



FINAL MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

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

1. CALL TO ORDER

Chair Ventimiglia called the meeting to order at 5:32 PM.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Sawhney, Khalsa, Ventimiglia

ABSENT: Mitchell

3. REVIEW OF AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

There were no requests to speak.

5. APPROVAL OF MINUTES

On motion by Board Member LisAnne Sawhney and seconded by Vice Chair Bani Khalsa and passed unanimously by the following vote, the Board of Architectural Review approved Amended Meeting Minutes for October 16, 2019 and the November 6, 2019 meeting minutes as presented.

RESULT:

Approved

AYES:

Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney

NOES:

None

ABSENT:

Keith Mitchell

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

Action: Approved

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.

Senior Planner, Rick Medina presented the item. Staff answered questions from the Board. Rick De La Cruz represented the project as the applicant and responded to comments and questions from the Board.

Chair Ventimiglia invited comments from the public.

Public comment was closed by Chair Ventimiglia.

Mr. De La Cruz responded to the questions that were made by the public.

On motion by Board Member Bani Khalsa and seconded by LisAnne Sawhney and passed unanimously by the following vote the Board of Architectural Review Approved the design of the 144-bed Senior Assisted Living Residential Care Facility located at 550 Monterey Road in the Community Commercial (CC) Zoning District. Building 2 is not part of the approval and will come back to the Board prior to the issuance of a Building Permit for this structure.

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

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.

Senior Planner, Rick Medina presented the item. Item has been continued from the November 6th meeting. Representative from the Terrex Development Corporation represented the application for the Applicant. Applicant responded to questions from the Board.

Applicant answered questions from the public.

On motion by Board Member LisAnne Sawhney and seconded by Vice Chair Bani Khalsa and passed unanimously by the following vote, the Board of Architectural Review Approved item as presented subject to the applicant coordinating with City staff on the placement of paint colors on the building with City staff to confirm paint scheme is appropriate.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney
NOES:	None
ABSTAIN:	None
ABSENT:	Keith Mitchell

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.

Senior Planner, Rick Medina presented the item. Staff responded to questions from the Board. Rick Cartell represented the applicant and responded to questions from the Board.

On motion by Board Member LisAnne Sawhney and seconded by Vice Chair Bani Khalsa and passed unanimously by the following vote, the Board of Architectural Review Approved item as submitted. Signage will come back before the Board at a future meeting prior to the issuance of a Certificate of Occupancy.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney
NOES:	None
ABSTAIN:	None
ABSENT:	Keith Mitchell

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).

Associate Planner, Beth Rocha presented the item. Item was continued from the October 16, 2019 meeting. Mat Knorr from the Orosco Group represented the project for the applicant and answered questions from the Board.

On motion by Vice Chair Bani Khalsa and seconded by Board Member LisAnne Sawhney and passed unanimously by the following vote, the Board of Architectural Review Approved item as presented with modified design for open space areas between the buildings.

RESULT: **Approved**

AYES: *Kathleen Ventimiglia, Bani Khalsa, LisAnne Sawhney*

NOES: *None*

ABSTAIN: *None*

ABSENT: *Keith Mitchell*

7. REPORTS FROM BOARD MEMBERS

None. Chair Ventimiglia asked when 5th member will be appointed. Ms. Ventimiglia also asked about when the Single Family Residential Design Guidelines training will be on the agenda. Mr. Medina responded that training will be on the second meeting in January.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

On motion, the meeting was adjourned at 8:22 PM.

Respectfully submitted,



Rosa Salcedo, Board Clerk



Kathleen Ventimiglia, Chair