



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, March 6, 2019
5:30 PM

1. **CALL TO ORDER**

Chair Ventimiglia called the meeting to order at 5:30 PM.

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

BOARD OF ARCHITECTURAL REVIEW

PRESNT: Khalsa, Sawhney, Mitchell, Mori, Ventimiglia

ABSENT: None

3. **REVIEW OF AGENDA**

The agenda business items were reordered to C, B, D, A.

4. **PUBLIC COMMENT**

There were no requests to speak.

5. **APPROVAL OF MINUTES**

A. APPROVAL OF MINUTES FROM THE FEBRUARY 20, 2019 REGULAR MEETING

There were no requests for changes.

On motion by LisAnne Sawhney 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, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney

NOES: None

6. **BUSINESS ITEMS**

A. TREE DISCUSSION: EXPANDING ARCHITECTURAL REVIEW PURVIEW, TREE PLANTING AND REPLACEMENT REQUIREMENTS, AND UPDATING RESOURCES

Associate Planner Beth Rocha spoke to the original request from the Planning Commission to give an overview of the Tree Code and wanted guidance from the BAR to incorporate into a code amendment. She outlined the draft General Plan, Seaside 2040 which provides for the protection of trees, the oak woodlands and the encourage met of using natives species for landscaping, to the BAR review responsibilities pertaining to trees and Seaside Municipal Code Chapter 8.54: Trees which provides standards for the removal, protection and preservation of trees. She spoke to the General Plan goal to have an abundant, robust urban forest that contributes to Seaside's quality of life and combats the effects of climate change.

Ms. Rocha questioned the Commission about their thoughts of expanding the scope of the BAR review specific to required landscape plans and tree plantings. They expressed their priorities to replace what has been taken down, especially for new developments, or those damaged by natural causes. They questioned and discussed the creation of a tree maintenance program that could bank future tree plantings or allow trees to be planted off site in a different location to keep the tree numbers the same. Board Member Mori expressed frustration that discussing urban forestry is not ripe as the city is lacking maintenance of its own areas. He suggested encouraging plantings, but not requiring them as it will be difficult to enforce tree codes for residents when the City does not maintain their own. The Board discussed landscape requirements for new developments, including second stories and ADUs, and should not encourage trees that grow up and block people's view. The BAR requested a range of heights of trees to be placed in the single family residential design guidelines listing of trees. For tree replacement, they requested that the rate of tree replacement depends upon the size and age of the tree, 1 for 1 being common practice but more for larger and older trees as well as heritage and commemorative trees.

Chair Ventimiglia invited comments from the public.

- Felix Bachofner spoke in support of the item and to the prominence of trees. He again requested reconsideration of the previous item asking the sound wall be established as a condition of approval of item C.

Direction was provided.

B. DAVID CUTINO PARK PHASE 1 PARK IMPROVEMENTS: CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, WILL PROVIDE AN UPDATE ON MODIFICATIONS TO THE FINAL DESIGN RELATED TO A REDUCTION IN HEIGHT OF THE PLAYFIELD FENCE LOCATED NEAR THE NORTHEAST CORNER OF THE PARK. CUTINO PARK IS LOCATED NEAR THE NORTHEAST 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.

Senior Engineer Scott Ottmar spoke to the in-process improvements happening at Cutino Park and to the concern of a property owner that the fence at the corner of the project site was too tall and has requested to lower the fence height from eight feet to five feet. Mr. Ottmar detailed the site plan and the impacts of the adjustment to include the potential of soccer balls and other sports equipment being kicked over the fence. He did acknowledge it would not affect the visual continuity of the fence design.

He requested any recommendations from the Board regarding lowering the height of the fence. Mr. Ottmar answered questions from the Board including the primary and new uses of the field and the previous flagging heights prior to construction.

Chair Ventimiglia invited comments from the public.

- Clementine Bonner, the resident requesting the adjustment to the fence answered questions asked by the Board. She spoke to conversations with City Manager Malin which resulted in the recommendation but she still expressed concerns with the public noticing for the project.
- Felix Bachofner spoke in support of the previous speaker and that he thinks there have been other issues of public notices. He again requested reconsideration of the previous item asking the sound attenuation wall be established as a condition of approval of item C.

Senior Planner Medina spoke to the schedule of public meetings held for the park approval, including scheduled meetings for the BAR that did not have quorums, which then went to the Council for approval. He spoke to the fact it is a permitted use in the zoning code, that the project was not discretionary and had approval of the Council for modifications to the city property therefore it was not considered a public hearing item. The Board discussed and agreed to agendaize a report on public notification policies at a future meeting. The Board agreed that if the applicant understands the issues of potential balls going over the fence, they are in support of lowering the fence height to accommodate. Board Member Mitchell arrived at 6:12 PM.

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-04. WALTER GEORIS, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR A FAÇADE RENOVATION OF A COMMERCIAL BUILDING LOCATED 600 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Senior Planner Medina detailed the application and the project site to develop a one-story, 2,235 square-foot currently vacant commercial building into a 60 seat restaurant. The project site is located within the Mixed Use Commercial Zoning District of the West Broadway Urban Village Specific Plan. Mr. Medina detailed the site plan, the adjoining land uses and the list of proposed modifications to the exterior of the facility. He noted that this area has additional frontage space for future outdoor seating capacity which is allowed without additional water requirements. He displayed the different proposed elevations which would remain mostly unchanged, and the proposed materials, fencing, coloring and light fixtures. The fencing would be 1/4" stainless steel cabling for increased visibility. Finally, he explained that the applicant is not requesting approval of fencing signage or plantings at this time, but wanted approval to start making building improvements.

Terry Latass, architect for the project spoke to the proposed design explaining the applicant wants to proceed with the physical building and come back later for all outside seating elements, which is why landscaping, fence and signage, exterior paving were not included in the proposal. He spoke to the concept of the design, the bad condition of the building, as well as to the cafe that was just finished across the

street, which is the same applicant to give the Board a sense of the aesthetic for the project.

Chair Ventimiglia invited comments from the public.

- Felix Bachofner a business owner adjacent to the business and spoke in support of the project application and that it could be a good catalyst for Broadway Avenue. He expressed three potential concerns including the existing floor plans in the packet includes a window, but the current elevation does not have one and it could be incongruent with his adjacent property, second he expressed concern that building section 8A, is a rain gutter, which encroaches across the property line, but its uncertain because no site survey has been done. If it does encroach, it will have to be removed. He also said that his property is zoned residential and he is in process of developing a proposal to retrofit 6-9 residential apartments and is concerned about the sound attenuation for the rear outdoor seating area. He requested consideration of an 8' tall concrete masonry wall as a sound barrier be added to the conditions of approval.
- Walter Goris, applicant spoke to his excitement for the community with the changes to Broadway Avenue. He acknowledged conversations with Mr. Bachofner about the sound effect of a patio and he spoke to the sound effect of a patio, and that hours of operation will be established. He also said that he is concerned about the runoff of water which they will address. He spoke to his other successful projects across the peninsula and he complimented all the staff that they have worked with and said they will continue investing in the Seaside community.

Board Member Mori spoke in support of this exciting addition to Broadway, and spoke to the need for businesses that are open later in the evening for downtown vitality. He spoke to the trend for the warehouse/industrial appearance as modern and works well aesthetically. Board Member Sawhney spoke to the WBUV plan to create mixed uses in the downtown area and that the City needs to encourage people not only to look at the first level but to build vertical and the City should consider incentivizing building up.

On motion by Board Member Bani Khalsa and seconded by Keith Mitchell and passed by the following vote the Board of Architectural Review Approved the application subject to the following exceptions, signage, extent of the landscaping, and fencing to be brought back before the Board at a future date for approval, prior to the issuance of a certificate of occupancy.

RESULT: **Approved**

AYES: *Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell, LisAnne Sawhney*

NOES: *None*

D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-05: THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN REVIEW APPROVAL FOR PHOTOVOLTAIC PARKING SHADE CANOPY, LOCATED WITHIN THE EAST PORTION OF CITY HALL PARKING LOT (APN:

011-355-001). THE PROJECT IS STATUTORILY EXEMPT FROM ENVIRONMENTAL REVIEW PER PUBLIC RESOURCES CODE SECTION 21080.35

Senior Engineer Ottmar presented the report detailing the history of the project, the City Council direction and approval actions and the results of the feasibility study. The City Council directed staff to proceed with the design of a solar project with a budget of up to \$690,000 that would generate approximately 60% of the current City Hall electrical energy demand. The proposed project is the 90% design plans for the proposed solar structures for City Hall that would construct two solar canopies over the far end of the parking lot, at the front of the Seaside library. He displayed an artist rendering to show a general scale of two canopies for the project. The project does include four posts to support the canopy with concrete footings that have the same architectural style and detail that match the exterior of the library and city hall buildings. The recommended minimum height is 12' with a five degree slant for operational efficiency. Currently no other improvements are planned for the parking lot.

Chair Ventimiglia invited comments from the public.

- Felix Bachofner spoke to the architectural design of the City Hall and Library being award winning and requested consideration to heighten and flatten the solar structure to match thought of the existing buildings to blend better. He is in support of the footings to mimic the decorative elements of the library and City Hall buildings. He again requested reconsideration of the previous item asking the sound attenuation wall be established as a condition of approval of item C.

The Board discussed the suggestion to raise and flatten the panels and questioned the impact of the leveling of the roof if it would still achieve the efficiency necessary. The Board supported any ability to keep the roof as flat as possible if it does not affect performance. The Board discussed the renderings and the presented pitch to understand the total proposed angle, which would be one foot of incline for every 11 feet. Board Member Sawhney supported the concept, but would like to see more detailed specific plans.

On motion by Keith Mitchell and seconded by Board Member Mitsugu Mori and passed by the following vote the Board of Architectural Review Approved the staff recommendation as presented.

RESULT: ***Approved***

AYES: ***Kathleen Ventimiglia, Bani Khalsa, Mitsugu Mori, Keith Mitchell***

NOES: ***LisAnne Sawhney***

7. REPORTS FROM BOARD MEMBERS

Chair Ventimiglia questioned comments made by the member of the public regarding item 6C. The board clarified that the intent of the motion was deferring all exterior building structures, including all fencing, at a future meeting prior to issuance of certificate occupancy.

8. REPORTS FROM STAFF

No Reports.

9. **ADJOURNMENT**

On motion the meeting was adjourned at 7:27 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk



Kathleen Ventimiglia, Chair