



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, March 21, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:33 p.m.

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

Present: Keller, Ventimiglia, Khalsa, Mitchell
Absent: Mori

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Keller opened public comment. Paul Wolf spoke on Yosemite item and invited Board to go and look at the proposed addition in Yosemite. There were no further comments from the public; public comment was closed.

5. **APPROVAL OF MINUTES**

None

6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-03. MR. MEUERS AND MRS. BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A 216 SQUARE FOOT SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Associate Planner, Robert Larsen. Mr. Larsen went over presentation for the project requesting design approval for a 216 square foot second story addition to a two-story single-family residence located at 1536 Noche Buena Street in the single family residential (RS-12) Zoning District. Presentation included Location Map, Aerial View, Site Plan, Existing Floor Plan, Proposed Floor Plan, Proposed Elevations,

Colors, Site Photographs, Photo from 1540 Kenneth Street, Letter from neighbor at 1540 Kenneth Street; staff recommended approval. Board had questions that were answered by Mr. Larsen. Chair asked applicant to step forward. Aaron Tollefson stepped forward and went more into detail on the project. Mr. Tollefson answered questions from the Board.

Chair Keller opened public comment; Vauncia Parker, spoke on behalf of her sister Marsheila DeVan, 1540 Kenneth Street, and reference letter that was sent by sister. Is concerned about losing current view and the effect on value of the home, invites Board to drive down Kenneth Street to see; encourages Board to read letter submitted by her sister and think about the people this project will be affecting. Julie Vogado, 1530 Kenneth Street, her concern is the view, the best asset of the house is to go outside on the balcony and enjoy the view. Martha Myszak, mother of resident on 1540 Kenneth Street, concern about her daughter losing her view, reduce value of her home. Gregory Meuers, 1536 Noche Buena, spoke on behalf of his project and sympathizes with the neighbors, but his project should be approved, spoke on property value and views. Steve Bradford, resident of Seaside, retired Real Estate Agent, spoke in regards to views particularly as a Real Estate Agent, and on behalf of 1540 Kenneth Street homeowner, taking away somebodies view is a big deal. Public comment was closed. Board members discussed among themselves and had questions for staff that were answered.

On motion by Board member Mitchell and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review continued item to the April 4th meeting to give the Board the opportunity for further review and site visit. Appeal may be submitted within 7 calendar days by the required fees.

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

7. **REPORTS FROM BOARD MEMBERS**

Board requested an explanation on change of street signs. Workshop on legal opinion on view sheds.

8. **REPORTS FROM STAFF**

Mr. Medina spoke on the Board's work plan as the Municipal Plan requires it. He also reminded Board about the Brown Act training scheduled on April 22nd, 3-5 p.m.

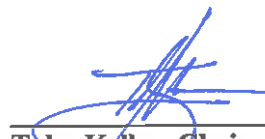
9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:27 p.m.

Respectfully submitted,



Rosa Salcedo, Board Clerk



Toby Keller, Chair