



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, December 14, 2022
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make 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 at least two (2) hours prior to the meeting time on the day of the meeting.
 - 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.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	Commissioner

3. **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).

4. **PUBLIC COMMENT FOR COMMISSIONS**

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. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **APPROVE MINUTES FROM OCTOBER 26, 2022**

6. **BUSINESS ITEMS**

A. **USE PERMIT NO. UP-22-07 AND BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-12: JEREMY COULTER, PROPERTY OWNER, IS REQUESTING A USE PERMIT FOR TWO EXTERIOR STAIRWAYS AND AN ABOVE-GROUND DECK PROJECTING SIX FEET INTO REQUIRED SETBACKS; AND BOARD OF ARCHITECTURAL REVIEW FOR A PROPOSED SECOND-STORY DECK OF APPROXIMATELY 927 SQUARE FOOT, AT 1442 WANDA AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-336-027). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

RECOMMENDATION: The purpose of this report is to review the project in accordance with the following applicable regulations of the Seaside Municipal Code (SMC):

A Use Permit is required based upon the following:

- SMC 17.12.050, Table 2-3 Residential Zone Development Standards, note 6 states "exterior stairways that would lead to a second floor are permitted with the issuance of a Use Permit".
- SMC 17.30.100 Setback Requirements and Exceptions, Table 3-5, Note 3 states "Projections of more than three feet into the front or rear setback are subject to a Use Permit approval by the Planning Commission, in compliance with Section 17.62.070".

An Architectural Review is required based upon the following:

- SMC 17.62.030.B.2. requires Architectural Review for all new second-story elements including decks, roofs, and projections.

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-11. SEASIDE ACQUISITION GROUP, LLC., (PROPERTY OWNER AND APPLICANT) IS REQUESTING DESIGN REVIEW APPROVAL OF THE PLANT PALETTE AND PLANTING LAYOUT FOR THE FINAL LANDSCAPE PLAN AND THE FINAL EXTERIOR LIGHTING PLAN FOR THE CONSTRUCTION OF A 330 ROOM GRAND HYATT HOTEL ON THE SEASIDE RESORT PROJECT SITE LOCATED AT 1 MCCLURE WAY IN THE V-FO (FORT ORD VISITOR SERVING COMMERCIAL) ZONING DISTRICT

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code, the Board of Architectural Review is responsible for the review and approval of commercial landscaping and exterior lighting details for a nonresidential development.

1) Approval of the Plant Palette and planting layout for the Final Landscape Plans that is provided as Exhibit "A" to the Draft Resolution (Attachment 1); and
2) Approval of the Final Exterior Lighting that is provided as Exhibit "B" to Draft Resolution (Attachment 1).

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 28, 2022

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<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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