



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, September 8, 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 Planning Commission 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 Clerk will call speaker names and unmute speaker microphones. You will 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 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

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

Chair
Vice Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

3. PUBLIC COMMENT

Members of the public wishing to address the Commission 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.

4. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JULY 28, 2021

5. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-21-02: FARIS NEMRI, PROPERTY OWNER, AND ALEJANDRA BERRELLEZA, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW FO THE ON-SITE SALE OF BEER AND WINE UNDER A TYPE 41 ALCOHOL LICENSE FOR A SIT-DOWN RESTAURANT (BARBA AZUL) LOCATED AT 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION: The purpose of this item is for the Commission to consider approval of a Use Permit and finding of Public Convenience or Necessity to approve a Type 41 ABC license, which authorizes the sale and of beer and wine for consumption on site as part of an eating establishment. The license is proposed for Barba Azul, a new Mexican seafood cuisine restaurant located at 1301 Fremont Boulevard.

Staff recommends approval of UP-21-02 and the findings of Public Convenience or Necessity for a Type 41 ABC license for Barba Azul, a proposed Mexican seafood cuisine restaurant at 1301 Fremont Boulevard.

B. USE PERMIT APPLICATION NO. UP-21-03: CHARTWELL SCHOOL, PROPERTY OWENR, AND MYNT SYSTEMS, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR THE PLACEMENT OF TWO 960 SQUARE-FOOT MODULAR CLASSROOMS ON THE CAMOUS OF CHARTWELL SCHOOL LOCATED AT 2511 NUMA WATSON ROAD IN THE PUBLIC-INSTITUTIONAL (PI) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION: In accordance with Section 17.18.030.B (Table 2-7 – Allowed Land uses and Permit Requirements for Special Purpose Zones), a project for a private or specialized education facility is subject to the issuance of a Use Permit.

City staff recommends approval UP-21-03 for the proposed modular classrooms in accordance with Attachment 1: Draft Resolution and Exhibit A: Project Plans.

C. 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 RESTAURANT USES. 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: In accordance with Section 17.74.040.A of the Seaside Municipal Code (SMC), the purpose of this item is for the Planning Commission to consider and provide a recommendation to the City Council on proposed text amendments.

Staff recommends approval of the proposed Municipal Code Amendment to: change the permit requirement for Accessory Alcoholic Beverage Sales for Restaurants, Cafes and Coffee Shops from requiring a Use Permit to being Permitted; and consolidate the uses of Restaurants with Table Service and Restaurants with Counter Service into one use type; and modify the permitted use table to allow Restaurants, Cafes And Coffee Shops to be permitted-by-right in the CMX, CC, CRG, and CH zoning districts; and correct typographical errors in SMC 17.14.030, Table 2-4 to remove reference to footnote 3 from the Office – Processing use category and to remove Alcoholic beverage sales from the use table.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 22, 2021
Seaside City Hall
7:00 PM

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>

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.