FINAL
MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, December 7, 2016
5:30 PM

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1. CALL TO ORDER

The meeting was called to order at 5:37 p.m.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

Present: Mori, Khalsa, Rudisill, Ventimiglia, Keller (late- 5:46 p.m.)

3. REVIEW OF AGENDA

Request from Board member Mori to reverse items B and C because he lives within 300 feet of the locations in items C and D and he has to excuse himself from participating on items C and D.

4. PUBLIC COMMENT

There were no comments from the public.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2016 REGULAR MEETING AND THE NOVEMBER 30, 2016 SPECIAL MEETING

On motion by Board member Mori and seconded by Board member Rudisill and passed by the following vote the Board of Architectural Review approved the minutes from the November 16, 2016 Regular Meeting and the November 30, 2016 Special Meeting.

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

6. BUSINESS ITEMS

A. <u>ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF A NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.</u>

Staff report presented by Senior Planner, Rick Medina. Mr. Medina provided an overview of the project proposal for an Acura dealership; this project was before the board on October 19th but the Board acted to continue the item to a future meeting to review the final layout of the artificial turf and rock border within the parking lot area. Mr. Medina explained that due to moratorium the Cal-Am water company has placed on new water meters that the artificial turf and rock border material must be used as the interim landscaping plan.

Mr. Rick Cartel represented the application. Board member Rudisill asked if the only thing that needs to be approved by the Board is the artificial turf and the rock border which was confirmed by Mr. Medina. With no further questions from the Board, Chair Keller opened public comment. Seeing no public comment, the public comment session was closed by Chair Keller. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

<u>On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved the interim landscape plan as part of the overall architectural design for the new dealership.</u>	
RESULT:	**Approved**
MOVER:	Board Member Ken Rudisill
SECONDER:	Board Member Kathleen Ventimiglia
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

B. <u>BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR FACADE IMPROVEMENTS (E.G. WINDOWS, BUILDING AND NEW EXTERIOR LIGJTING) AND NEW EXTERIOR LIGHTING, FENCING AND LANDSCAPING FOR THE ESTABLISHMENT OF A DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.</u>

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the 1405 La Salle Avenue Day Care proposal which consisted of the location map, site plan, elevations, site photographs and the staff recommendation. The Board requested color samples for the building. Shannon Watkins, applicant represented the application and answered questions from the Board. Board was concerned with the color selection. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approve the design materials for the doors and windows with exterior colors coming back to the Board for final approval.

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

C. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-13: DESIGN REVIEW APPROVAL FOR A NEW CAR DEALERSHIP LOCATED AT 1 HEITZINGER PLAZA IN THE CA (REGIONAL AUTOMOTIVE) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 OF THE CEQA GUIDELINES.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the location map, site plan, elevations, lighting plan and the staff recommendation. Applicant Rick Cartel represented the application and informed the Board members that this project will represent Honda's new image program. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Chair Keller and passed by the following vote the Board of Architectural Review approved the architectural design.

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

D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-18: DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF TELECOMUNICATION FACILITY WITHIN A CHIRCH SPIRE STRUCTURE LOCATED AT 1949 WARING STREET IN THE RS-8(SINGLE FAMILY

RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the proposal to construct a telecommunication facility within the church spire structure located at 1949 Waring Street in the RS-8 (single family residential) zoning district. The application was represented by Jessica Rider from Verizon. The Board had questions for Ms. Rider in regard to the material. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Chair Keller and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved design as submitted.

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

7. REPORTS FROM BOARD MEMBERS

Comment by Board member Ventimiglia that there was no members from the Board present at the General Plan meeting except for her. She encouraged the other Board members to attend the next open house and public workshop meetings. City staff noted that when the upcoming General Plan meetings schedule is established for 2017 that that it will be provided to the Board.

8. REPORTS FROM STAFF

Mr. Medina encouraged the Board members to attend the next General Plan meeting. He expressed that there needs to be more involvement from the residents of Seaside

West Broadway implementation item to be presented by Rick Riedl in January.

9. ADJOURNMENT

On motion, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair