



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, February 20, 2019
5:30 PM

1. CALL TO ORDER

Chair Ventimiglia called the meeting to order.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Kalsa, Ventimiglia, Sawhney, Mitchell, Mori

ABSENT: None

3. REVIEW OF AGENDA

Staff requested that Item 7C be continued to a future meeting as a report.

4. PUBLIC COMMENT

Chair Ventimiglia invited comments from the Public

- Undine Lauer questioned the minutes that stated that staff time work was donated for the sign at Metz park but spoke to seeing city trucks and workers in uniform and questioned if it was a mistake or if it was misrepresented. She also questioned when the sign would be moved.
- Clementine Bonner Klein spoke regarding the item that was being continued. She stated architectural review is required for projects financed by the City, and expressed concern that the Board did not have a chance to review the full plans for Cutino Park. She questioned the City Council's technical expertise to approve the plans and expressed frustration that since it was not treated as a public hearing, immediately adjacent owners were not notified. She expressed concern with the approval process that the city is making decisions about public parks without proper notifications.

5. ELECTION OF OFFICERS

A. ELECTION OF OFFICERS FOR REMAINDER OF 2019 CALENDAR YEAR

This item was moved to the end of the agenda.

On motion by Board Member Mitsugu Mori and seconded by LisAnne Sawhney and passed by

the following vote the Board of Architectural Review approved maintaining Board Member Ventimiglia as Chair and Board Member Khalsa as Vice Chair.

RESULT: **Approved**
AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell,
LisAnne Sawhney
NOES: None

6. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM THE JANUARY 16, 2019 REGULAR MEETING

Action: Approved

Chair Ventimiglia requested staff to respond to the public comment. City Clerk Milton-Rerig responded that it was explained that the City Manager donated his time in the fabrication of the sign, but City Staff workers did install the sign during normal working hours. Board Member Mori suggested the Board should agendaize a discussion of the lack of approvals for the sign at Metz Park. Staff agreed to agendaize for the next meeting a discussion of the process for approval of signs and other elements of park improvements.

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

RESULT: **Approved**
AYES: Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell
NOES: None
ABSTAIN: Lisa Anne Sawhney

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-04: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN REVIEW APPROVAL FOR PARK IMPROVEMENTS AT CAPRA PARK, LOCATED ON THE SOUTHEAST CORNER OF LUZERN STREET AND SONOMA AVENUE IN THE OSR OPEN SPACE - RECREATIONAL ZONING DISTRICT (APN: 012-294-025). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

Assistant Engineer Leslie Llantero presented the proposed design improvements to Capra Park, established in 1965, located between Luzern and Soto streets. She detailed the existing infrastructure at the park and explained staff has been working with FOSPA and the Parks and Recreation Commission for the proposed improvements. The City has contracted with Whitson Engineers to fulfill the

design improvements. The scope of work for this project includes the following improvements: 1. addition of an on-site ADA parking space 2. Renovated playground area 3. Concrete pathway 4. Three separate barbeque picnic areas with pergolas for shade 5. Bench seating 6. Additional landscape improvements 7. New retaining walls. On question Ms. Llantero noted there is no irrigation plan as there is no access to water. The intent is to bring the water truck up for minimal water usage. Ms. Llantero answered questions from the Board.

The Board discussed concerns of people sleeping at parks and that the pergolas were not intended to be shelters, the addition of benches, considerations of signage standardization throughout city parks and additional waste receptacles.

Chair Ventimiglia invited comments from the public.

- Terry Edwards cited living close to the park and expressed concern with some park users that loiter at the park all day, smoking marijuana and urinating in the corner by the basketball court. More trash cans and picnic tables are needed. She was concerned about the retaining wall and requested the Board consider ways to discourage loitering.
- Jane Clock spoke representing FOFSPA and spoke to the loitering concerns citing Highland Otis had a similar issue and the neighbors proactive called the police who have been consistently responsive. It is a public place, so illegal activities cannot be prohibited. She said that the retaining wall serves purposes to help with separation, it will be 6 to 7 feet tall due to the erosion of the hill, and the benches and pergolas are great for families. She spoke to successful uses at other parks since they were installed. Bad behavior is up to the neighborhood to discourage and call the police.

Board Member Mitchell thanked FOFSPA for their work to encourage improvements to the park. Board Member Mori spoke to make it comfortable for users but discouraging unwanted behaviors. He questioned if a bathroom could be provided to which staff responded they will look into that for future improvements. He also stated the plant selection is excellent, native and very hearty and to establish them properly they need to be watered weekly or twice a week for the first six months. The Board encouraged posting signs that say the parks are closed at night. Chair Ventimiglia expressed concern regarding the height of the wall and the potential of falling off of the wall from the upper section. Board Member Sawhney questioned previous comments at the Council Meeting for a plaque at the park, and questioned who would be responsible for making the plaque, and requested that this be added as part of the retaining wall.

Chair Ventimiglia invited comments from the public again.

- Jane Clock answered the Chair's concern citing the planting plan on the top of the wall will be large plants to discouraging walk in or along the

border of the wall.

- Sandra Gray questioned the circular area to which staff said it was a playground.
- Maria Garcia asked if there was anything proposed for some of the trees that have been trimmed but are dying.

Staff agreed to have a Park Maintenance personnel assess the health of the trees.

Board Member Mori, homeless, consideration of future bathroom issue, irrigation issue battery operated to be installed, singe for the hour of opening, additional trash cans including accessible trash cans, verify the building code issue of the retaining wall of a barrier need to be built into the approval.

On motion by Board Member Mitsugu Mori and seconded by Keith Mitchell and passed by the following vote the Board of Architectural Review Authorized approved the item as presented with the following additional conditions; consideration of a future bathroom, the plants be properly irrigated to allow for establishment, signage be added for the hours of operation of the park, additional trash cans, and verify the retaining wall meets building codes as it relates to a barrier.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney
NOES:	None

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-06: THE CITY OF SEASIDE, APPLICANT, AND PROPERTY OWNER, REQUESTING DESIGN APPROVAL FOR THE PROPOSED IMPROVEMENTS TO ELLIS PARK LOCATED IN THE PUBLIC INSTITUTIONAL (PI) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITIES.

Associate Engineer Misty Bradshaw presented the proposed design improvements for Ellis Park located behind the Oldemeyer Center. She explained that there have been two different study sessions with Parks and Recreation to gather public feedback to generate the plan proposed today. Whitson engineers the design firm prepared the proposed improvement plan. Katie Lee from Whitson Engineers explained the geographic location of the park and detailed the following scope of improvements: 1. Improve and expand the playground area 2. Provide ADA accessible entrances, pathways, and parking space 3. Upgrade support facilities to include a new drinking fountain, signage, fencing/gates, waste receptacles, benches, barbeque pits and picnic tables and 4. Removal of the horseshoe pits and installation of a multi-use sport court. She detailed the landscaping that will be installed as low water use plants and there is an irrigation system that will be rehabbed for drip irrigation and spray sprinklers.

Ms. Lee expanded on the proposed multi-sport court noting the court will have artificial turf surfacing and will have a higher fence to protect the playground and spectator benches would be installed. Regarding the play structures, she noted that more stake holder comments are needed prior to the choice of the final play structure but what will be included will be play panels and other standalone musical instruments for accessible and unique features of the park. They are also creating an area that will underlie the artificial turf, and they are proposing an attractive bio-retention area for storm water treatment.

Board Member Mitchell questioned the installation of benches with no back support. She spoke that the stake holders cited security as an issue at the park and they need unobstructed views of the park for the security of the kids. They will consider placement of a few with backs. Board Member Mori questioned the life of the turf for the field to which staff responded they will specify a product with a long life span with durability. Board Member Sawhney questioned what will be behind the sport court and they spoke of the heights of the fence as it goes around the field. Parking would be impacted by losing one space, but adding an accessible stall.

Chair Ventimiglia invited comments from the public.

- Sandra Gray expressed concerns about the fences which acknowledged staff said the height would be increased but also questioned if there was a way to play football on this court as well as soccer and basketball. She spoke in support of the improvements to the park and noted the park was named after the founding pastor from Ocean View Baptist Church.

City Engineer Riedl stated that the court is too small for football it is not nearly large enough for a real soccer field or basketball court. The Board expressed gratitude for the design of the park.

On motion by Board Member Mitsugu Mori and seconded by Keith Mitchell and passed by the following vote the Board of Architectural Review Approved the item as presented with the request to assess areas where there could be benches with backs and raising the fence height in areas to protect the playground.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney
NOES:	None

C. DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, IS REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW PROVIDE A RECOMENDATION ON PROPOSED MODIFICATIONS TO HEIGHT OF A PLAYFIELD FENCE UNDER CONSTRUCTION AT CUTINO PARK. CUTION PARK IS LOCATED NEAR THE NORTHWEST CORNER OF NOCHE BUENA

**STREET AND SAN PABLO AVENUE IN THE OPEN
SPACE RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

This item was continued.

8. REPORTS FROM BOARD MEMBERS

Board Member Khalsa left at 6:45 PM. There were no reports from Board Members.

9. REPORTS FROM STAFF

Rick Medina reported they will bring back the Cutino Park item as well as starting to look at a annual Work Plan. The first meeting in March will be a report regarding the assessed trees at Capra Park. Mr. Medina also noted that five new businesses opened on Broadway Avenue within the last week.

10. ADJOURNMENT

The meeting was adjourned at 6:48 PM.

Respectfully submitted,



Rosa Salcedo, Board Clerk

Kathleen Ventimiglia, Chair