

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

SPECIAL MEETING
COUNCIL CHAMBER
Wednesday, November 30, 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, Khalsa

Absent: Ventimiglia, Rudisill

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **BUSINESS ITEMS**

**A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-16:
DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF AN 880
SQUARE-FOOT DRIVE-THROUGH RETAIL COFFEE SHOP LOCATED AT 1742
FREMONT BOULEVARD (APN 012-072-001) IN THE COMMUNITY
COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 32 (IN-FILL DEVELOPMENT PROJECTS),
SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
GUIDELINES**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina provided an overview of the project proposal which consist of construction of an 880 square-foot drive-thru retail coffee shop. Mr. Medina provided the background of the location, site plan, floor plan and elevations, and staff recommendation. Frank Coda, Architect for the project, represented the application and was asked by the Chair to go over the elevations and the colors. Mr. Coda explained that there are two materials and three colors. Chair Keller asked Board member Mori if he had any questions on the landscaping area. Mr. Mori inquired about the spacing of the ground cover. Mr. Coda stated that the ground cover will be between 6 and

8 inch spacing. Chair Keller asked Mr. Coda to go over the fencing. Mr. Coda said it will be constructed on the eastern side. Chair Keller said if it will be metal or wood construction and Mr. Coda said it will be metal post and wood framing with an eight to a quarter inch spacing to give it a thru look. Chair Keller recommended a bigger spacing like three quarters for more visibility and light. Chair Keller opened public comment.

Chris Wilson, property owner of the property to the rear of the site spoke in regards to his concern about an 8 foot tall fence but stated his concern was taken care of with the five foot fence. Bob Winkelblack also a property owner on Phoenix stated that he was glad to hear about the size of the fence and is glad that it was taken care of. Chair Keller closed public comment.

Chair Keller called motion to approve with plant suggestions and the fencing being no more than five feet on the back side with the half inch to three quarter inch gap between boards, the colors the wood choices can be either the reclaimed or epi their preference is the reclaimed and the irrigation modification going to mostly drip versus the overhead spray.

On motion by Chair Keller and seconded by Board member Mori and passed by the following vote the Board allowed the project to move forward.

RESULT:	Passed
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Mitsugu Mori
AYES:	Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	Ken Rudisill, Kathleen Ventimiglia

6. **REPORTS FROM BOARD MEMBERS**

None

7. **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.

8. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:06 p.m.

Respectfully submitted,


Rosa Salcedo, Board Clerk


Toby Keller, Chair