



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, May 15, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia	Chair
Bani Khalsa	Vice Chair
Mitsugu Mori	Board Member
Keith Mitchell	Board Member
LisAnne Sawhney	Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FOR APRIL 3, 2019 REGULAR MEETING.

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW No. BAR-19-10: FREDERICK M. BAKER, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A NEW EXTERIOR FACADE BRANDING UPGRADE AT 1175 FREMONT BOULEVARD (KFC), LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Section 17.62.030.B.8, design review approval is required for changes to a previously approved project from the Board of Architectural Review.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

Seaside City Hall

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, April 3, 2019
5:30 PM

1. CALL TO ORDER

Chair Ventimiglia called the meeting to order at 5:45 PM.

BOARD OF ARCHITECTURAL REVIEW

PRESENT: Sawhney, Mitchell, Ventimiglia

ABSENT: Khalsa, Mori

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

A. MARCH 6, 2019 AND MARCH 20, 2019

Board Member Sawhney requested a correction to page 5 of the March 6, 2019 minutes. She mentioned that she supported the concept but would like to see more specific plans and since she voted against it she would like that be reflected on the record. Board Member Sawhney also requested a correction to the March 20, 2019 minutes, Item A. Board only gave approval on Building A and she did not see the motion were that would reflect that.

On motion by Board Member LisAnne Sawhney and seconded by Board Member Keith Mitchell and passed by the Board. Review approved minutes with corrections as noted.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Keith Mitchell, LisAnne Sawhney

NOES:

None

6. BUSINESS ITEMS

**A. REVIEW, DISCUSS, PROVIDE DIRECTION AND MAKE
RECOMMENDATIONS ON THE BOARD OF ARCHITECTURAL REVIEW
2019 WORK PLAN FOR ADOPTION BY THE CITY COUNCIL.**

Sr. Planner Rick Medina presented the proposed 2019-2020 Work Plan.

Action: Board provided direction to staff that item 3. Landscape checklist be added to number 5. Irrigation Checklist and item 5. be change from Checklist to Guideline, Color Panels/Color Schemes-Guidelines and also add ADU Design Guidelines to item number 1.

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:32 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: May 15, 2019

**SUBJECT: BOARD OF ARCHITECTURAL REVIEW No. BAR-19-10:
FREDERICK M. BAKER, PROPERTY OWNER AND APPLICANT, IS
REQUESTING APPROVAL OF A NEW EXTERIOR FACADE
BRANDING UPGRADE AT 1175 FREMONT BOULEVARD (KFC),
LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING
DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS
1, EXISTING FACILITIES, FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.8, design review approval is required for changes to a previously approved project from the Board of Architectural Review.

BACKGROUND

This building received BAR approval in 2006 for a major remodel that included two tower elements, a banded cornice, brick wainscoting and a color scheme. This building underwent a series of design submittals leading to a BAR approval in 2009 to include a Long John Silver franchise (Attachment 4, – 2009 approval) on the left side of the building. The applicant had received approval on April 4, 2018 to make additional modifications to the exterior colors for KFC on the right side of the building but the applicant did not proceed with installing these design changes since there were subsequent discussions related to long term existence of the Long John Silver franchise. With the decision to remove the Long John Silver franchise from the site, the applicant is now requesting BAR approval to update the exterior branding to recognize the site as a stand alone KFC store.

SITE LOCATION AND DESCRIPTION

The 10,454 square foot site is located at the southwest corner of Fremont Boulevard and Hilby Avenue. Surrounding land uses are predominantly community commercial

along both sides of Fremont Boulevard. The Pacific Heights Shopping Center is immediately adjacent to the west and south. Kelly-Moore Paints is on the north side of Hilby Avenue and single-family residences are located further to the west on Hilby Avenue. Location Map is provided as Attachment 2. Site Photos are provided as Attachment 3.

PROJECT

DESCRIPTION

The applicant has submitted plans for a rebranding of the 1,162 square foot building as a stand alone KFC franchise. The plans display an exterior paint scheme that includes red towers, a cream/beige body on the sides and white vertical stripes under the awnings on the rear half of each side the building. (see Attachment 1, Ex. A – KFC Plans).

STAFF

ANALYSIS

Design Criteria

Staff finds that the revised color scheme will complement the front, side and rear elevations while allowing for the local franchisee to be compliant with KFC corporate branding directives.

ENVIRONMENTAL determination

This project is exempt from the California Environmental Quality Act pursuant to Class 1. Class 1 consists of repair and maintenance that involves negligible or no expansion of an existing use.

Evidence: The proposed project will consist of the exterior painting and upgrades to an existing structure that involves negligible or no expansion of an existing use..

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan and complies with all applicable zoning regulations for the CC Zoning District.

Evidence: The plans have been reviewed in accordance with the General Plan and Zoning Ordinance and it is concluded that the proposed project meets all applicable design requirements and standards of the Zoning Code to provide improvements that are consistent with the building design and surrounding streetscape.

2. The proposed renovation will not be detrimental to the health, safety and general welfare of the community.

Evidence: The proposed color scheme will provide a uniform appearance consistent with the architectural elements and fenestration on the building.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - 2009 approval
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Conditions of Approval
File No. BAR-19-10
May 15, 2019

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the revised plans identified as "1175 Fremont Blvd." stamped as received on April 17, 2019 and approved on May 15, 2019.
2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim,

action, or proceeding, and the City shall cooperate fully in the defense thereof.

6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Compliance shall be maintained with the 2016 California Building Code.
8. Compliance shall be maintained with the 2016 California Fire Code.
9. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
10. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
11. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
12. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
13. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
14. Water conservation fixtures shall be provided in the proposed project.

**BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-
10**

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

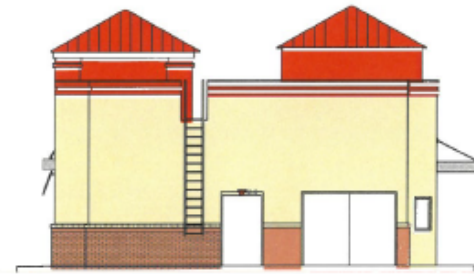
Property Owner's Signature

Date

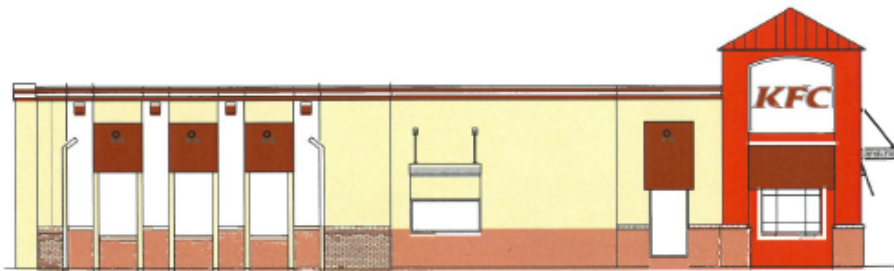
KFC Project Plans



North Side Elevation – Hilby Street



Rear Elevation

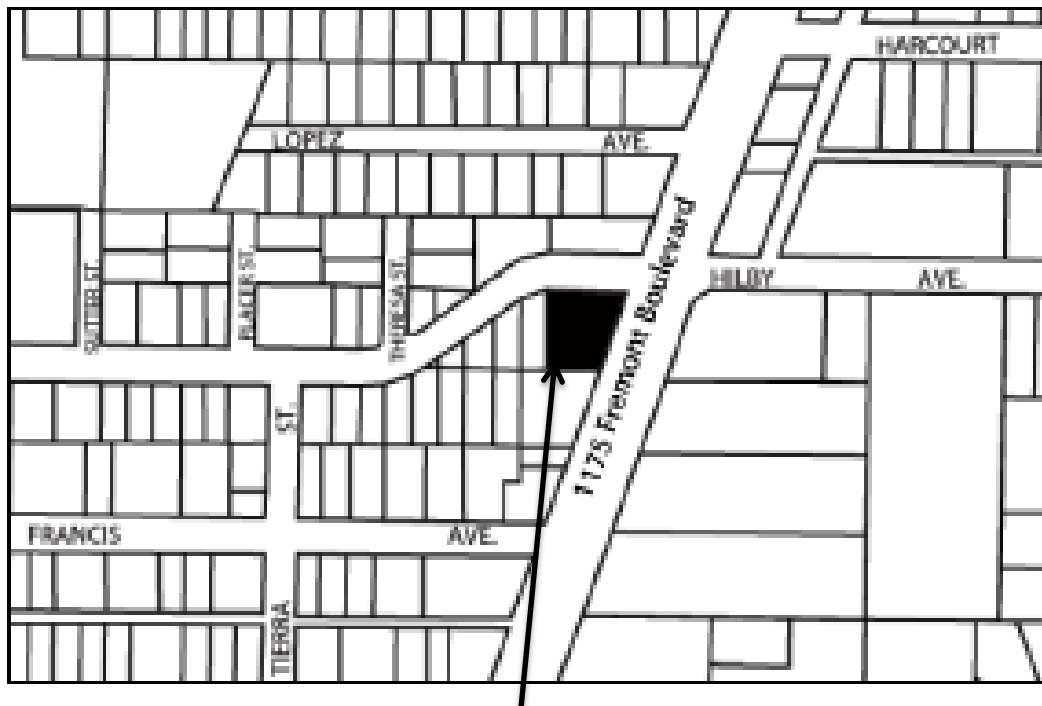


South Side Elevation – Drive Thru



Front Elevation

Location Map



1175 Fremont Boulevard
(Existing Kentucky Fried Chicken Restaurant)

1175 FREMONT – SITE PHOTOS



View from Hilby Avenue



View from Fremont Boulevard

