



FINAL MINUTES

CITY OF SEASIDE
BOARD OF
ARCHITECTURAL
REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, November 7, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 PM.

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

PRESENT: Khalsa, Ventimiglia, Mori

ABSENT: Mitchell

BOARD OF ARCHITECTURAL REVIEW

3. **FIELD TRIP - (Board of Architectural Review meeting will reconvene in City Hall after field trip)**

The Board recessed to the field trip at 5:32 PM.

4. **ELECTION OF OFFICERS**

The meeting reconvened at 6:02 PM and there was still a quorum.

A. **ELECTION OF OFFICERS FOR REMAINDER OF 2018 CALENDAR YEAR**

The Board agreed unanimously to continue item 4 to the last item of the meeting.

On returning to the item at the end of the meeting the following actions were taken:

Board Member Mori nominated Board Member Ventimiglia as Chair and was seconded by Board Member Khalsa and was approved unanimously.

Chair Ventimiglia nominated Board Member Khalsa as Vice Chair, seconded by Board Member Mori and was approved unanimously.

5. **REVIEW OF AGENDA**

There were no changes to the agenda.

6. **PUBLIC COMMENT**

Board Member Ventimiglia invited comments from the public and had no requests to speak.

7. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 2018 REGULAR MEETING**

On motion by Board Member Mitsugu Mori and seconded by Board Member Bani Khalsa and passed by the following vote the Board approved the minutes as presented.

RESULT: **Approved**
AYES: Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa
NOES: None

8. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-08. GREGORY MEUERS AND LIZETTTE BOYER, PROPERTY OWNERS, AND AARON TOLLEFSON, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1536 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Senior Planner Medina presented the item regarding the proposed second story addition explaining it is an existing residence constructed in 2009. The addition would be enclosing an existing open air balcony. He spoke to the site plan, the existing and proposed changes and the Board review of the exterior elevation changes. The proposed addition would include stucco and plaster to match the existing Spanish Colonial theme. The railing system on the deck would be changed as well. The current hip roof would stay in place. Mr. Medina detailed the view impact with the original proposal compared to the revised proposal which is a significantly reduced impact. Staff did an evaluation of the single family design guidelines and found the proposal consistent with the architectural style of the building, and consistent with the design guidelines. He explained concerns expressed by neighbors and answered questions from the Board.

The applicant Gregory Murers spoke to the project and the process of review and the appeals. They spoke to electing to withdrawal the application but instead, changed the design to a flat roof design that preserves their view and negates their concerns. He believes the revised project is consistent with all City plans and complies with neighborhood compatibility and shows diligent effort to be accommodating.

Board Member Ventimiglia invited comments from thje public
Foncila Parker, occupant of the property impacted appreciated the revisions that have been made but requested that the Board take her letter of concerns under consideration.

The Commissioners looked at the previous and revised designs. Board Member Mori indicated that since the applicant has modified the design to be compliant and is consistent with all city design guidelines he supported the project. Chair Ventimiglia and Board Member Khalsa agreed. Chair Ventimiglia clarified for the record that the Board did take a field trip and looked at the property and how it will impact the concerned property owners.

On motion by Board Member Mitsugu Mori and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved application 18-08 approving a second story addition located at 1536 Noche Buena Street as presented.

RESULT: **Approved**
AYES: Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa
NOES: None

9. **REPORTS FROM BOARD MEMBERS**

Board Member Mori said he was still concerned regarding the landscape maintenance on Fremont street and asked if there was follow up for the requested letter addressed to the City Council. Mr. Medina said that the letter will be drafted and he will report back to the Board for consideration that it be incorporated into the annual work plan. Board Member Mori also volunteered his time for the development of the work plan.

10. **REPORTS FROM STAFF**

Staff reported that the Campus Town EIR will be circulated and he will provide the schedule if the Board would be interested in attending any of the public meetings.

11. **ADJOURNMENT**

Meeting was adjourned at 6:30 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk


BANI VHALVA
FOR _____
Kathleen Ventimiglia, Chair