



**AGENDA**  
CITY OF SEASIDE  
ZONING ADMINISTRATION

SPECIAL MEETING  
VIRTUAL ONLY  
440 Harcourt Avenue  
Monday, August 2, 2021  
9:30 AM

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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](mailto: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 4:00 p.m. on the day before the meeting. All submitted comments will be provided to the Committee for consideration and compiled as part of 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 Clerk will call speaker names and unmute speaker microphones (on the phone, press \*6). You may have up to 3 minutes to provide your comments, with time set by the discretion of the Chair.

**VIRTUAL MEETING ACCESS**

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

[https://www.youtube.com/channel/UC1Cu7854Ohtjpr\\_XV1tDvRg](https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg)

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/88022526792>

Or call in phone number: 669-900-9128

Webinar ID: 880 2252 6792

**1. CALL TO ORDER**

**2. ROLL CALL**

Amanda Rotella

Zoning Administrator

**3. PUBLIC COMMENT**

**4. BUSINESS ITEMS**

**A. MINOR USE PERMIT APPLICATION NO. MUP-21-01. CHARLES MANDURRAGO, APPLICANT, AND MITSUGU MORI, PROPERTY OWNER, ARE REQUESTING A MINOR USE PERMIT TO ALLOW FOR THE CONVERSION OF EXISTING COMMERCIAL STORAGE SPACE TO AN ACCESSORY DWELLING CARETAKER UNIT AT THE EXISTING GARDEN CENTER LOCATED AT 1177 SAN PABLO AVE (HANA GARDEN CENTER), IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN: 012-051-011). IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEAQ) GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A).**

**RECOMMENDATION:** In accordance with Section 17.14.030.B, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) approval of a Minor Use Permit is required to permit an accessory dwelling Caretaker Unit in the Commercial Mixed Use (CMX) Zoning District. The applicant proposes to convert existing storage space, located on the 2<sup>nd</sup>-story, to an on-site Caretaker Unit at 1177 San Pablo Avenue (APN# 012-051-011); Hana Garden Center. The existing commercial business has had issues in the past with thefts from the property; the proposed Caretaker Unit is intended to help prevent such behavior and provide additional security against future vandalism.

Overall, the proposed Caretaker Unit is an accessory use to the existing commercial facility. The proposed project will provide (much needed) additional housing in the City, as well as provide additional security for the site. Based on the analysis provided below, staff recommends approval of Minor Use Permit Application No. MUP-21-01 subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

**5. ADJOURNMENT**

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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. 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.