



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, April 14, 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.

VIRTUAL MEETING ACCESS

This meeting can be watched via the City of Seaside YouTube channel:

https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/81555467580>

Or call in phone number: 669 900 9128

Webinar ID: 815 5546 7580

1. **CALL TO ORDER**
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. APPROVAL OF MINUTES

A.

Approval of February 24, 2021 Minutes

B. Approval of March 10, 2021 Minutes

7. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-01 AND USE PERMIT APPLICATION NO. UP-21-01. CHAD BROWN, APPLICANT, AND DMITRY KISSELEV, PROPERTY OWNER, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: BOARD OF ARCHITECTURAL REVIEW FOR A PROPOSED 1,358 SQUARE FOOT (SF), TWO STORY SINGLE-FAMILY RESIDENCE ON A 2,500SF LOT; AND A USE PERMIT FOR A PROPOSED EXTERIOR STAIRWAY LEADING TO A ROOFTOP DECK ATOP THE SECOND STORY. THE PROJECT SITE IS LOCATED ON A VACANT LOT 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. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

RECOMMENDATION: The purpose of this item is to review a proposed single-

family project in accordance with Seaside Municipal Code (SMC) sections:
17.62.030.B.2: all new single family construction is subject to Board of Architectural Review Approval. Architectural considerations include the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, exterior lighting; and
17.12.050, Table 2-3 – Residential Zone Development Standards, footnote 6 specifies: Exterior stairways that would lead to a second floor or roof deck are permitted with the issuance of a Use Permit.

B. SEASIDE MUNICIPAL CODE AMENDMENT: INTRODUCTION OF AN AMENDED ORDINANCE FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL, AMENDING SEASIDE MUNICIPAL CODE SECTION 17.14.030, TABLE 2-4 – ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES FOR CANNABIS USES. PROPOSED AMENDMENTS INCLUDE: ADDING CANNABIS RETAIL AND CANNABIS MICROBUSINESS USES, SPECIFYING THE REQUIRED PERMIT TYPES BASED ON ZONING, REFERENCING THE SPECIFIC USE REGULATIONS OF TITLE 19: COMMERCIAL CANNABIS ACTIVITIES, AND ADDING USE-SPECIFIC FOOTNOTES. THE PROPOSED CHANGES TO THE MUNICIPAL CODE WILL NOT RESULT IN DIRECT OR INDIRECT CHANGES TO THE ENVIRONMENT AND DO NOT MEET THE DEFINITION OF A PROJECT UNDER CEQA (14 CCR 15378(B)).

RECOMMENDATION: The purpose of this item is for the Planning Commission to recommend the proposed staff generated ordinance amendments to Title 17: Zoning Ordinance Code, Seaside Municipal Code Section 17.14.030, Table 2-4 – *Allowed Land Uses And Permit Requirements for Commercial Zones* regarding Cannabis Uses through the Resolution and Exhibit A to be provided to the City Council for consideration at the First Reading of the proposed ordinance amendments.

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-03. ERIC WENDT, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF A ~113 SQUARE FOOT SECOND STORY DECK LOCATED AT THE REAR OF THE EXISTING TWO-STORY SINGLE FAMILY RESIDENCE LOCATED AT 4456 OCEAN HEIGHTS (APN: 031-242-009) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) 17.62.030.B.2 Architectural Review approval is required for the construction of all second-story elements, including decks, for single-family residential projects.

Staff recommends approval of BAR-20-03 for the proposed 113 sf deck, subject to Attachment 1: Conditions of Approval, and Attachment 2: Project Plans.

D. FENCE EXCEPTION APPLICATION NO. FE-21-02. CHARLES MANDURRAGO, APPLICANT, AND MITSUGU MORI, PROPERTY OWNER, ARE REQUESTING A FENCE EXCEPTION OF 3'-0" TO ALLOW FOR THE ADDITION OF A METAL PICKET FENCE TO THE EXISTING 8'-0" CONCRETE MASONRY UNIT (CMU) WALL, FOR A TOTAL FENCE HEIGHT OF 11'-0", LOCATED ALONG THE WEST SIDE PROPERTY LINE OF 1177 SAN PABLO AVE (SEASIDE GARDEN CENTER), LOCATED IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN: 012-051-011). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Section 17.30.020.F of the Seaside Municipal Code the applicant/property owner is requesting approval of a fence exception to allow for the addition of 3'-0" metal picket fence to the existing 8'-0" CMU wall, resulting in a final height of 11'-0". The new fence height will be 3'-0" higher than permitted by code, without approval of fence exception. The proposed fence addition would be located along west side property line between the rear parking lot of the Dollar Store and the side property line of Hanna Gardens, 1177 San Pablo Avenue (APN# 012-051-011). The increased fence height is proposed due to an increase in thefts from existing commercial business located on site, Seaside Garden Center.

Overall, the proposed fence height exception would provide additional protection and security to the existing commercial business and has been designed to match the existing entry gate and fence. Based on the analysis provided below, staff recommends approval of Fence Exception Application No. FE-21-02 subject to Attachment 1: Draft Resolution and Conditions of Approval and Attachment 2: Project Plans.

E. FENCE EXCEPTION APPLICATION NO. FE-21-01. CAROLINE STAVE-VIEMEISTER, APPLICANT AND PROPERTY OWNER, IS REQUESTING A FENCE EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A 5'-2" TALL FENCE ALONG THE FRONT PROPERTY LINE (1'-2" ABOVE THE PERMITTED FRONT YARD FENCE HEIGHT) AT 1289 DARWIN STREET, LOCATED IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN: 012-291-010). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Section 17.30.020.F of the Seaside Municipal Code the applicant/property owner is requesting approval of a fence exception to allow for the construction of a 5'-2" tall fence along the front yard property line, which exceeds the maximum height limit by 1'-2", for a single family dwelling located at 1809 Havana Street in the Single Family Residential (RS-12) Zoning District (APN# 012-291-010).

Overall, the proposed fence height exception is consistent with other fences in the neighborhood and would not detract from the aesthetics. Based on the analysis

provided below, staff recommends approval of Fence Exception Application No. FE-21-01 subject to Attachment 1: Draft Resolution and Conditions of Approval, and Attachment 2: Project Plans.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD
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.