



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, August 9, 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 - ESTABLISHMENT OF QUORUM

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

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 JULY 12, 2023

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. 23-02 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-04. DUKE KELSO, APPLICANT, AND NICK AND ALEIA MELESE, PROPERTY OWNERS, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A USE PERMIT FOR REQUESTED MODIFICATIONS TO PARKING REQUIREMENTS AND FOR AN EXTERIOR STAIRWAY LEADING TO A SECOND STORY DECK; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,528 SQUARE FOOT (SF) TWO STORY ADDITION TO AN EXISTING 900 SF SINGLE-FAMILY RESIDENCE, ON A 5,508 SF LOT. THE PROJECT SITE IS LOCATED AT 1057 AMADOR AVENUE (APN 012-271-038) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.

RECOMMENDATION: The purpose of this item is to consider a Use Permit and Architectural Review. The Use Permit is required for two project elements as follows:

1. A Use Permit may allow exterior stairways that lead to a second floor per

Seaside Municipal Code (SMC) Section 17.12.050, Table 2-3 Residential Zone Development Standards, footnote (6).

2. A Use Permit may allow reduction in the number of parking spaces required when a structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable (SMC 17.34.100.B).

Staff recommends the Commission approve Use Permit UP-23-02, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

The Architectural Review is required for the two-story addition to an existing house and all two-story elements. Architectural Review provides a process for City review of architectural considerations, landscape considerations, and lighting considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances. Lighting considerations include proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels. Landscape plans are not required for single family residences (SMC 17.62.030.E).

Staff recommends the Commission approve Architectural Review AR-23-04, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

B. 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.

RECOMMENDATION: A Variance provides a process for City consideration of requests to waive or modify certain standards of the Zoning Ordinance when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone. Variances shall be approved or denied by the Commission (Seaside Municipal Code (SMC) 17.62.080.A and C.1).

Staff recommends the Commission approve Variance VAR-23-01, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

Architectural Review provides a process for City review of architectural considerations, landscape considerations, and lighting considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances. Lighting considerations include proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels. Landscape plans are not required for single family residences (SMC 17.62.030.E).

Staff recommends the Commission approve Architectural Review AR-23-10, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

C. 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.

RECOMMENDATION: Review the Architectural Review application to allow for the proposed construction of a second-story addition in accordance with Seaside Municipal Code Section (SMC) 17.62.030. Staff recommends approval of AR-23-11 subject to the Resolution (Attachment 1) and Project Plans (Exhibit A to Attachment 1).

7. REPORTS FROM COMMISSIONERS

8. 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.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 23, 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:

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.