and Olympia Avenue within the West Broadway Urban Village Specific Plan area. Presentation included Background, On-line Tree Survey, Tree Planting Plan; staff recommended approval. Board member Mori spoke on the tree selection, he commented on the Indian Laurel Fig is not a popular tree and he has never seen it grow on a coastal area. Board was concern tree will not survive. Gloria Stearns, Economic Development Manager addressed the Board and had Christine, consultant, answered questions. Chair Keller asked that if there is an alternate tree if this tree does not do well what other tree will be planted instead. Ms. Stearns responded that her recommendation would be to start this process again and see what tree would be best for the area at that time. Chair Keller open item to public comment, seeing none, public comment was closed. There was discussion among the Board.

On motion by Board member Ventimiglia and seconded by Board member Mori and passed by the following vote the Board of Architectural Review approved application no. BAR-11-10

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

7. **REPORTS FROM BOARD MEMBERS**

None.

8. **REPORTS FROM STAFF**

Mr. Medina announced that there is a joint meeting Thursday, October 26th. Board member Ventimiglia requested periodic updates on Sur Plus II. Mr. Medina will place on next agenda and Mr. Overmeyer will provide an update.

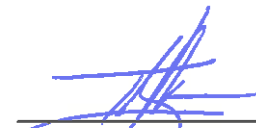
9. **ADJOURNMENT**

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

Respectfully submitted,



Rosa Salcedo, Board Clerk



Toby Keller, Chair