



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, July 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 three (3) 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 JUNE 23, 2021 MEETING MINUTES**

7. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-05 - JOSE FUENTES, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-STORY SINGLE-FAMILY RESIDENCE AT 1787 LAGUNA STREET LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE EXISTING HOME WILL BE DEMOLISHED AND REPLACED WITH A NEW 1,217 SF HOUSE WITH AN ATTACHED 408 SF GARAGE. AND A 176 SF FRONT PORCH (APN 012-812-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) section 17.62.030.B.2 Architectural Review approval is required for all new construction as well as additions to existing structures that result in a height of greater than 18 feet for single-family residential projects.

Staff recommends approval of BAR-20-12 for the proposed first and second story additions, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08 AND FENCE EXCEPTION APPLICATION FE-21-03 - STEVE MICKEL, APPLICANT, AND NELSON VEGA, PROPERTY OWNER, ARE REQUESTING ARCHITECTURAL REVIEW AND A FENCE EXCEPTION TO APPROVE THE CONSTRUCTION OF NEW 3' TALL STUCCO WALL WITH A 2' METAL PICKETT FENCE ON TOP (FOR A TOTAL HEIGHT OF 5') TO BE LOCATED ALONG THE FRONT AND STREET SIDE PROPERTY LINES OF THE MIXED-USE PROPERTY LOCATED AT 1104 BROADWAY AVE IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN 012-195-069). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) Section 17.30.030 B.2 Table 3-2, fences along the front property line, or any portion of the site within 10 feet of the front property line are subject to Board of Architectural Review. Furthermore, fences within the required traffic safety visibility area shall not exceed 3 ½ feet in the non-residential district without approval of a Fence Exception. As such, the applicant is also applying for a fence exception per 17.30.020.F of the SMC to allow for the construction of a 4'-0" fence (exceed the height limit by 0'-6") to be located in the Traffic Safety Visibility Triangle (TSVT) and a 5'-0" fence on the portions not within this designated area.

Overall, the proposed wall/fence design (including a 0'-6" fence height exception) is consistent with the design of the existing mixed-use building and with other fences on commercial properties which can be found throughout Seaside, the proposed wall/fence would not detract from the aesthetics of the area. Based on the analysis provided below, staff recommends approval of BAR 21-08 and FE-21-03 subject to Attachment 1: Draft Resolution, and Attachment 2: Project Plans.

C. DISCUSSION ITEM – RECEIVE GUIDANCE FROM THE PLANNING COMMISSION REGARDING POTENTIAL AMENDMENTS TO APPLICABLE SECTIONS OF THE SEASIDE MUNICIPAL CODE TO CHANGE 'RESTAURANTS-COUNTER SERVICE' FROM A USE WHICH REQUIRES A USE PERMIT TO A PERMITTED USE IN THE CMX (COMMERCIAL MIXED USE), CC (COMMUNITY COMMERCIAL) AND CRG (REGIONAL COMMERCIAL) ZONING DISTRICTS. ALSO, TO MAKE ALCOHOL SERVICE A PERMITTED ANCILLARY USE AS PART OF A RESTAURANT USE IN ALL ZONING DISTRICTS WHICH PERMIT RESTAURANTS; PROVIDE FURTHER DIRECTION WHETHER THIS SHOULD BE FOR ALL RESTAURANTS OR JUST TABLE SERVICE RESTAURANTS.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:

July 28, 2021

7:00 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. 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.