



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, October 16, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia

Chair

Bani Khalsa

Vice Chair

Mitsugu Mori

Board Member

Keith Mitchell

Board Member

LisAnne Sawhney

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. APPROVAL OF MINUTES

**A. APPROVAL OF MINUTES FOR JUNE 19, 2019 REGULAR MEETING,
JULY 10, 2019 SPECIAL MEETING, JULY 17, 2019, AUGUST 7, 2019
AND AUGUST 21, 2019 REGULAR MEETINGS.**

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC, APPLICANT, AND THE CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, ARE REQUESTING CONCEPTUAL DESIGN REVIEW FOR A 10 BUILDING 108,247 SQUARE-FOOT MIXED USE PROJECT GENERALLY LOCATED AT 1131 BROADWAY AVENUE BETWEEN TERRACE STREET AND SAN LUCAS STREET. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Section 17.62.030.C of the Seaside Municipal Code (SMC), the Community Development Director is requesting that the Board of Architectural Review (BAR) conduct a conceptual design review for a mixed use development prior to the project receiving a Minor Use Permit approval for the land use entitlement of the project.

City staff recommends that the BAR open the public hearing and provide direction to City staff on the architectural design, lighting and landscaping for the project as part of the Minor Use Permit application that would be subject to the review and Approval by the Zoning Administrator.

B. THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO MANZANITA STUART PARK LOCATED IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

RECOMMENDATION: In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, improvements are subject to review and approval by the Board of Architectural Review. Staff recommends approval of the proposed Conceptual Design Improvements for Manzanita Stuart Park.

C. BOARD OF ARCHITECTURAL REVIEW: BAR-19-15
THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS
SEEKING ARCHITECTURAL REVIEW APPROVAL AS REQUIRED OF SMC
17.62.030.B.3 FOR THE CREATION OF POLLINATOR HABITATS
(LANDSCAPING) IN CITY PARKS, EXCEPT PACCHETTI DOG PARK, AND
RIGHTS-OF-WAYS AND AS RELATED TO THE REQUIREMENTS OF THE
SEASIDE'S BEE CITY USA DESIGNATION.

RECOMMENDATION: The City is requesting BAR approval for the creation of pollinator habitats in all city parks, except Pacchetti Dog Park, and rights-of-ways in order to meet the requirements of BEE CITY USA and the MOU of the Xerces Society.

It's recommended that the BAR approve the request to allow for the creation of pollinator habitats in city parks, except Pacchetti Dog Park, and rights-of-ways in order to meet the requirements of BEE CITY USA.

D. BOARD OF ARCHITECTURAL OF APPLICATION No. BAR-19-13:
MIACHAEL KOBRINSKY, PROPERTY OWNER, AND JON RASMUSSEN,
APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A
FACADE RENOVATION TO ACCOMODATE A FITNESS TRAINING
CENTGER AT 1564 DEL MONTE BOULEVARD IN THE MIXED USE (MX)
ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE
SPECIFIC PLAN (APN# 011-302-008). THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), PER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION: In accordance with Chapter 7 of the West Broadway Urban Village Specific Plan, design review approval is required for façade improvements to commercial buildings located within the Specific Plan boundaries.

City staff recommends approval of the façade change as proposed in accordance with the Conditions of Approval.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 6, 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.