



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, August 7, 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. FIELD TRIP - 4:30 PM

The Board of Architectural Review will conduct a field trip regarding Agenda Item 6B to 1740 Darwin Street, Application No. BAR-19-08. (1744 Vallejo Street and 1732 Vallejo Street will also be part of the field trip for application no. BAR-19-08). The Board of Architectural Review will depart from the parking lot in front of City Hall at 4:30 PM. For information about the field trip call 831-899-6707. The regular meeting will start at 5:30 PM.

4. 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).

5. 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.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION BAR-19-13. PROPERTY OWNER E&E CAPLOW LIVING TRUST AND APPLICANTS ROBERT FORLOINE (PM DESIGN GROUP) AND SILVIA WYTKIND (MCDONALD'S) ARE REQUESTING DESIGN APPROVAL FOR THE RECONSTRUCTION OF A DRIVE-THROUGH RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS AT 1516 CANYON DEL REY BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

Staff recommends approval of the proposed McDonald's restaurant subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" Project Plans.

- B. BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08: MICHAEL AND REBECCA LANSCASTER, PROPERTY OWNERS, AND SAMUEL PITNICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 277 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING 1,022 SQUARE-FOOT, ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

- C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-07. CLAY AND LISA MATTHEWS, PROPERTY OWNERS, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 478 SQUARE FOOT ROOF DECK ABOVE A NEW TWO CAR GARAGE ATTACHED TO A ONE STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CONTINUED FROM THE JULY 10, 2019 BAR MEETING.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, BAR approval is required for a roof deck.

City staff recommends approval of the proposed design in accordance with the conditions of approval provided as Attachment 1 and project plans provided as Attachment 1 - Exhibit A to the staff report.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 21, 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.