A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, May 29, 2024
6:00 PM

NOTICE: *The Planning Commission will hold its public meetings in person, with options for viewing and listening virtually or telephonically, based on availability.*

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 view 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 listen 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, 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 - PLANNING COMMISSION

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 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. ZONING MAP AMENDMENT 24-01 (ZMA-24-01): CONSIDER A RESOLUTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF 1020 AUTO CENTER PARKWAY (APN: 011-523-021) FROM AUTOMOTIVE REGIONAL COMMERCIAL (CA) TO REGIONAL COMMERCIAL (CRG). THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 32) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES.

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:
June 12, 2024
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.

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.A.

TO: Planning Commission

BY: Andrew Myrick, Economic Development & Community Planning Manager

DATE: May 29, 2024

SUBJECT: **ZONING MAP AMENDMENT 24-01 (ZMA-24-01): CONSIDER A RESOLUTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF 1020 AUTO CENTER PARKWAY (APN: 011-523-021) FROM AUTOMOTIVE REGIONAL COMMERCIAL (CA) TO REGIONAL COMMERCIAL (CRG). THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 32) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this Item is to consider a recommendation to the City Council regarding a Zoning Map Amendment. Staff recommends approval of the attached Resolution recommending that the City Council approve the attached Zoning Map Amendment.

BACKGROUND

1020 Auto Center Parkway (Monterey County Assessor's Parcel Number 011-523-021) (hereafter referred to as the "Property") is an approximately 0.61 acre parcel located at the corner of Del Monte Boulevard and La Salle Avenue. The site includes an existing building and a parking lot (although a portion of the parking lot is located on the adjoining property to the east).

The Property is located within the Automotive Regional Commercial (CA) Zoning District. The properties located immediately across Del Monte Blvd as well as the adjacent property located south of the Property are also located in the CA Zoning District, and are occupied by vehicle sales and repair uses. In contrast, the properties located across La Salle Avenue, as well as the adjacent property located east of the Property, are located in the Regional Commercial (CRG) Zoning District and are

occupied by motels and a restaurant. The Property and all surrounding properties are located within the Employment land use designation in the current General Plan (adopted May 16, 2024), and were located in the Regional Commercial land use designation under the previous General Plan adopted in 2004.

The Property was previously occupied by Monterey Peninsula Power Sports, which sold Motorcycles and All-Terrain Vehicles (ATVs). The Property is currently vacant. The CA Zoning District is highly restrictive, allowing only the sale, rental, or repair of automobiles and similar automotive-related uses. General retail uses are not permitted. The applicant, Jason Zaremba, has an option to purchase the property and desires to change it into an Ace Hardware store. He has submitted an application to change the zoning of the property from CA to CRG. A hardware store would be a Permitted use in the CRG zoning district.

Staff believes that the proposed Zoning Map Amendment is appropriate. Staff notes that the Property sits on the boundary of the CA and CRG districts (see Exhibit A in the attached Resolution). Thus changing the Zoning would not result in any uses incompatible with the surrounding area. Further, both Zoning Districts would be consistent with the current and previous General Plan, which envision both automotive and non-automotive commercial uses.

ATTACHMENTS

1. Resolution ZMA-24-01 PC
2. Resolution ZMA-24-01 PC Exhibit A

RESOLUTION NO. 24-XX PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF 1020 AUTO CENTER PARKWAY (ASSESSOR'S PARCEL NUMBER 011-523-021-000) FROM AUTOMOTIVE REGIONAL COMMERCIAL (CA) TO REGIONAL COMMERCIAL (CRG)

WHEREAS, Monterey County Assessor's Parcel Number (APN) 011-523-021-000, also known as 1020 Auto Center Parkway, is a parcel of land approximately 0.61 acres in size located at the northwest corner of Del Monte Boulevard and La Salle Avenue (hereafter referred to as the "Property"); and

WHEREAS, the Property is presently identified in the Seaside General Plan, adopted May 16, 2024, as being within the Employment land use designation, and is identified in the Zoning Map as being within the Automotive Regional Commercial (CA) Zoning District; and

WHEREAS, Jason Zaremba has submitted an application for a Zoning Map Amendment to change the Zoning District from the CA District to the Regional Commercial (CRG) Zoning District; and

WHEREAS, the Property is located immediately adjacent to and directly across the street from other parcels located in the CRG Zoning District, and therefore would be compatible with the surrounding uses; and

WHEREAS, both the CA and CRG Zoning Districts are consistent with the current Employment land use designation; and

WHEREAS, the proposed General Plan Amendment and Zoning Map Amendment are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and

WHEREAS, Section 17.74.040 of the Seaside Zoning Ordinance provides that the Commission shall make a recommendation to the City Council to approve, approve with modifications, or deny any proposed Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED, THAT THE PLANNING COMMISSION HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The Planning Commission finds that: a) the facts set forth in the recitals in this Resolution are true and correct and incorporated by reference; b) the recitals constitute findings in this matter and, together with the staff report, other

written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the action taken in this Resolution; c) the provisions in this Resolution are consistent with the General Plan, Seaside Municipal Code, and applicable federal and state law; and d) this Resolution will not be detrimental to the public interest, health, safety, convenience, or welfare.

2. The Planning Commission hereby recommends that the City Council Approve a Zoning Map Amendment to modify the Zoning Map such that the Zoning District of the Property is changed from Automotive Regional Commercial (CA) to Regional Commercial (CRG).

3. The Planning Commission hereby recommends that the City Council find the proposed Zoning Map Amendment Categorically Exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects).

PASSED AND ADOPTED at a Special Meeting of the Planning Commission of the City of Seaside, State of California, on the 29th day of May, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
William Silva, Chairperson

ATTEST:

_____
Dominique L. Davis, City Clerk

Zoning Map Amendment ZMA-24-01

Existing Zoning Districts and Proposed Change

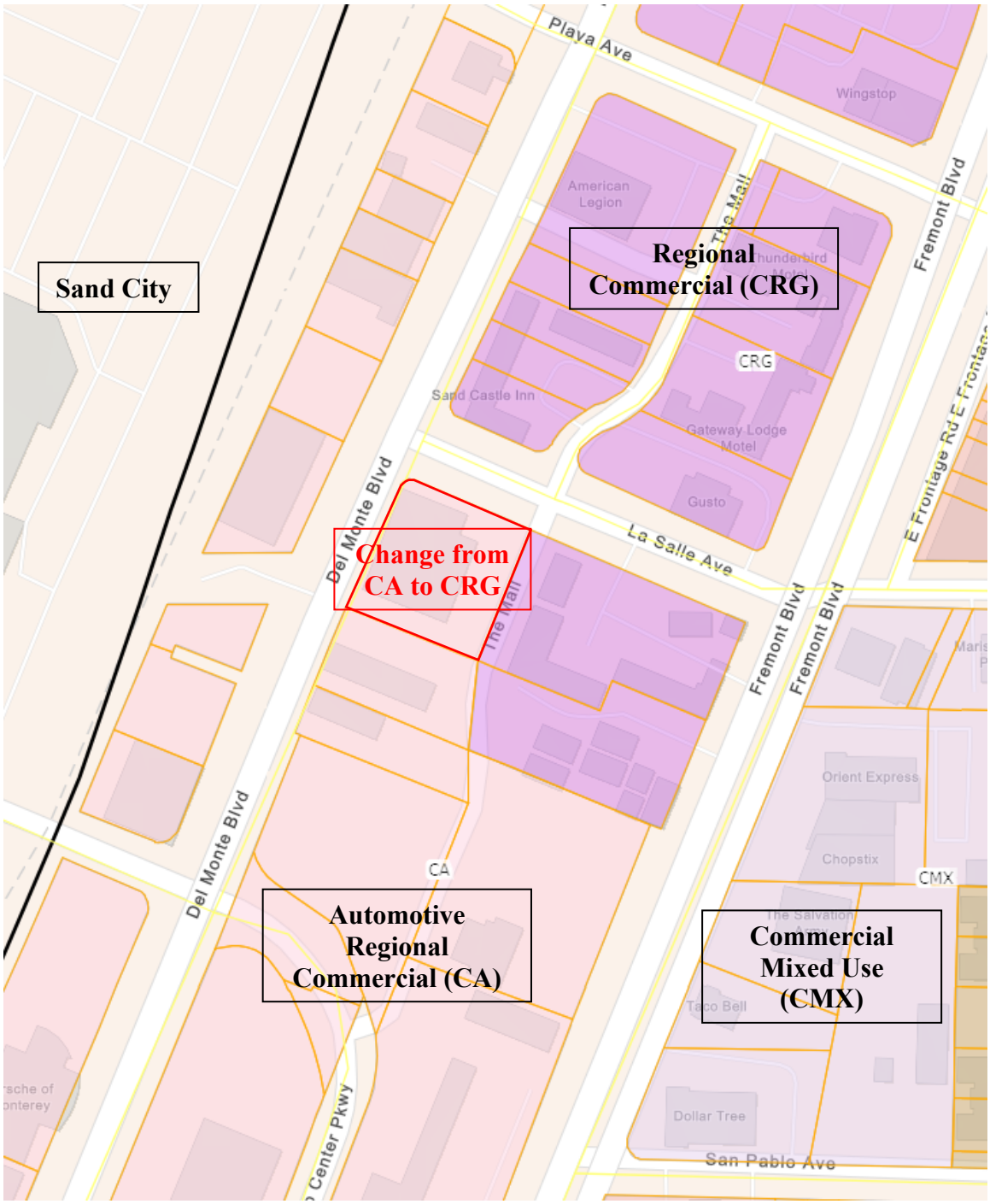

EXHIBIT A