



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, November 20, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia
Bani Khalsa
Keith Mitchell
LisAnne Sawhney

Chair
Vice Chair
Board Member
Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

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 AMENDED MINUTES FOR OCTOBER 16, 2019 REGULAR MEETING AND MINUTES FOR NOVEMBER 6, 2019 REGULAR MEETING.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: SEASONS MANAGEMENT, PROPERTY OWNER AND APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT.**

RECOMMENDATION: The purpose of this item is for the Board of Architectural Review to complete its final review of the architectural design elements for the construction of a residential care facility.

City staff recommends approval of project in accordance with the conditions of approval provided as Attachment 1 to the staff report.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-16. DEL MONTE MANOR, INC. (PROPERTY OWNER) AND TERREX DEVELOPMENT CORP. (APPLICANT), ARE REQUESTING DESIGN REVIEW APPROVAL FOR EXTERIOR BUILDING AND SITE IMPROVEMENT RENOVATIONS AND REPAIRS TO AN EXISTING TWO-STORY, 192 UNIT APARTMENT COMPLEX (DEL MONTE MANOR) LOCATED AT 1466 YOSEMITE BOULEVARD IN THE RH (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT (APN: 012-631-002) ITEM CONTINUED FROM THE NOVEMBER 6, 2019 BAR MEETING.**

RECOMMENDATION:

Section 17.62.030.B.8 of the Seaside Municipal code states that any changes to projects that previously received Architectural Review approval from the Board of Architectural Review (BAR) shall be required to receive BAR approval.

City staff recommends approval of the proposed project subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit A – Project Plans.

- C. **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-21: CYPRESS COAST SUBARU, PROPERTY OWNER, AND AUTOPILOT USA, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE INSTALLATION OF A NEW EXTERIOR STOREFRONT, BUILDING COLORS, AND SITE MODIFICATIONS ASSOCIATED WITH THE EXPANSION AND REMODEL OF THE SUBARU NEW CAR DEALERSHIP LOCATED AT 2 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.8, changes to a previously approved project by the Board of Architectural Review shall require design review approval for subsequent modifications.

Staff recommends approval of the proposed new exterior storefront, building colors, and site modifications associated with the expansion and remodel of the showroom and related offices at the Subaru new car dealership subject to the findings and Conditions of Approval provided as Attachment 1 and Project Plans are provided as Attachment 1, Exhibit "A" in the staff report.

D. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-19-17: WEST END PARTNERS, LLC., THE APPLICANT, IS PROPOSING TO CONSTRUCT A TEN BUILDING 112,326 SQUARE-FOOT MIXED USE PROJECT, WHICH INCLUDES: 4,079 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 106 ONE, TWO, AND THREE BEDROOM RESIDENTIAL UNITS ON THE FIRST, SECOND AND THIRD FLOORS, 16 OF WHICH WILL BE AFFORDABLE UNITS, AND 8,154 SQUARE FEET OF COMBINED PARKING (89 SPACES UNDER PODIUM, 67 SURFACE OFF-STREET), DELIVERY, REFUSE, AND MECHANICAL AREA. THE 89 PODIUM PARKING SPACES ARE RESERVED FOR THE RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL UNITS RANGE IN SIZE FROM 633 +/- SF TO 1,320 +/- SF. PROJECT LOCATION: BOUNDED BY BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS STREET (CURRENT APNs: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022, 023, 024, 025, 028 and 029).

RECOMMENDATION: The purpose of this item is for the Board of Architectural Review to complete its final review and approval for the architectural design, landscaping and irrigation plans, lighting, and signage for the proposed construction of a mixed-use project.

City staff recommends that the BAR review the project revisions completed in response to the Conceptual Design Review conducted on 10.16.19 (See Attachment 3: Conceptual Design Review Minutes), determine added project conditions, if any, and approve the project in accordance with the findings and evidence in the staff report and the conditions of approval listed as Attachment 1 to the staff report.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 4, 2019
Seaside City Hall
5:30 p.m.

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.