



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL VIRTUAL MEETING
Wednesday, March 10, 2021
7:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 2 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only

1. CALL TO ORDER

A. VIRTUAL MEETING INFORMATION

THIS MEETING CAN BE WATCHED VIA THE CITY OF SEASIDE YOU TUBE CHANNEL: [HTTPS://BIT.LY/SEASIDEYOUTUBE](https://bit.ly/seasideyoutube)
OR BY JOINING THE WEBINAR:
[HTTPS://US02WEB.ZOOM.US/J/83424069963](https://us02web.zoom.us/j/83424069963)
CALL IN PHONE NUMBER: (669) 900-9128
WEBINAR ID: 825 9694 8197

RECOMMENDATION: VIRTUAL MEETING INFORMATION

This meeting can be watched via the City of Seaside You Tube Channel

<https://bit.ly/SeasideYouTube>

Or by joining the webinar: <https://us02web.zoom.us/j/83424069963>

Call in Phone Number: (669) 900-9128

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2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner
Danny Huynh	Commissioner

4. 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).

5. PUBLIC COMMENT

Members of the public wishing to address the Board 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 two (2) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-02. SEASIDE AMERICAN LEGION POST# 591, PROPERTY OWNER, AND RA SMITH, APPLICANT, ARE REQUESTING TO DEMOLISH THE EXISTING 5,391 SQUARE FOOT AMERICAN LEGION BUILDING AND TO CONSTRUCT A NEW 2,652 SQUARE FOOT AMERICAN LEGION BUILDING. THE PROJECT SITE IS LOCATED AT 1000 PLAYA AVENUE (APN# 012-524-004 AND 011-524-009) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332.**

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) section 17.62.030.B.1 Architectural Review approval is required for the construction of nonresidential, multi-family residential, and mixed-use projects: all new construction and additions of 50 percent or greater to existing structures.

Staff recommends approval of BAR-21-02 for the new 2,652 sf proposed American

Legion service club building, subject to Attachment 1: Conditions of Approval and Attachment 2: Project Plans.

B. VARIANCE APPLICATION NO. VAR-21-01: CHAD BROWN, APPLICANT, AND DMITRY KISSELEV, PROPERTY OWNER, ARE REQUESTING A VARIANCE TO THE FOLLOWING RESIDENTIAL ZONE DEVELOPMENT STANDARDS (SEASIDE MUNICIPAL CODE (SMC) SECTION 17.12.050, TABLE 2-3) AS ASSOCIATED WITH THE POTENTIAL CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON A 2,500 SQUARE FOOT(SF) LOT LOCATED IN THE 1000 BLOCK OF HAMILTON AVENUE (APN: 012-274-019), BETWEEN 1064 AND 1084 HAMILTON AVENUE, IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT: 1. REDUCED SIDE YARD SETBACKS FROM 5' TO 3'; AND 2. A GREATER FLOOR AREA RATIO ALLOWANCE: FROM 45% (1,125 SF) TO 54% (1,358 SF) FOR A 233 SF INCREASE; AND 3. REDUCED PARKING REQUIREMENTS FROM TWO SPACES, WITH AT LEAST ONE WITHIN A GARAGE, TO ONE PARKING SPACE WITHIN A GARAGE. THE APPLICATION WILL BE REVIEWED IN ACCORDANCE WITH SMC 17.62.080. VARIANCE AND MINOR VARIANCE. THE VARIANCE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 5, SECTION 15305: MINOR ALTERATIONS IN LAND USE LIMITATIONS.

RECOMMENDATION: The Variance provides a process for City consideration of requests to waive or modify certain standards of this Zoning Ordinance when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone. Additionally, the Variance shall be approved or denied by the Commission (SMC 17.62.080.A and C.1).

Staff recommends the Commission consider the project plans, project-supportive staff presentation and staff report, the applicant and/or designer statement(s), public comments, and the variance findings in the motion to approve or deny Variance 21-01, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
MARCH 24, 2021
Seaside City Hall

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. Agendas are posted 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.