

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, November 16, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

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

Present: Keller, Mori, Ventimiglia, Khalsa

Absent: Rudisill

BOARD OF ARCHITECTURAL REVIEW

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 19, 2016 REGULAR MEETING**

On motion by Board member Mori and seconded by Board member Khalsa and passed by the following vote the Board approved the minutes.

RESULT:	Approved
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MOVER:	Board Member Mitsugu Mori
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SECONDER:	Board Member Bani Khalsa
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AYES:	Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
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NOES:	
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ABSENT:	Ken Rudisill
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6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-09. PATTY HUBBLE, PROPERTY OWNER, AND ROBERT MANDURRAGO, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A TWO**

STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 2090 MARIPOSA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 011-055-024). 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, Bob Larsen. Application was represented by Robert Mandurrigo, applicant. Mr. Larsen provided an overview of the project proposal which consists of the construction of a second story addition to the existing single family residence. Mr. Mandurrigo, applicant was asked by Chair Keller to come forward for additional information and to answer questions from the Board. One of Chair Keller's concerns was in regard to the flat roof and the overall style (it has a pop-up look that Seaside is trying to avoid). Chair Keller asked Board member Mori if he had any comments on the landscape plan Board member Mori said that he notices that the landscape plan are always left behind, that some of the plants are misspelled and some do not exits and it needs to be planed a little better specially at the top property line on Mariposa Drive and suggested native plants and the designer said that the owner made the plan and the owner wanted to keep it the same and not make much of change. Board member Mori suggested that the designer suggest to the owner that the plants be changed or work on that part of the plan. Another concern that Chair Keller has is that there is not much of a change made to the house and it has a 70's style profile. Chair Keller opened it to the public for comment.

Alex Carswell, who lives next to the proposed project spoke in regards to the project and stated that he has some issues in regards to the project. One of his concerns is the retaining wall and believes that it will fall over (collapse) once the project is constructed and that the addition will take away the sun that comes into the house from the south side of the dwelling. Chair Keller asked if he had other concerns other than the mass of the building for example, the aesthetic appearance of it. Rob Carswell, also spoke against the proposed project and has concerns about the way it looks and believes that it is not good for the neighborhood and will bring the value of the homes down. It also affects a sun room that will not be getting any sun. Chair Keller closed public comment.

Board members discussed the design and public comments among themselves. Chair Keller suggested that the designer and owner work together and come up with a plan that is more fitting for the property. Senior Planner Rick Medina will give the applicant an outline of his options.

On motion by Chair Keller and seconded by Board member Mori this item will be continued.

RESULT:	Postponed
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Mitsugu Mori
AYES:	
NOES:	
ABSENT:	Ken Rudisill

7. REPORTS FROM BOARD MEMBERS

Chair Keller had a question about a house on Broadway that has been under construction and nothing has been done in the past four months and asked if staff knows what is going on with that. Mr. Medina confirmed that they do have a building permit and that they have 180 days to call for progress inspections and that he will follow up on the timing of their next inspection.

Board member Mori had a concern about the landscaping around Fremont Boulevard. Mr. Medina mentioned that it can be placed on an agenda so that Dave Fortune can be at the meeting to explain what the maintenance schedule consists of and the removal/replacement of dead plant material.

8. REPORTS FROM STAFF

Mr. Medina announced that the next community workshop will be on Monday, December 5th at the Oldemeyer Center from 6:00-8:00 p.m. He mentioned that this is the second workshop and there will be a third one in the future. He also mentioned that a special meeting needs to be scheduled on November 30th at least three members can be present.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,



Rosa Salcedo, Board Clerk



Toby Keller, Chair

