



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, February 21, 2018
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, Ventimiglia, Mori, 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 OCTOBER 4, 2017 AND NOVEMBER 15, 2017 REGULAR MEETINGS.**

On motion by Board member Ventimiglia and seconded by Board member Khalsa the Board of Architectural Review approved the minutes from the October 4, 2017 and November 15, 2017 Regular Meetings.

RESULT: **Approved**

MOVER: Board Member Kathleen Ventimiglia

SECONDER: Board Member Bani Khalsa

AYES: Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa,
Keith Mitchell

NOES: None

ABSENT: None

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.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation for the project requesting design 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. Presentation included Location Map, Background, Site Plan, Elevations, Floor Plan, Site Photos; staff recommended approval. Board had questions that were answered by Mr. Medina. Chair asked applicant to step forward. Steve Mikkle stepped forward and answered questions from the Board. Chair Keller opened public comment; Rob Carswell spoke had concerns and questions and brought up parking issues; project will be located in a busy street and this will be a hazardous situation, please consider. Public comment was closed. Board members discussed among themselves.

On motion by Board member Mitchell and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved design as presented, asked to bring landscaping and trash enclosure back to the Board and adding a gate design, and if there is going to be a gate come before the Board for design review. Appeal may be submitted within 7 calendar days accompanied by the required fee

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

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.

Staff report presented by Associate Planner, Rob Larsen. Mr. Larsen went over presentation for the project requesting design 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. Presentation included Location Map, Project Site, Site Plan, Floor Plan, Exterior Elevations, Project Rendering, Exterior Wall Lights, Existing Building with Flagging, Sign Legend, Maserati/Alfa Romeo Signs; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Matt Noir stepped forward and explained more in detail the project; there were questions by the Board

that were answered by the applicant. Chair Keller opened public comment; seeing none, public comment was closed. Board members discussed among themselves.

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-18-02. Appeal may be submitted within 7 calendar days accompanied by the required fees.

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

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.

Staff report presented by Associate Planner, Rob Larsen. Mr. Larsen went over presentation for the project requesting design 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. Presentation included Location Map, Street View with Flagging, Rear Yard, Existing Floor Plan, Existing Elevations, Proposed Floor Plan, Proposed Elevations, Color Board; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Arnold (last name?) stepped forward and explained further in detail his project and answered questions from the Board. Chair Keller opened public comment; Shawn Matten, International School of Monterey, concerned with height/mass of project, spoke on behalf of students; Paul Wolf, 1752 St. Helen, will let letter of wife Sue Hawthorne stand, invited Board to come over to his address and take a look at the proposed project, has concerns with project. Kelly McKay, 1744 St. Helen, right behind project, is concerned with her privacy, should be considerate of people who live around project, concerned about having the sun blocked and having a lot of shade; Christina Elesteri, 1736 St. Helena St., directly behind project, concerned about her privacy; Felix Bachofner, speaking on behalf of ISM students, teachers, staff members and mostly parents; there is approximately 1200 stakeholders at ISM that are there almost on a daily basis and King School just to the south has an even larger number of stakeholders, they are less impacted but their field is you can see the property from their field, is very concerned about this, and has a couple of concerns just procedurally one is that you got your plans at tonight's meeting and that is a concern at the planning commission and specially at the City Council if we didn't have full plans at least 72 hours before the meetings it would get discussed but a decision would not be made. It

sounds like you haven't had a site visit, but, strongly encourages the Board to ask staff to schedule a site visit so that Board can see some of the concerns; staff took pictures, but from street level and you really need to go up to the ISM campus and even on to the King campus to see. There is ample area on the property for the homeowner to make an extension to the house without even going to a second story, go to the properties close by and the schools and involve the community in the conversation; would like to know what are the procedures for an appeal if project gets approved? Who has standing to file for an appeal? 6 West Minister Court resident, her concern is that it blocks her view and asks Board to come by and see for themselves. Daughter of resident at 6 West Minister Court also concern with view being blocked. Public comment was closed. Chair Keller asked staff to address the appeal question which was answered by Mr. Medina who responded that views have been a concern but from a legal standpoint there is no legal right to a view. Anyone has the right to file an appeal. There are design guidelines that provide more character and style, there is not legally a privately own view. Board members discussed among themselves.

On motion by Board member Mori and seconded by Board member Mitchell and passed by the following vote the Board of Architectural Review continued item with suggestions by the Board. Appeal may be submitted within 7 calendar days accompanied by the required fees.

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

7. REPORTS FROM BOARD MEMBERS

None

8. REPORTS FROM STAFF

Mr. Medina reminded the Board about the Brown Act Training scheduled for March 7th. He also informed Board that West Broadway is moving along and that the Brewery on Broadway will start construction in end of March.

9. ADJOURNMENT

On motion, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,


Rosa Salcedo, Board Clerk


Toby Keller, Chair