



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, July 17, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Mitsugu Mori
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member
Board Member

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. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for exterior façade modifications.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:

August 7, 2019

Seaside City Hall

5:30 PM

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.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: July 17, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for exterior façade modifications.

BACKGROUND

On March 6, 2019, the Board of Architectural Review initially reviewed the façade renovation, which included several elements: façade, lights, fence, materials, etc. At that meeting, the Board of Architectural Review requested that the fence illustrations show the entire elevation of fencing, not just segments. The fence elevation is included here as Attachment 1A. The fence materials are included as Attachment 1B. The staff report from March 6, 2019 is included as Attachment 4.

The project site is developed with a one-story, 2,235 square-foot commercial building. The applicant is proposing to convert the vacant building into a 60 seat restaurant. The project site is located within the Mixed Use Commercial Zoning District of the West Broadway Urban Village Specific Plan.

The adjoining land uses consist of a bar and restaurant to the west, a commercial warehouse to the south, an automotive repair and auto parts store to the north, and a nonconforming single family residence to the east. Location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The following modification is proposed: New fencing on the sides and rear property lines and landscaping consisting of succulents.

There are two types of fencing: one fairly transparent that consists of cables with wood edges; and another that is horizontal wood of varying widths with larger spaces between boards to provide opacity with a hint of transparency. The wood fence boards will be facing outward, with support boards visible internally to the 600 Broadway property. The east facing side of the fence, which abuts the 606 Broadway residential property, will have horizontal wood planks that are completely opaque.

The single-family residential property at 606 Broadway has verbally expressed concern with the proposed fencing, preferring different construction materials, stating at one point, a concrete block wall.

Succulents will be planted in the northeast corner of the property. The surface of the outdoor area will be decomposed granite (DG).

For full design context, please refer to the other design elements from the March 6, 2019 packet, which is Attachment 4. Attachment 4 also contains the colors, façade, lights, etc that the Board of Architectural Review has already approved.

STAFF ANALYSIS

The proposed improvements will consist of a modern design that respects the characteristics of the original architecture. The new siding and building colors will blend with the surrounding properties and improve the streetscape environment.

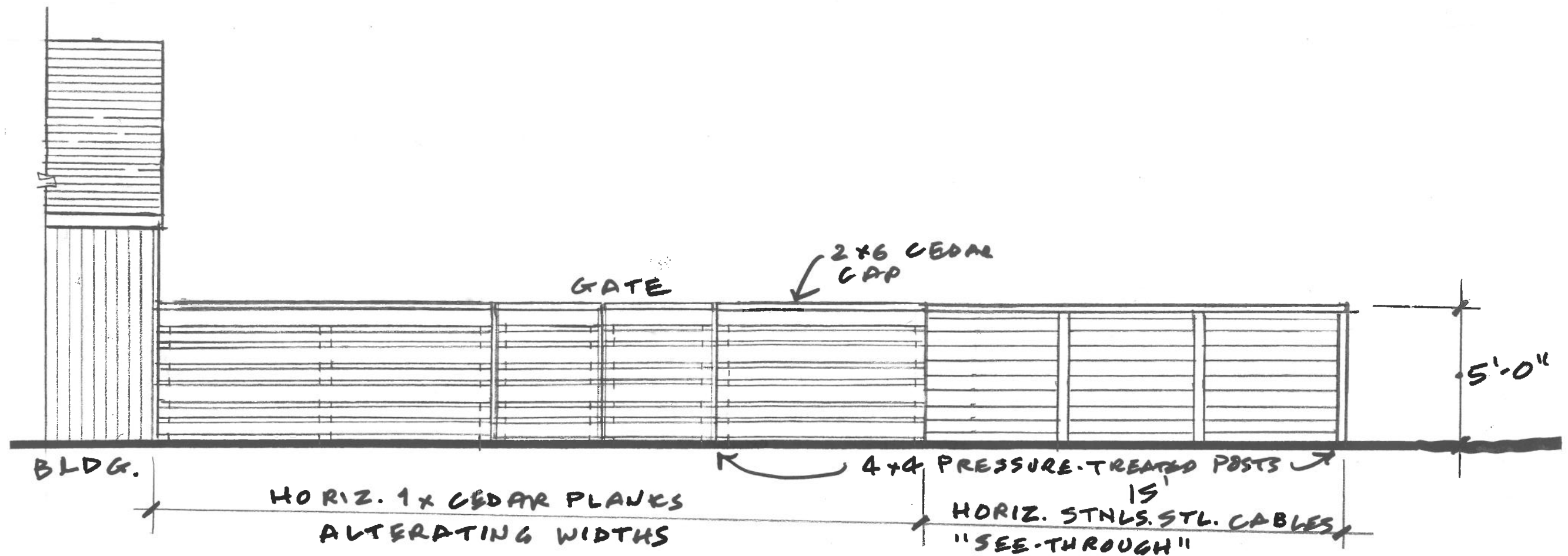
ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Structures. The proposed improvements will consist of minor changes to the exterior and interior of an existing building.

Evidence: It can be seen with certainty that the proposed changes are minor and will not have any impact on the environment.

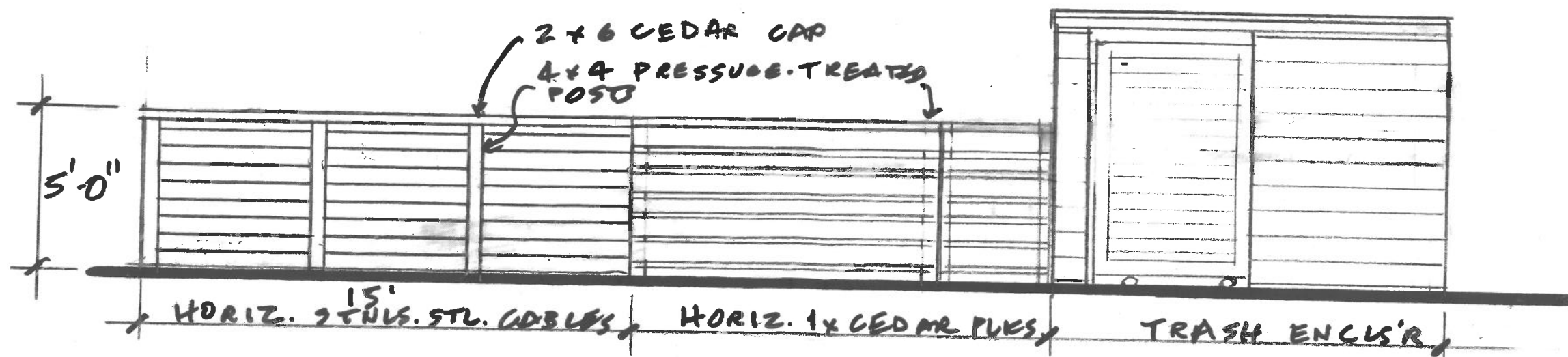
ATTACHMENTS

1. Attachment 1A-Fence Elevations
 2. Attachment 1-B Fence Material and Colors
 3. Attachment 2 -Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4-Packet from BAR 19-04 3-6-19
-



FENCE ELEVATION - WEST

1/4" = 1'-0"

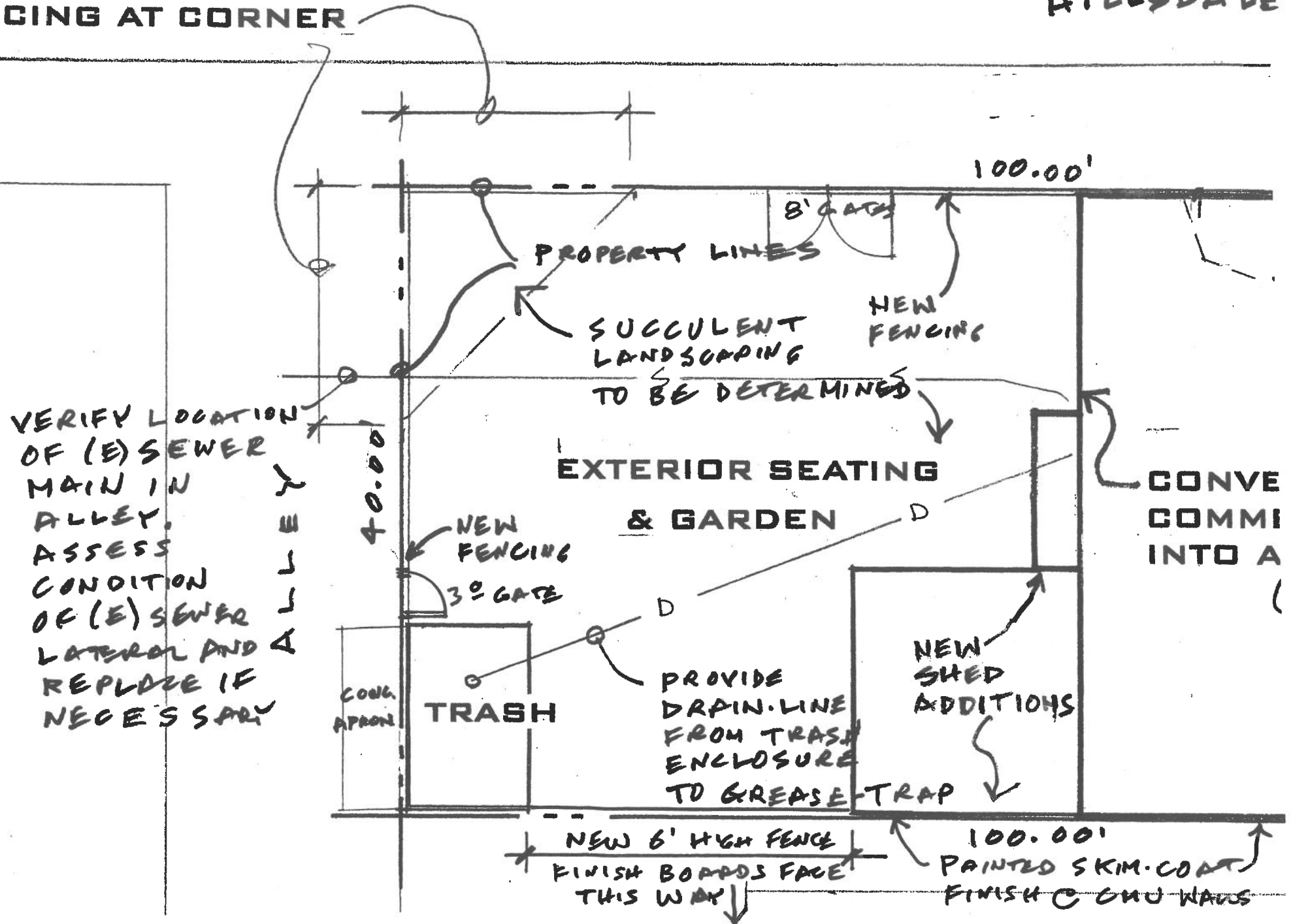


FENCE ELEVATION - SOUTH

600 BROADWAY AVE, SEASIDE

SEE-THROUGH
FENCING AT CORNER

HILLSDALE



FENCE & LANDSCAPING PLAN

1/8" = 1'-0"

7.2.19

600 BROADWAY AVE, SEASIDE

600 BROADWAY AVE, SEASIDE FENCING MATERIALS & COLORS

**SOLID SECTIONS: HORIZONTAL
REDWOOD PLANKS
PAINTED**

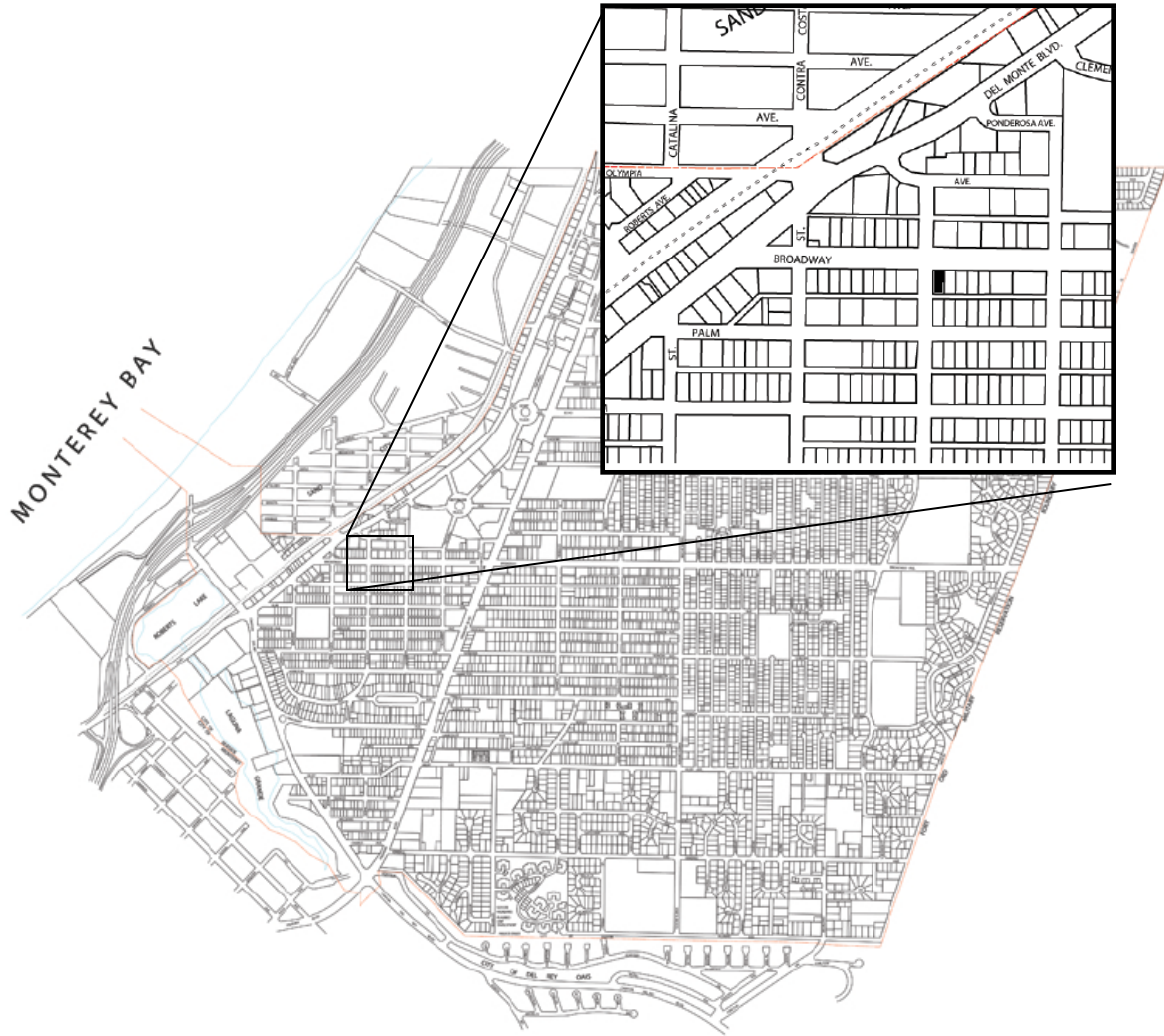


**SEE-THROUGH
SECTIONS:**

**1/4" STAINLESS STEEL
CABLE**

Location Map

Project Site: 600 Broadway Avenue



Attachment 3

Site Photographs



View of front façade from Broadway Avenue



View of west side from J=Hillsdale Street



View of rear yard and alley from Hillsdale Street



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: March 6, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review approval is required for exterior façade modifications

BACKGROUND

The project site is developed with a one-story, 2,235 square-foot commercial building. The applicant is proposing to convert the vacant building into a 60 seat restaurant. The project site is located within the Mixed Use Commercial Zoning District of the West Broadway Urban Village Specific Plan.

The adjoining land uses consist of a bar and restaurant to the west, a commercial warehouse to the south, an automotive repair and auto parts store to the north, and a nonconforming single family residence to the east. Location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The following modifications are proposed (The project plans are provided as Exhibit A to Attachment 1) :

- New exterior windows on the front and sides; and

- New corrugated galvanized siding on the rear and west side elevations; and
- New roof; and
- New fencing on the side and rear property lines; and
- New exterior lights.
- New exterior colors.
- **STAFF ANALYSIS**

The proposed improvements will consist of a modern design that respects the characteristics of the original architecture. The new siding and building colors will blend with the surrounding properties and improve the streetscape environment.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Structures. The proposed improvements will consist of minor changes to the exterior and interior of an existing building.

Evidence: It can be seen with certainty that the proposed changes are minor and will not have any impact on the environment.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Exhibit A - Site Plan
 3. Exhibit A - Elevations
 4. Exhibit A - Section Plan
 5. Exhibit A - Fence Plan
 6. Exhibit A - Light Fixture
 7. Exhibit A - Material and Color Board
 8. Attachment 2 -Location Map
 9. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. BAR-19-04
March 6, 2019

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Georis Restaurant” stamped as received on January 29, 2019 and approved on March 6, 2019. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, the applicant must submit a Sign Permit Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.

Building:

1. The plans for the project shall be submitted in accordance with the current 2016 California Building Code. Any required ADA access shall meet the requirements of the California Building Code and any other applicable codes.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. The building must also conform to the 2016 California Fire Code,

Public Works:

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated within your building plans.

REQUIRED ACTION

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in

conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

2. A concrete pad shall be installed in the alley in front of the trash enclosure.
3. The trash enclosure shall be connected to the sanitary sewer.
4. The fencing shall maintain a clear area for traffic visibility for 15 feet in each direction at the corner the alley and Hillsdale Street.
5. The restaurant shall be equipped with a grease trap sized in accordance with the Uniform Plumbing Code.

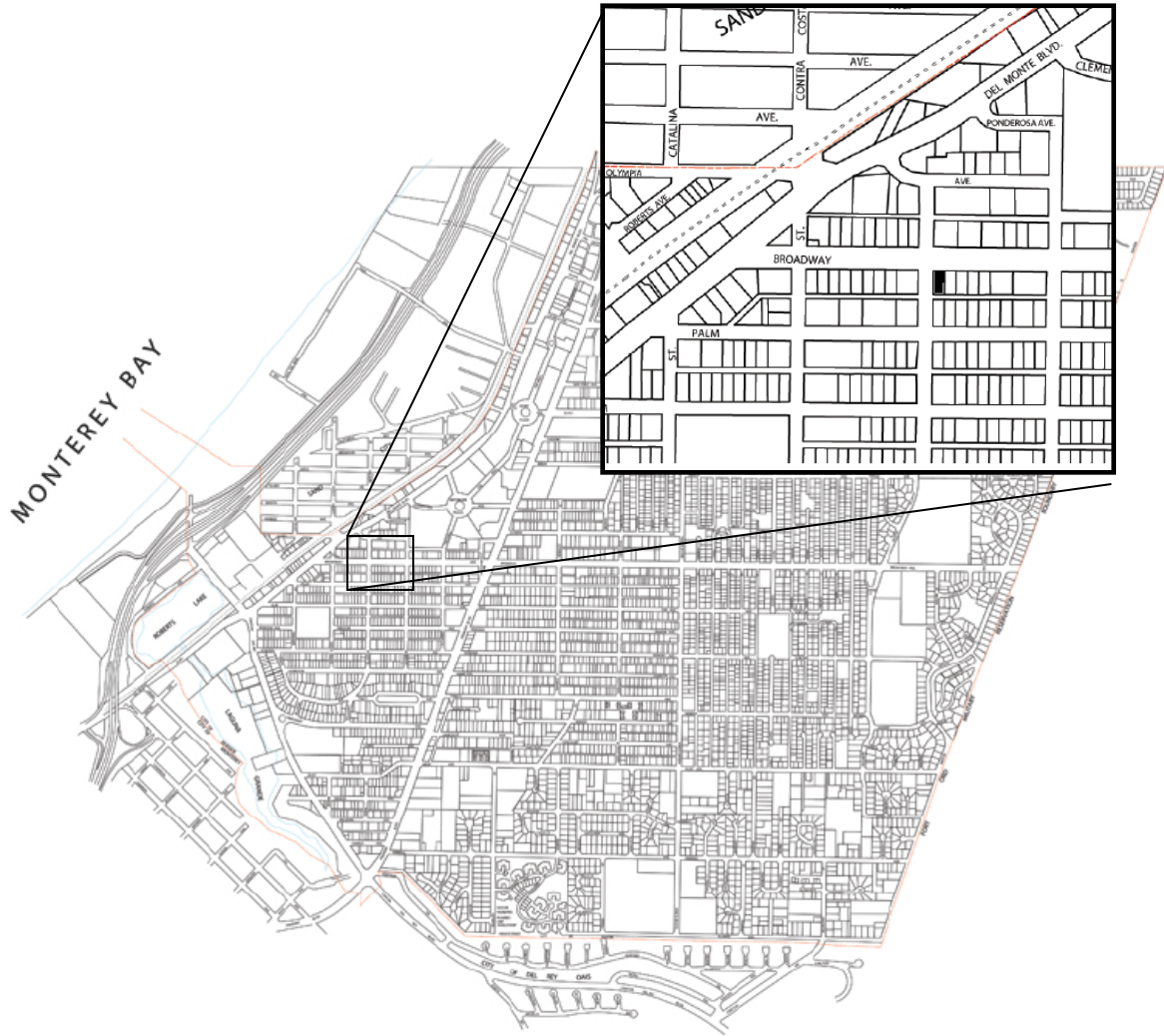
Standard:

1. 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.
2. 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. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. 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 17.54.090.C.
4. 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.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

6. 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.
7. 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.
8. 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.

Location Map

Project Site: 600 Broadway Avenue



Attachment 3

Site Photographs



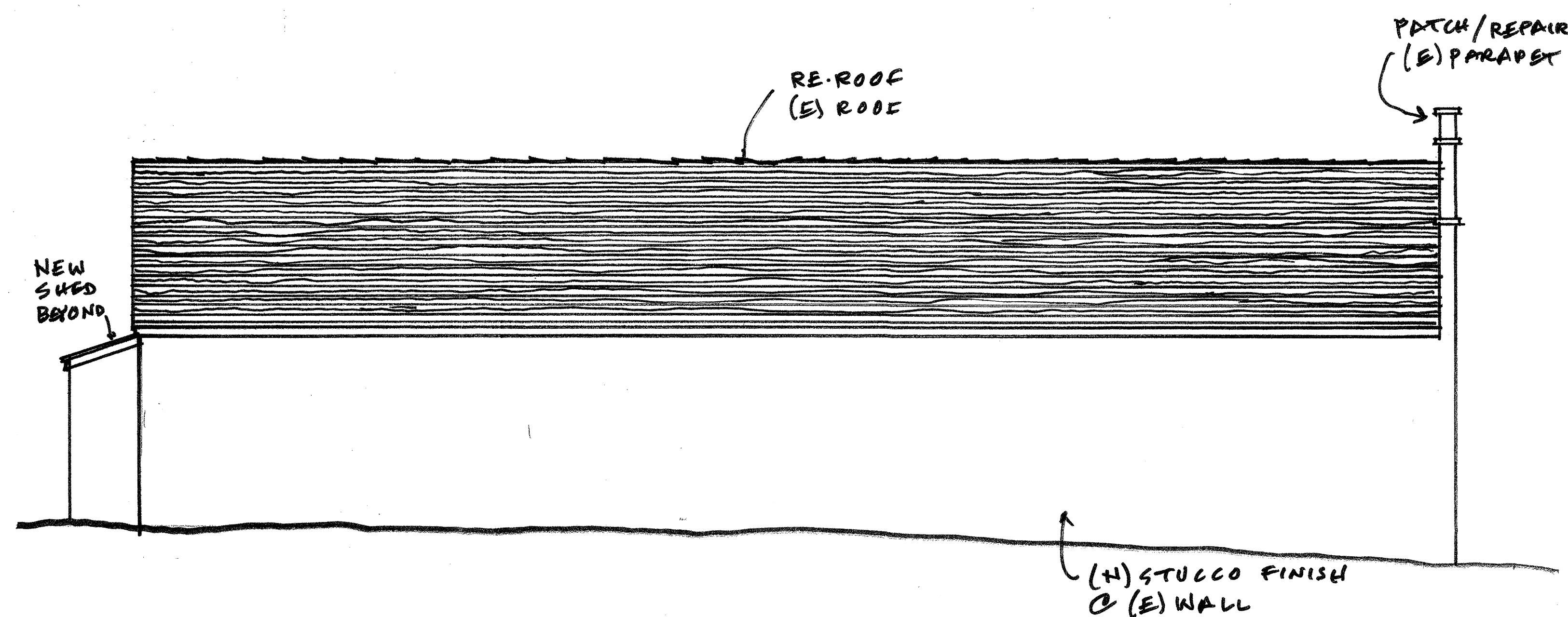
View of front façade from Broadway Avenue



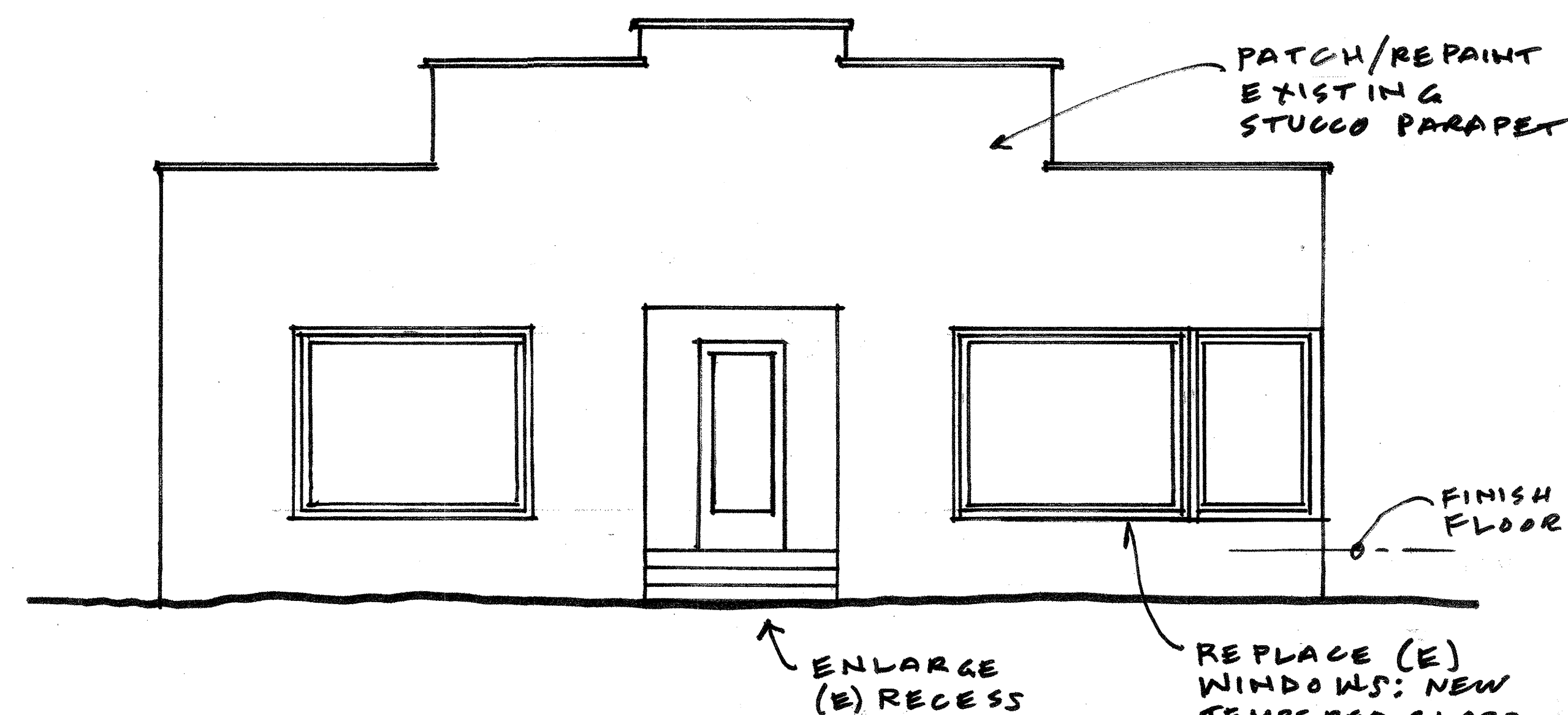
View of west side from J=Hillsdale Street



View of rear yard and alley from Hillsdale Street

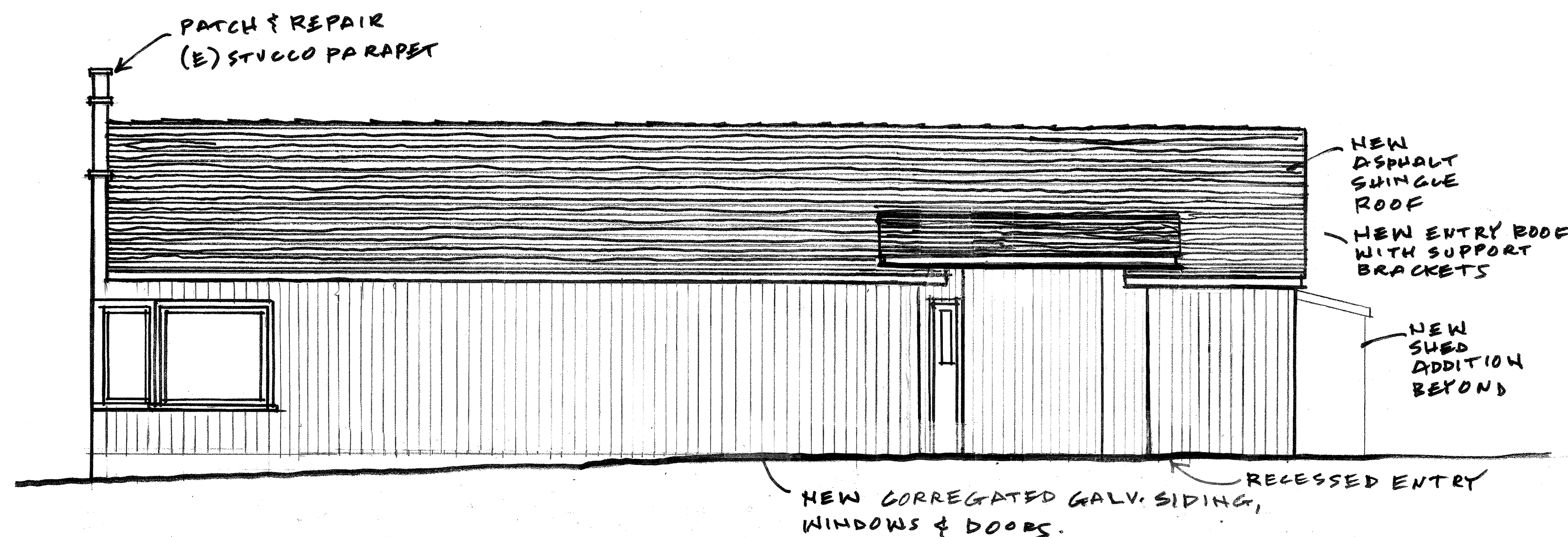


EAST ELEVATION

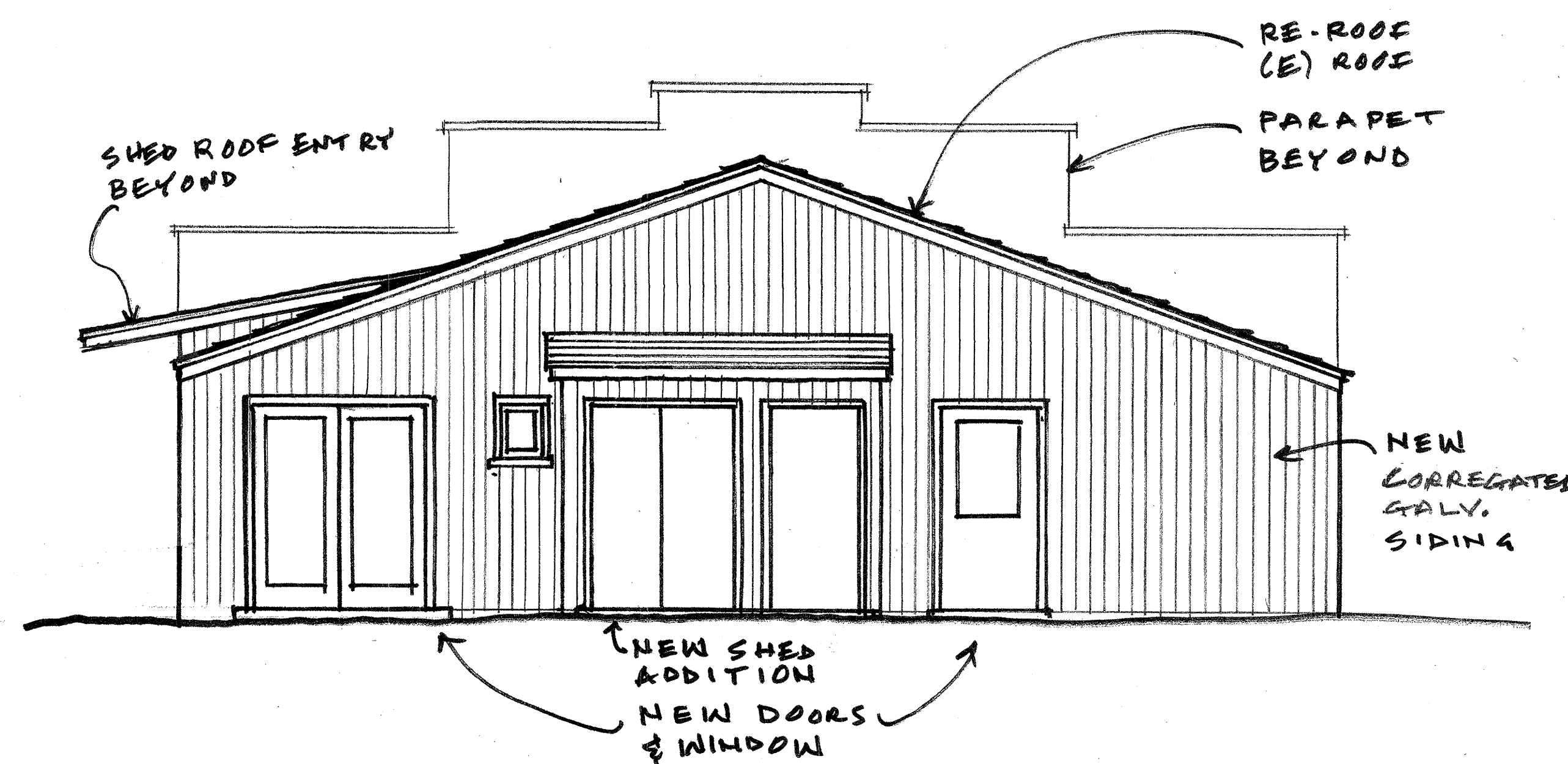


NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION



SOUTH ELEVATION

CONVERT EXISTING STORE TO A NEW RESTAURANT
600 BROADWAY AVE.
SEASIDE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

1-27-19

Material and Color Board

NEW RESTAURANT

600 BROADWAY AVE, SEASIDE, CALIFORNIA

ASPHALT SHINGLE ROOF

OWENS CORNING

DURATION SHINGLESTATE

COLOR: GRAY



BRIDGER STEEL

7/8" CORRUGATED METAL SIDING

COLOR: WEATHERING STEEL



STUCCO SIDING

SMOOTH FINISH

COLOR: LIGHT GRAY

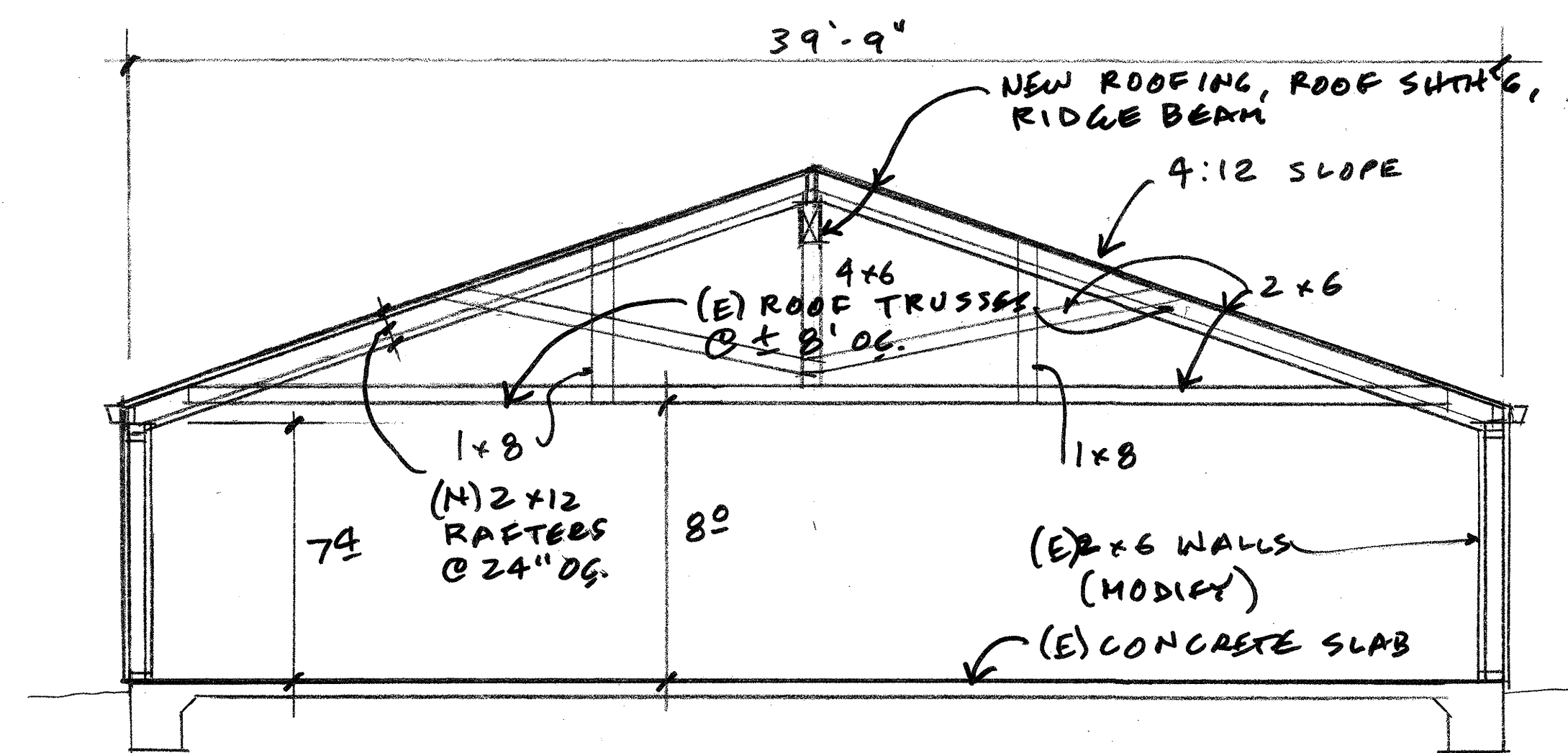


WINDOWS

LOEWEN STEEL WINDOWS

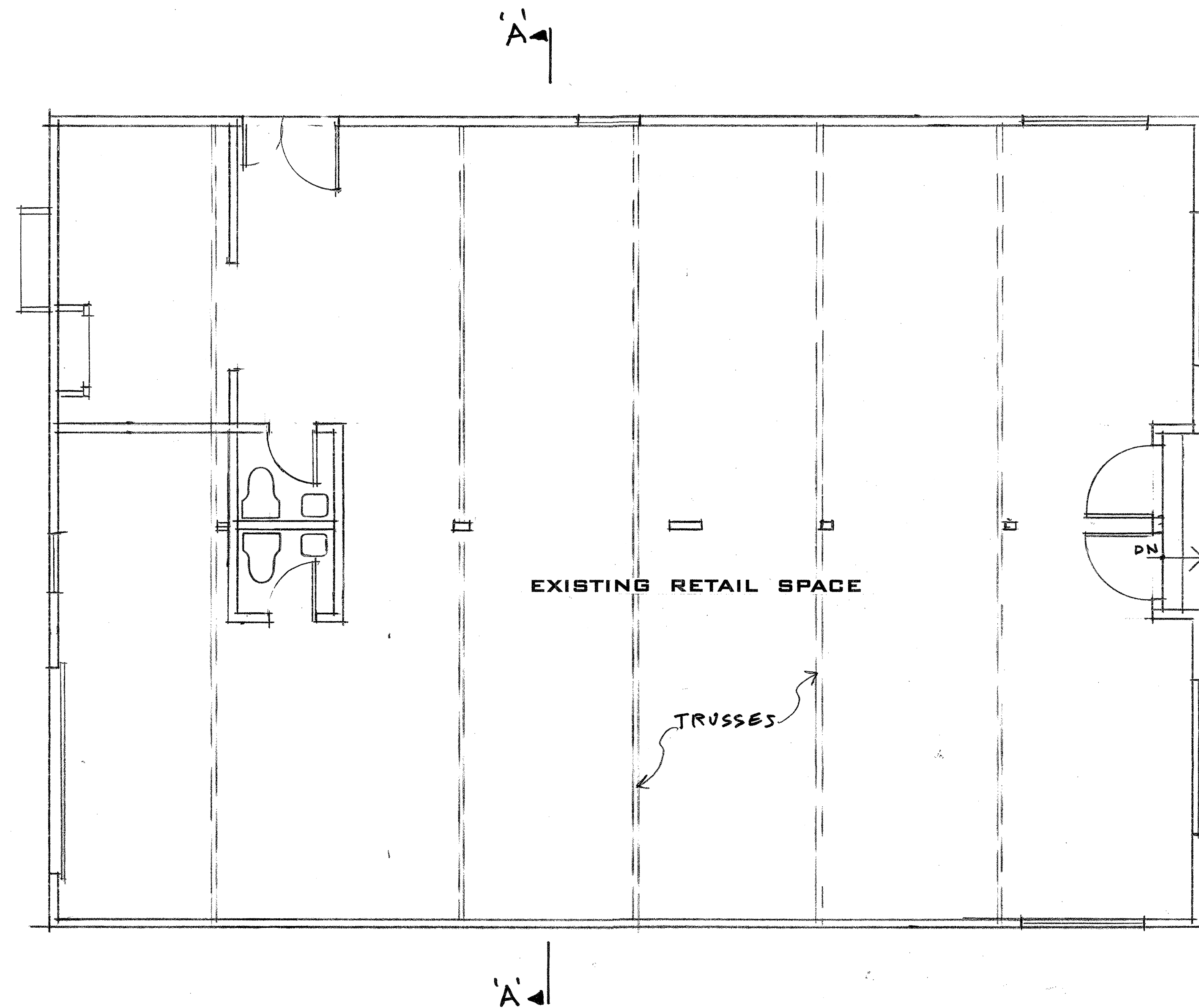
DARK BRONZE





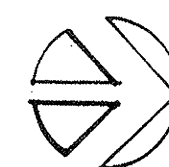
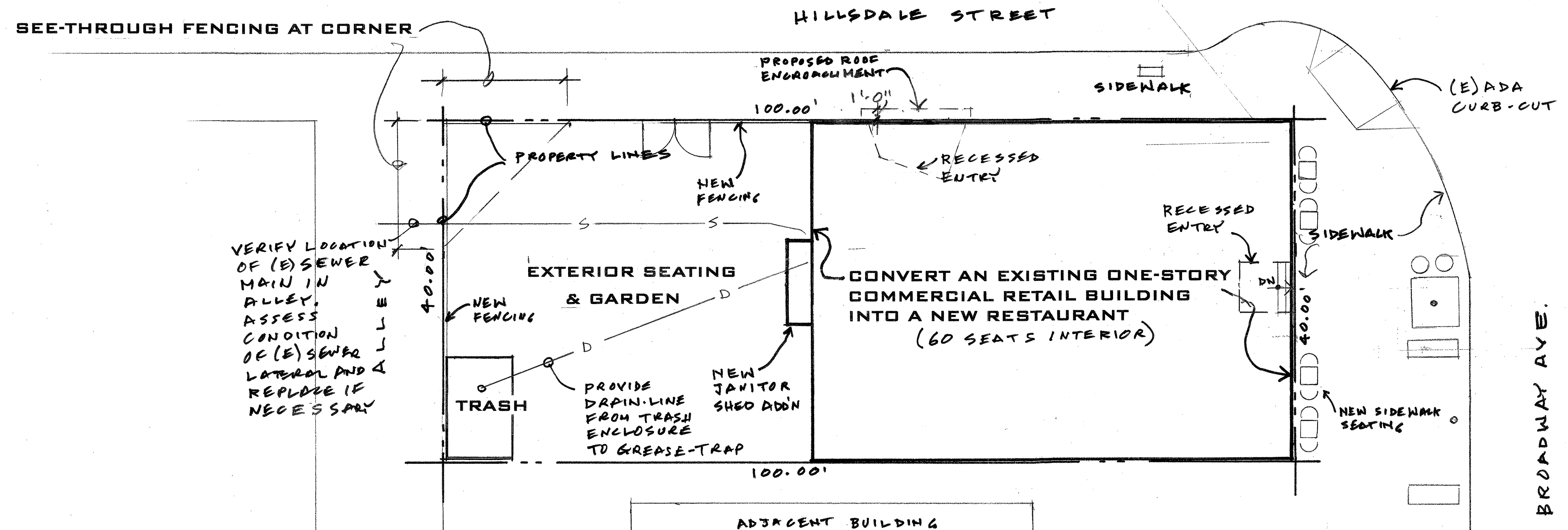
BUILDING SECTION 'A-A'

1/4" = 1'-0"



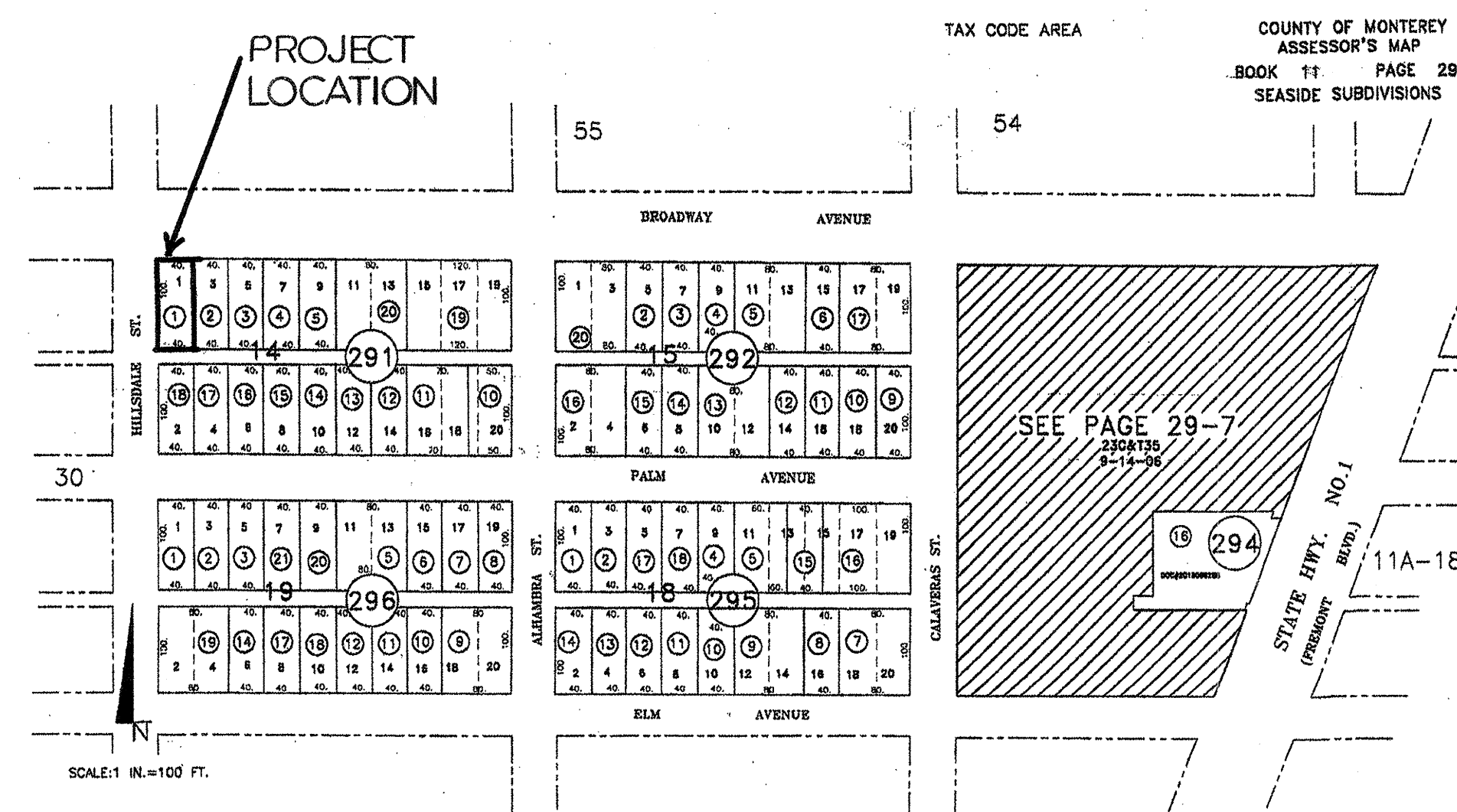
EXISTING FLOOR PLAN

1/4" = 1'-0"



SITE PLAN

1/8" = 1'-0"



LOCATION PLAN

PLANNING INFORMATION

PROJECT DESCRIPTION:	CONVERT AN EXISTING ONE-STORY COMMERCIAL RETAIL BUILDING INTO A NEW RESTAURANT
ZONING:	C
LOT SIZE:	4,000. SQ. FT.
PROJECT ADDRESS:	600 BROADWAY AVE. SEASIDE, CA
APN:	011-291-001
LEGAL DESCRIPTION:	VISTA DEL REY TRACT, BLOCK 14, LOT 1
OWNERS:	WALTER GEORIS 4 PILOT ROAD CARMEL VALLEY, CA 93924 (831) 915-6503
FLOOR AREA:	
EXISTING COMMERCIAL SPACE:	2,235. SQ. FT. (CONVERT TO NEW RESTAURANT)
SHED ADDITION TO REAR:	24. SQ. FT.
GRADING:	NONE
CONSTRUCTION TYPE:	B
OCCUPANCY:	GROUP M
APPLICABLE CODES:	2016 CBC, CMC, CPC, CEC 2016 CA ENERGY CODE

CONVERT EXISTING STORE TO A NEW RESTAURANT
600 BROADWAY AVE.
SEASIDE, CALIFORNIA

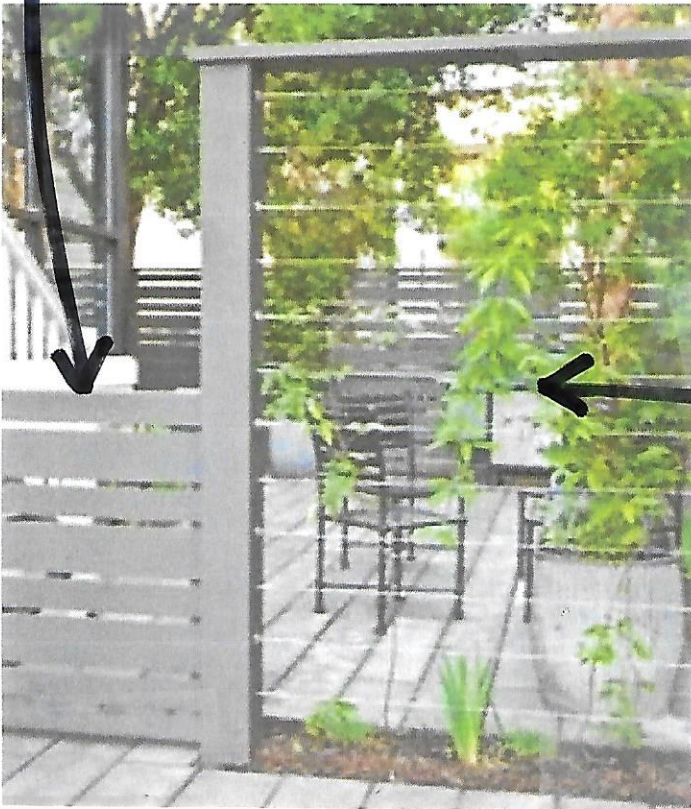
TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

JAN. 27, 2019

1.

600 BROADWAY AVE, SEASIDE FENCING MATERIALS & COLORS

**SOLID SECTIONS: HORIZONTAL
REDWOOD PLANKS
PAINTED**



**SEE-THROUGH
SECTIONS:**

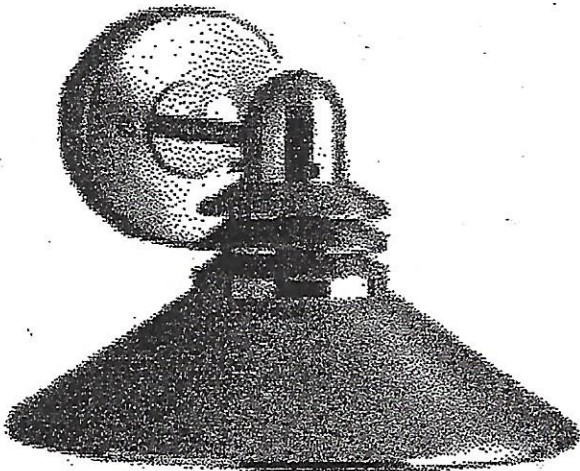
**1/4" STAINLESS STEEL
CABLE**

600 BROADWAY AVE, SEASIDE, CA
EXTERIOR LIGHTING

MANUFACTURER: KICHLER
MODEL: SEASIDE GRENOBLE

~~Seaside Grenoble~~

~~Seaside Grenoble~~



K9044 **\$65.14**

Finish:

Quantity:



KICHLER

click image to enlarge

Modern Kichler 
light adds charm to any outdoor wall.
also be used indoors as a wall sconce

- **Housing:** Aluminum or copper

construction

- **Finish:** ~~Olde Brick~~ or Brushed Nickel
- **Lamp Type:** Takes **25 WATTS** (not included with fixture)
- **Dimensions:** 8" Height x 11" Width
- U.L. listed for wet location with shade/bulb in downward direction only.