



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, July 12, 2023
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 - CITY COUNCIL

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. BUSINESS ITEMS

A. VARIANCE APPLICATION NO. 23-01 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-10. STEVE MICKEL, APPLICANT, AND MARK RAMIREZ, PROPERTY OWNER, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A VARIANCE FOR REQUESTED MODIFICATIONS TO REQUIRED SETBACKS, FLOOR AREA RATIO, AND PARKING; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,560 SQUARE FOOT (SF), TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 313 SF GARAGE, ON A 1,875 SF PARCEL. THE PROJECT SITE IS A VACANT PARCEL AT 1784 LAGUNA STREET (APN: 012-811-016) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE VARIANCE IS CATEGORICALLY EXEMPT, CLASS 5, SECTION 15305 AND ARCHITECTURAL REVIEW IS CATEGORICALLY EXEMPT, CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

B. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-11. JBL INVESTMENTS 7, LLC, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED REBUILD OF A FIRE DAMAGED RESIDENCE, INCLUDING A NEW SECOND STORY ADDITION. THE PROPOSED RESIDENCE IS 4,433 SF WITH AN

ATTACHED 506 SF GARAGE. THE PROJECT SITE IS LOCATED ON A 14,586 SF PARCEL AT 7 HARROW COURT (APN: 012-682-037) IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

C. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-06. FOOTHILL PARTNERS, INC., APPLICANT, AND DIAMOND CEDERWALL TRUST (SANDRALINE CEDERWALL, TRUSTEE), OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED FIVE-STORY MIXED USE PROJECT WITH 9,900 SF OF LEASABLE COMMERCIAL AREA ON THE GROUND FLOOR FOR UP TO 12 COMMERCIAL TENANTS; A TOTAL OF 32 RESIDENTIAL UNITS TOTALING 17,100 SF; A LANDSCAPED PARKING AREA; AND THE FOLLOWING ROOFTOP AMENITIES: A TASTING ROOM FEATURING A 1,575 SF ROOFTOP DECK AND 1,450 SF MODULAR UNIT, A PUBLIC ROOFTOP DECK OF 3,150 SF, AND A 1,180 SF INDOOR RESIDENT LOUNGE. THE STRUCTURE HEIGHT RANGES FROM 15-22 FT ON THE SINGLE-STORY PORTION TO 48-64 FT ON THE FIVE STORY PORTION. THE PROJECT SITE IS LOCATED AT 1540 AND 1546 DEL MONTE BOULEVARD ON FOUR PARCELS IN THE WEST BROADWAY URBAN VILLAGE ZONE SPECIFIC PLAN, ZONED BOTH MIXED USE (APNS: 011-306-006, -008) AND HIGH DENSITY RESIDENTIAL/MIXED USE (APNS: 011-306-003, -004). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 26, 2023
6:00 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>

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.