



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, April 23, 2025
6:00 PM

NOTICE: *The Planning Commission 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.*

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 or 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 listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR 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 by 2:00 p.m. on the day of the meeting.

During the Meeting: 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.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.
5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

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

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 MINUTED FROM MARCH 26, 2025

6. BUSINESS ITEMS

A. VARIANCE APPLICATION V-2025-001. STEPHEN SNODGRASS, APPLICANT AND PROPERTY OWNER, IS REQUESTING A VARIANCE TO ALLOW AN EXCEPTION TO THE MAXIMUM HEIGHT FOR AN ACCESSORY STRUCTURE TO PERMIT THE CONSTRUCTION OF A 23-FOOT-TALL ACCESSORY STRUCTURE, SPECIFICALLY A PROTECTIVE NETTING STRUCTURE FEATURING AN OVERHEAD ELEMENT, IN THE REAR YARD OF 2315 CYPRESS LANE LOCATED IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT (APN: 031-054-019). THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES.

B. SPECIFIC PLAN AMENDMENT SPA-2025-001. AN AMENDMENT TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN TO PROHIBIT THE SALES OF FIREARMS AND AMMO WITHIN THE WEST BROADWAY URBAN VILLAGE. THIS PROJECT IS NOT SUBJECT TO THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES.

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.

A. UPDATE ON ZONING ORDINANCE PROCESS CHANGES

RECOMMENDATION: Staff recommends that the Planning Commission receive the attached Report.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 14, 2025
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.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, March 26, 2025
6:00 PM

1. **CALL TO ORDER**

Chair Silva called the meeting to order at 6:00 p.m.

2. **ROLL CALL - NEIGHBORHOOD IMPROVEMENT COMMISSION**

PRESENT: EVANS, SILVA, LAMICA, DODSON,
ABSENT: HUYNH, OWENS

3. **REVIEW OF AGENDA**

No Changes.

4. **PUBLIC COMMENT**

None.

5. **APPROVAL OF MINUTES**

Approve Minutes from February 26, 2025

On motion by Commissioner LaMica, and second by Evans, and carried by the following vote, the Planning Commission moved to approve the Minutes from February 26, 2025

RESULTS: 4, 0, 0, 2
AYES: Evans, Dodson, Silva, LaMica,
NOYES: None
ABSTAIN: None
ABSENT: Huynh, Owens

ACTION: APPROVED & ADOPTED RESOLUTION

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. AR-2024-010. GEARY COATS OF COATS CONSULTING, APPLICANT, AND AP GLOVER ENTERPRISES, LLC, OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE ARCHITECTURAL DESIGN, LANDSCAPING, AND LIGHTING FOR A PERMITTED, BY-RIGHT MULTIFAMILY USE LOCATED AT

4386 AND 4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-152- 012). ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

Beth Rocha, Senior Planner, presented the Architectural Review application AR-2024-010 for the Architectural Design, Landscaping and Lighting for a permitted, by-right, multifamily use located at 4386 and 4387 Parker Flats Cut off Road in the high density residential RH Zoning District. The Commission considered the project plans, staff presentation, staff report, the Applicant and or designer statement, public comments, and the findings in the motion to approve AR-2024-010 by adopting the Resolution, which includes Exhibit A: Project Plans and Project Conditions of Approval.

PUBLIC COMMENT:

Coats

On motion by Commissioner Silva, and second by Evans, and carried by the following vote, the Planning Commission approved the Architectural Review application AR-2024-010 with an option for the designer to create additional parking in a proposed landscape area with the stipulation that trees removed for parking be replaced onsite.

RESULTS: 4, 0, 0, 2

AYES: Evans, Silva, LaMica, Dodson

NOYES: None

ABSTAIN: None

ABSENT: Huynh, Owens

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

Commissioner Evans expressed appreciation to the individual who placed Quickcrete at Monterey Road, ensuring children no longer have to walk through the sand.

8. REPORTS FROM STAFF

Andy Myrick, Planning Manager, reported an update on the major transit stop issue. The State issued guidance deviated from how most jurisdictions were interpreting the statute

9. ADJOURNMENT

With no further business the meeting adjourned at 7:12 p.m.

On motion by Commissioner Dodson, and second by LaMica, and carried by the following vote, the Planning Commission moved to adjourn.

Respectfully submitted,

Jennifer Hancock, Committee Clerk

William Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: April 23, 2025

SUBJECT: VARIANCE APPLICATION V-2025-001. STEPHEN SNODGRASS, APPLICANT AND PROPERTY OWNER, IS REQUESTING A VARIANCE TO ALLOW AN EXCEPTION TO THE MAXIMUM HEIGHT FOR AN ACCESSORY STRUCTURE TO PERMIT THE CONSTRUCTION OF A 23-FOOT-TALL ACCESSORY STRUCTURE, SPECIFICALLY A PROTECTIVE NETTING STRUCTURE FEATURING AN OVERHEAD ELEMENT, IN THE REAR YARD OF 2315 CYPRESS LANE LOCATED IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT (APN: 031-054-019). THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends approval of Variance application V-2025-001 by adopting the Resolution, which includes Exhibit A: Project Plans and the project conditions of approval.

BACKGROUND

The site features a two-story single-family home within The Enclave at Cypress Grove development, situated adjacent to the Black Horse Golf Course. During the home's construction, the developer, Shea Homes, identified damage caused by golf balls hit from the 18th tee. In response, they installed a temporary barrier to help mitigate further damage. The Zoning Administrator has chosen to forward the Variance application to the Planning Commission in accordance with SMC 17.62.080.D.2.

PROJECT DESCRIPTION

The applicant proposes a protective netting system as a long-term solution to minimize damage caused by golf balls. The proposed netting system will span the entire width of the angled rear property line of 88'-1.5" and will utilize a pole system to create a vertical and overhead structure. The pole system will extend towards the rear of the home at varying lengths, ranging from approximately 14'-11" to 44'-6.5". The design of the proposed netting structure is based on a golf ball trajectory study and is designed to enhance safety for occupants in the rear yard and prevent damage to the siding and windows facing the 18th tee of Black Horse Golf Course.

CODE ANALYSIS

The Enclave at Cypress Grove Design Guidelines, adopted in 2009, specify that, *to the greatest extent practical, Site Development Design Standards shall comply with the RS-8 Residential Zone Site Planning and Building Standards...for [the] height of structures.* The height of accessory structures in the RS-8 zone is regulated by SMC 17.52.220.E, which limits the height to 15 feet. The proposed netting structure is proposed at a height of 15'-0" along the rear property line to a maximum of 23'-0" at the furthest extent of the structure from the rear property line. This increase in height is the basis for the requested Variance.

REQUIRED FINDINGS

1. The project is categorically exempt (Class 5) from the California Environmental Quality Act (CEQA) pursuant to section 15305 of the CEQA Guidelines.

Evidence: The requested variances to the development standards for height of an accessory structure and would not result in changes to land use or density.

17.62.080.E.1. Required Variance Findings

2. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and within the same zone.

Evidence: The special circumstances specific to this property and the proposed protective netting structure is the proximity of the home to the 18th tee of Black Horse golf course that has created an unsafe situation with golf balls causing damage to the home and the potential to cause damage to persons.

3. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

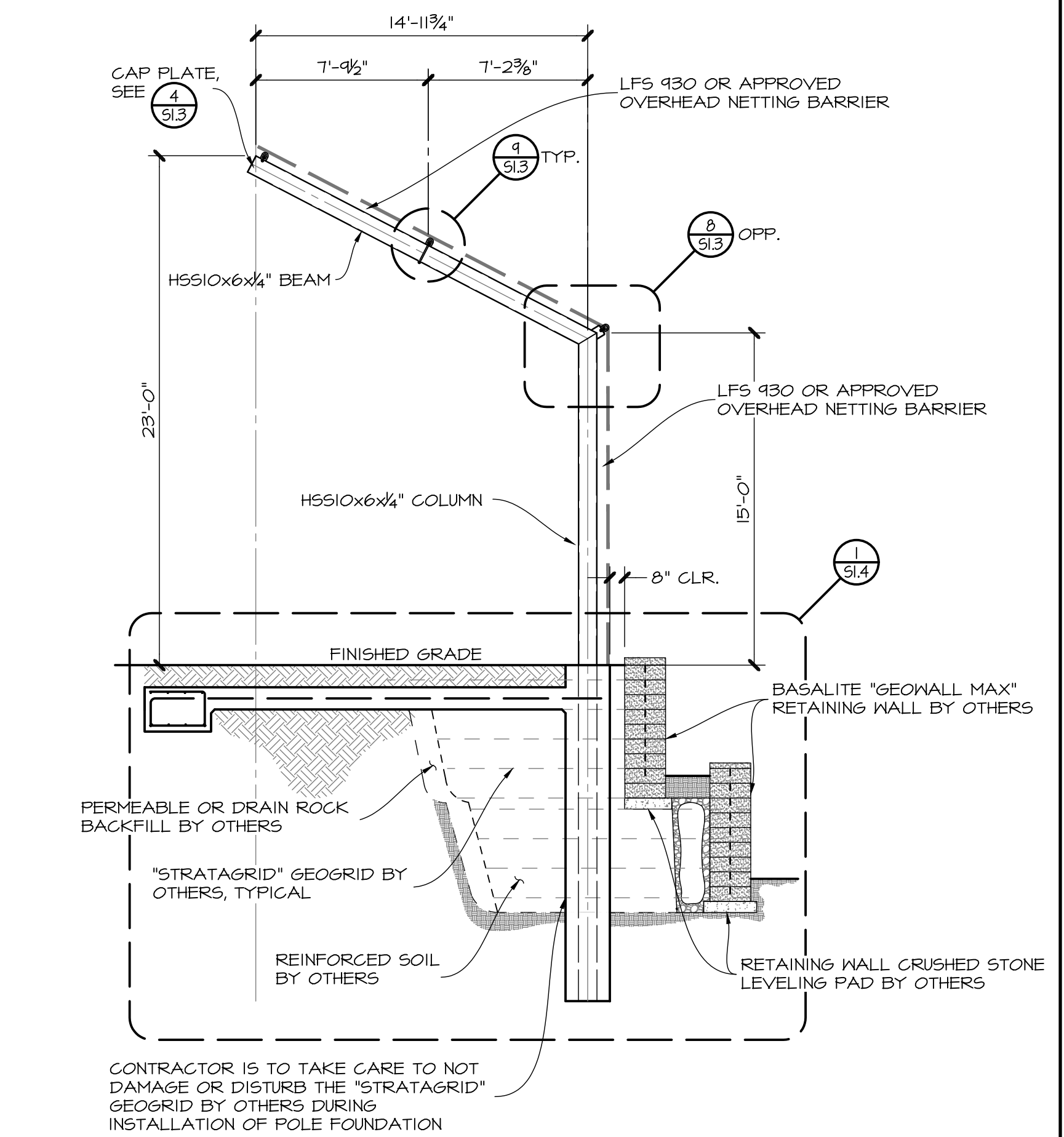
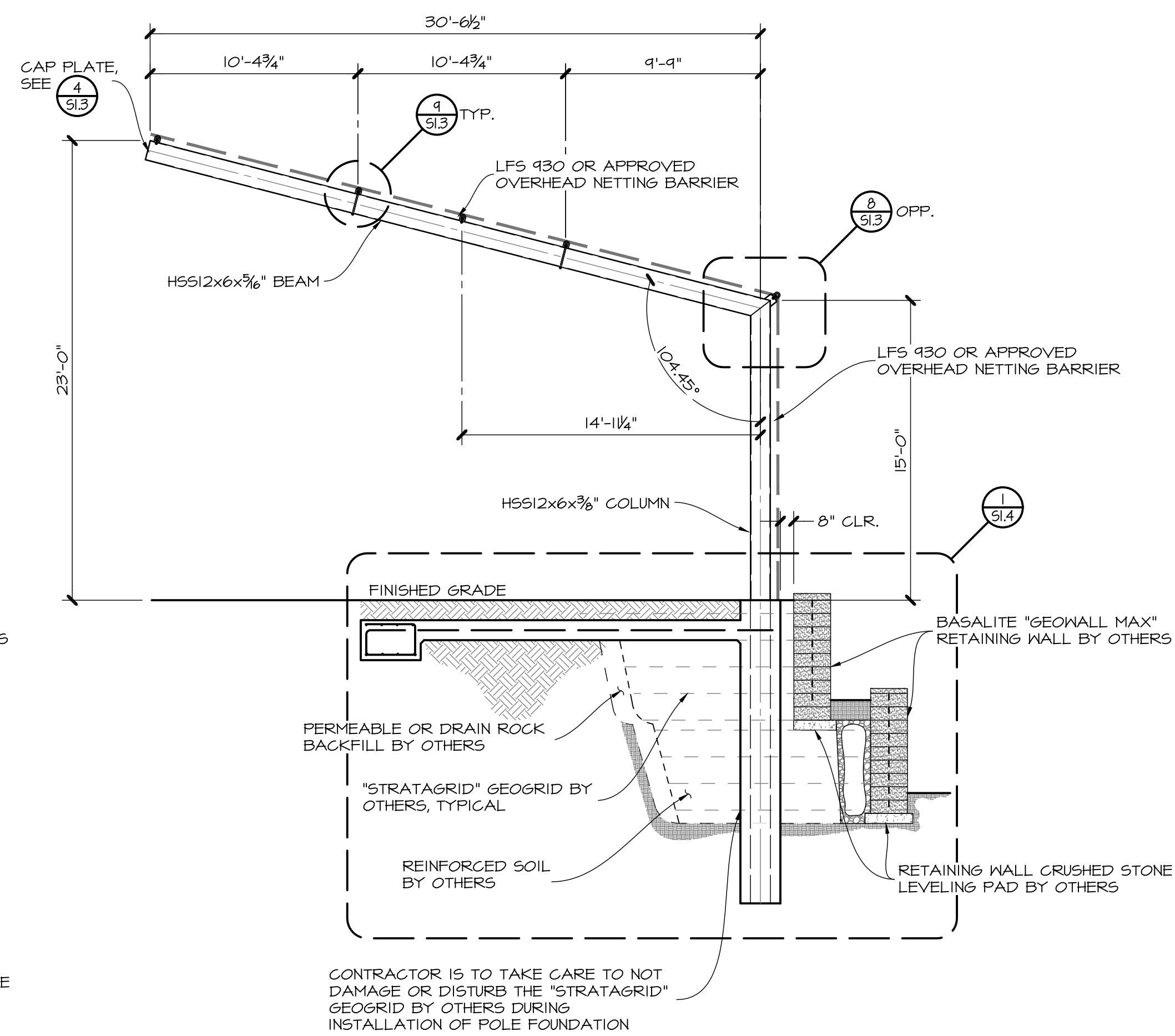
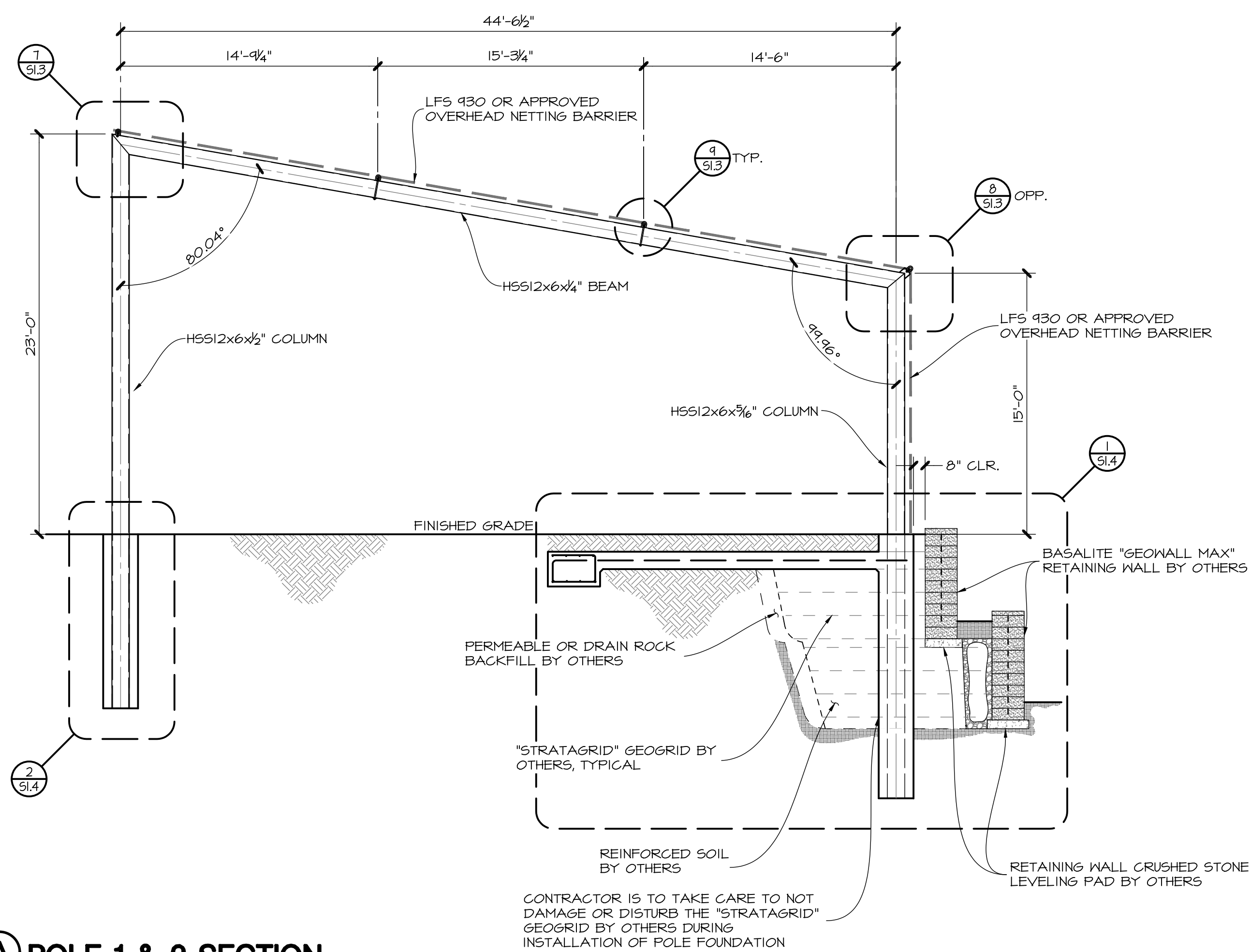
Evidence: The Variance regulations do not specify a limit to the degree of variance from

development regulations. The Variance application is for a greater height limit for an accessory structure. All other aspects of the project comply with the development regulations of the zone. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity.

4. The Variance is consistent with the General Plan, and any applicable specific plan. *Evidence: The General Plan designation for the property is Recreational Open Space and the proposed Variance is supported by a variety of General Plan and Housing Element goals and policies: Goal LUD-10: Maintain and enhance existing residential neighborhoods. Policies: Maintenance. Support the on-going maintenance and improvement of existing residential properties; and Blight and nuisances. Work with neighborhood associations, commissions, and other community groups to address nuisances and eliminate blight.*

ATTACHMENTS

1. Exhibit A: Project Plans
 2. Attachment 1 to Exhibit A: Draft Resolution
 3. Attachment 2: Applicant's Variance Statement
 4. Attachment 3: Special Disclosure - 2315 Cypress Lane, Enclave Lot 0114 Final 2
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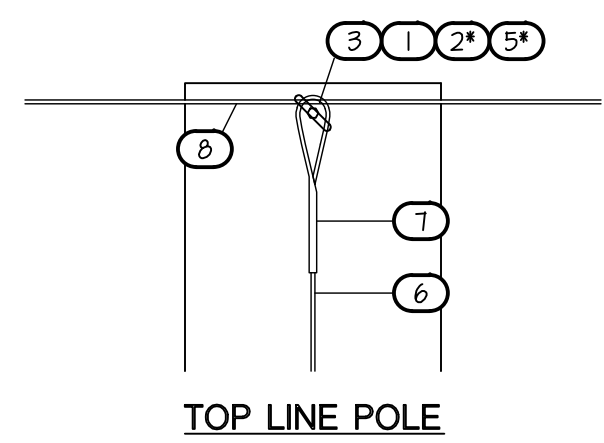


		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN <i>RAG</i>	Barrier Sections Residential Netting Barrier Shea Homes 2315 Cypress Lane Seaside, CA 93955	SHEET NO. S12 . OF .
			DATE <i>12/9/2024</i>		
			CHECKED <i>JCE</i>		
DATE	ISSUED FOR		APPROVED ----		

* INDICATES FAR SIDE

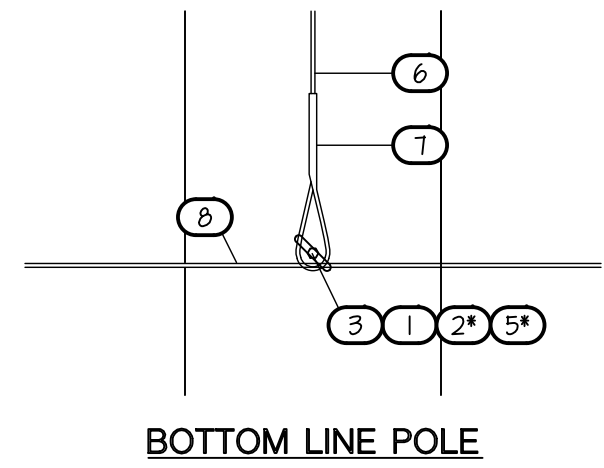
- 9) 1/4" GALV. PRE-FORMED GRIP

TOP LINE POLE



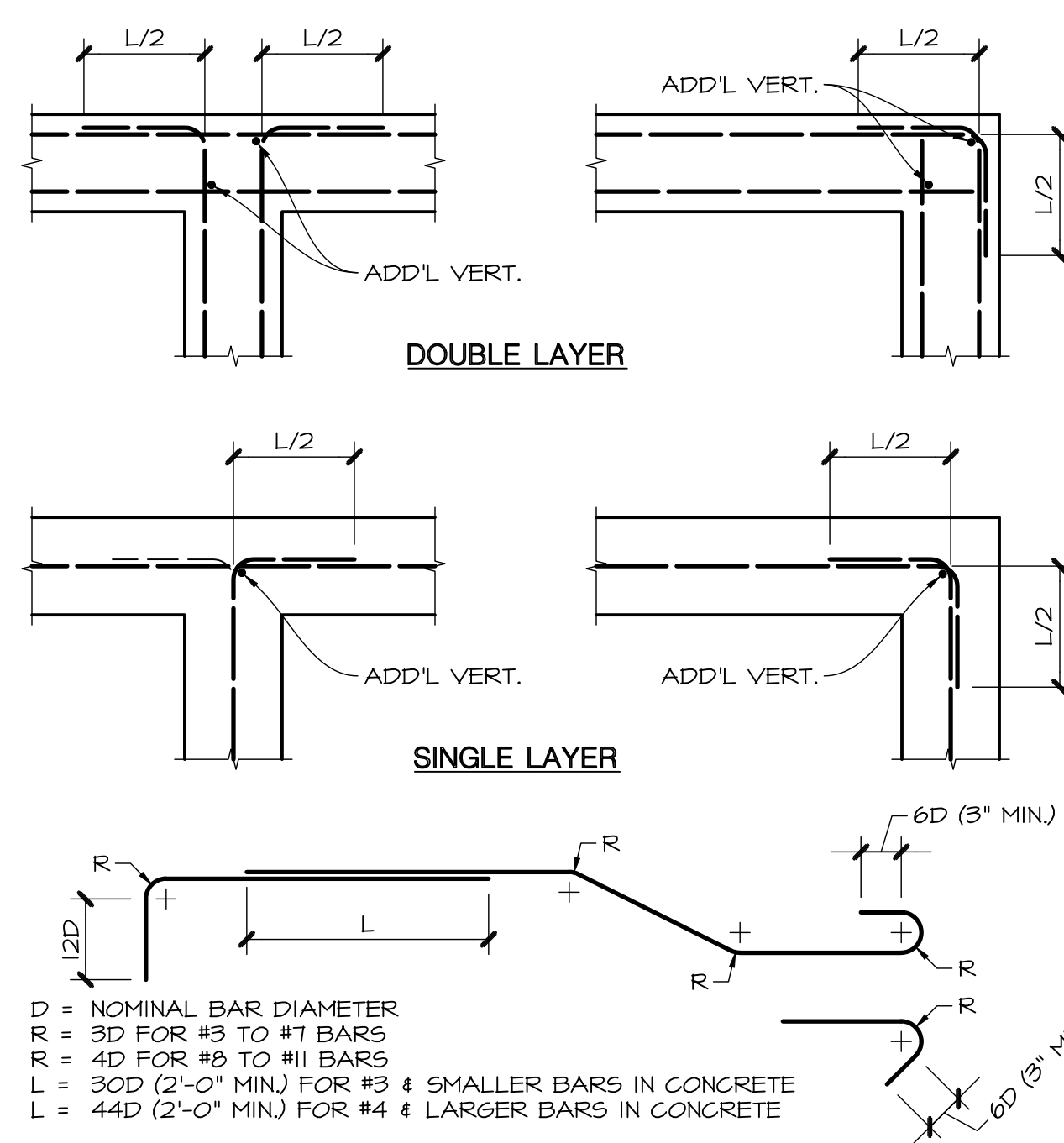
TOP END POLE

BOTTOM LINE POLE

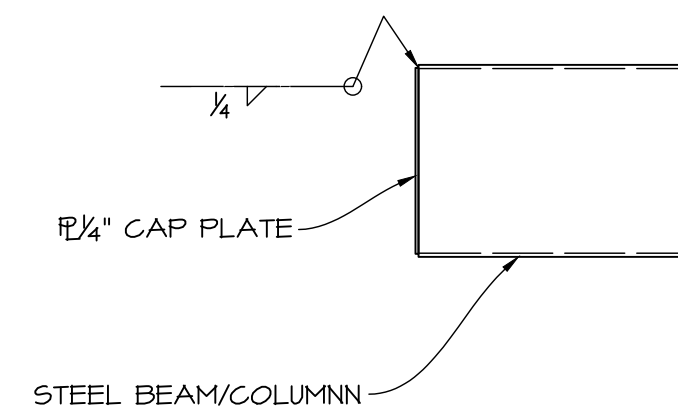
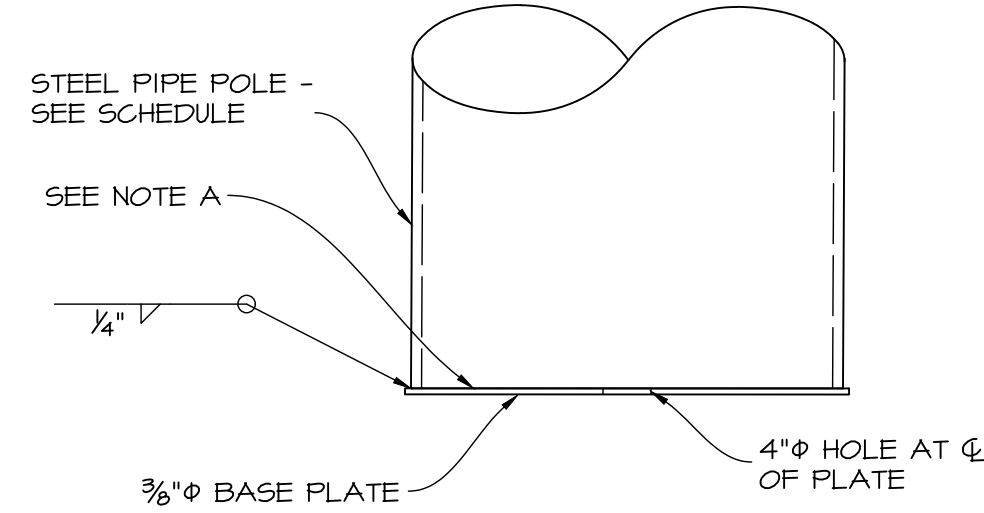


BOTTOM END POLE

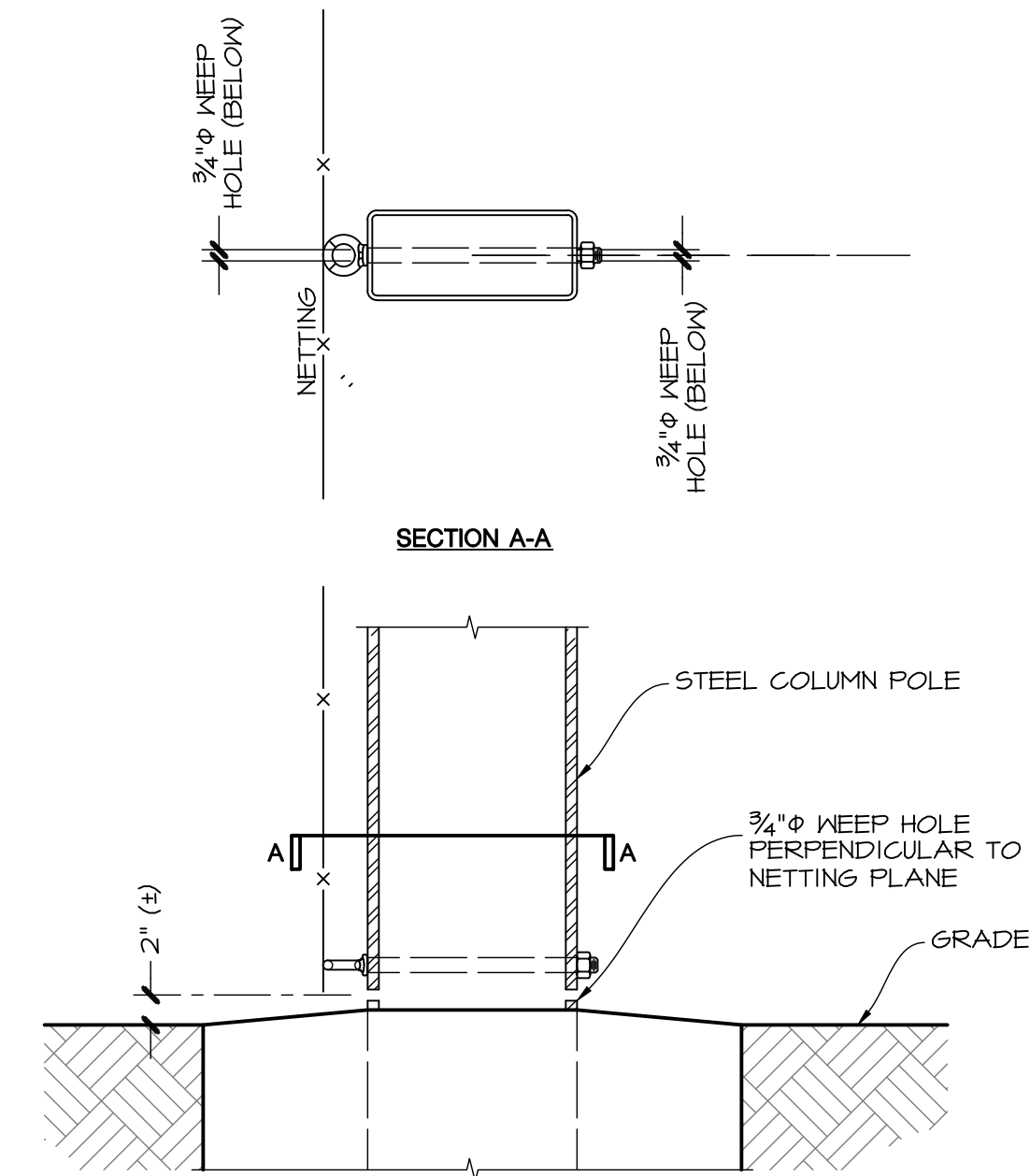
SINGLE LAYER



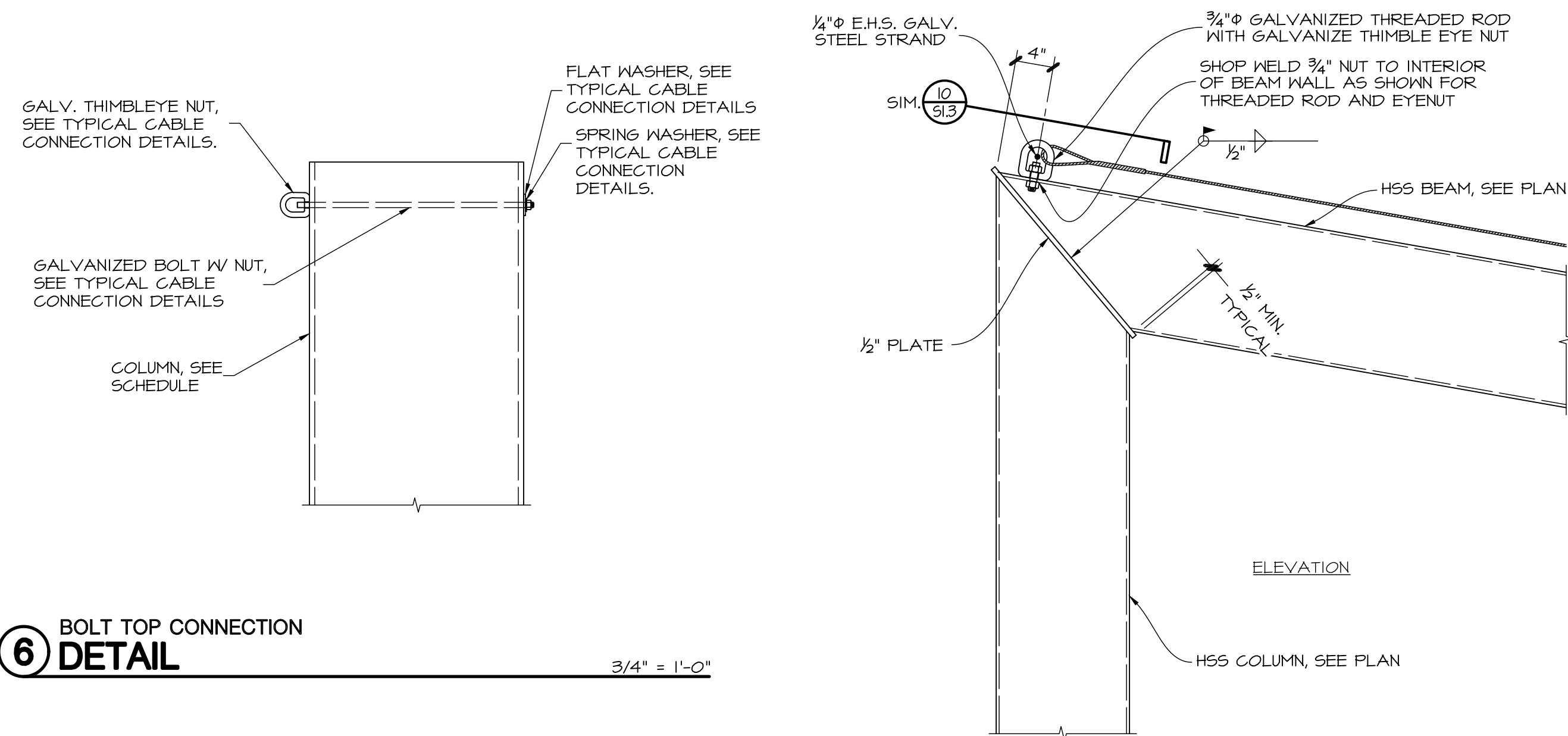
N.T.S.

$$\frac{3}{4}'' = 1'-0''$$

$$\underline{3/4" = 1'-0"}$$


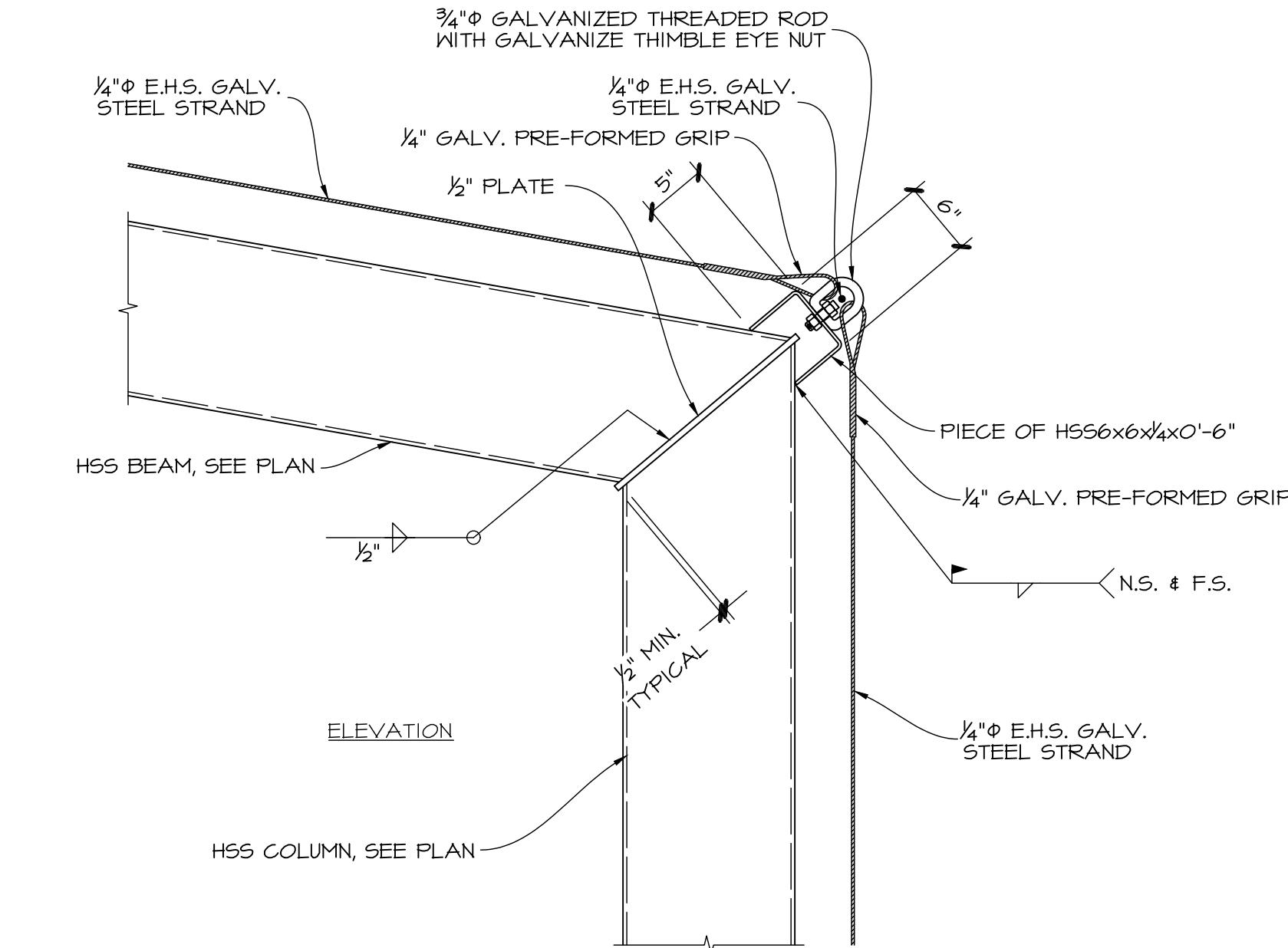
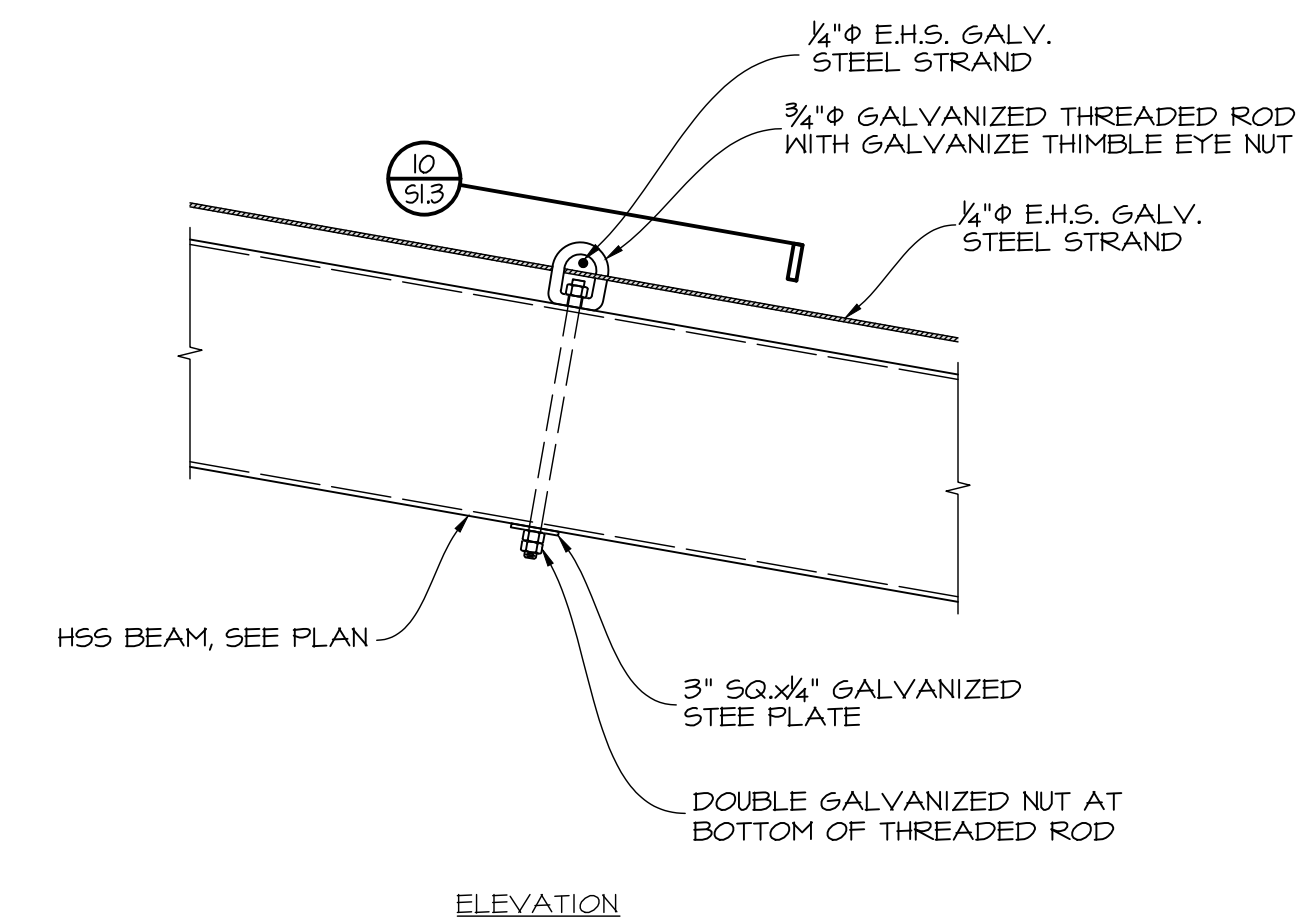
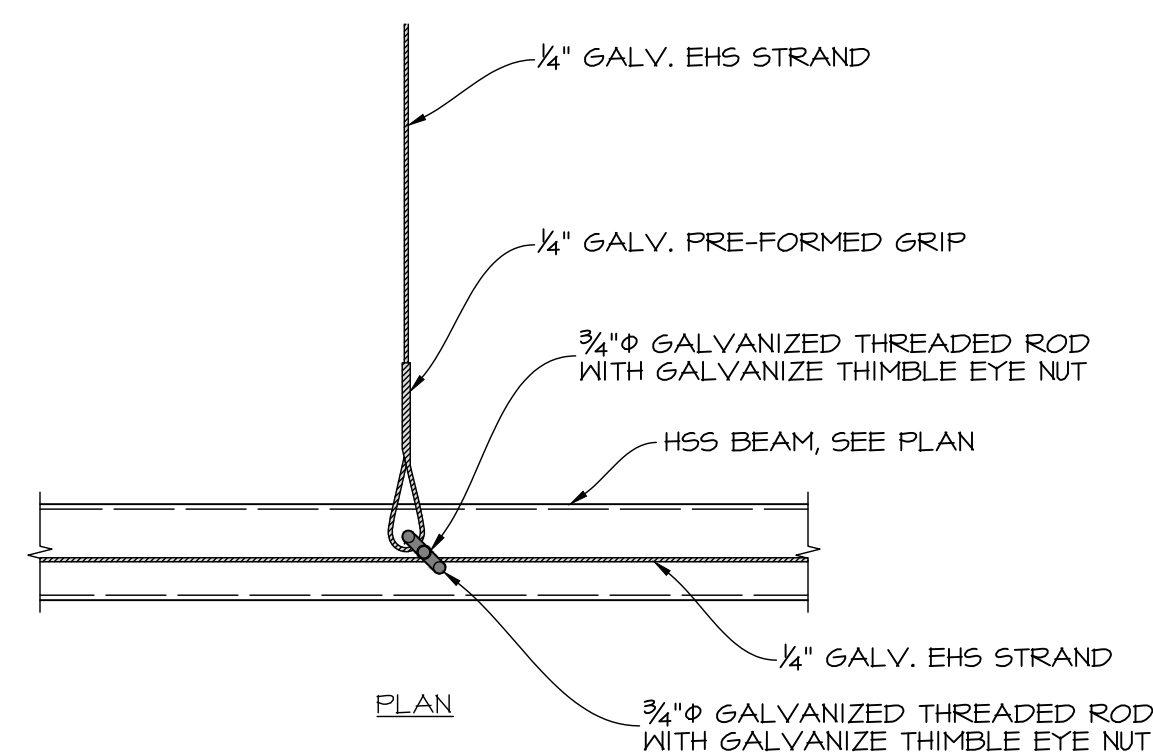
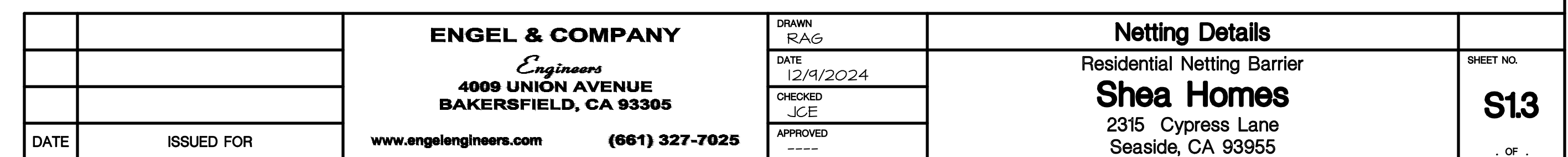
STEEL COLUMN POLE


$$I'' = I' - O'$$
$$\underline{I'' = I' - O''}$$

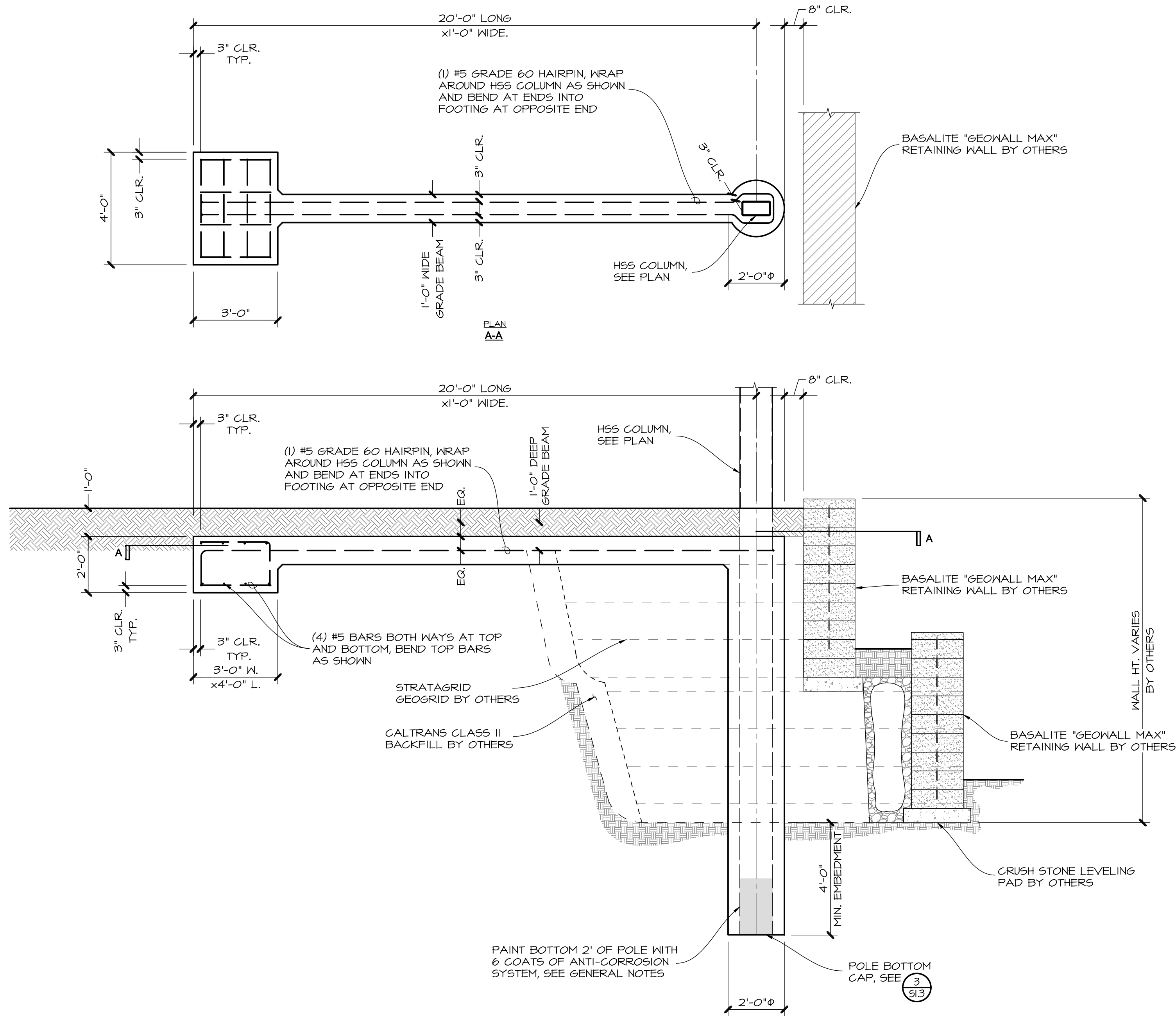
N.T.S.



3/4" = 1'-0"

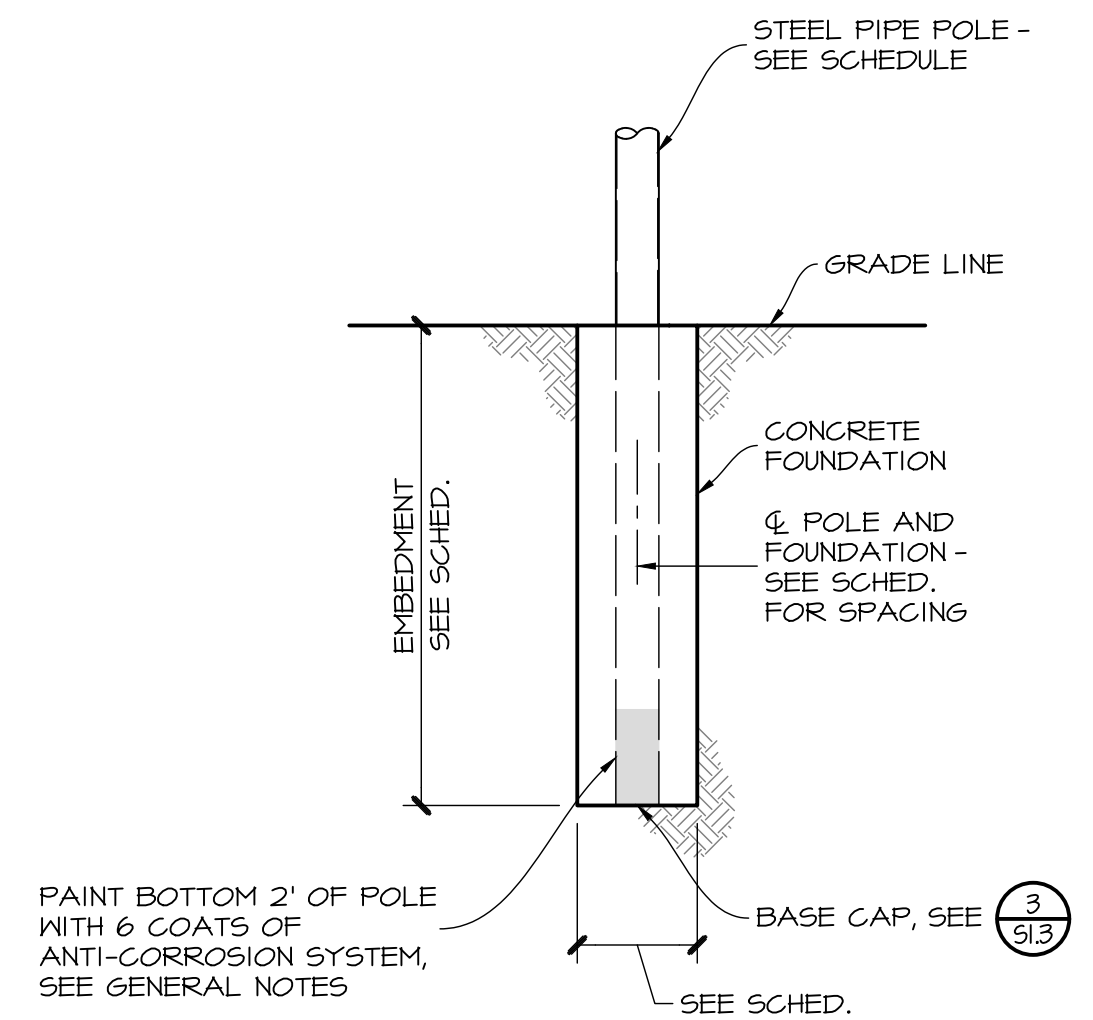

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1 POLE FOUNDATION
DETAIL

3/8" = 1'-0"



2 TYPICAL POLE & FOUNDATION
DETAIL

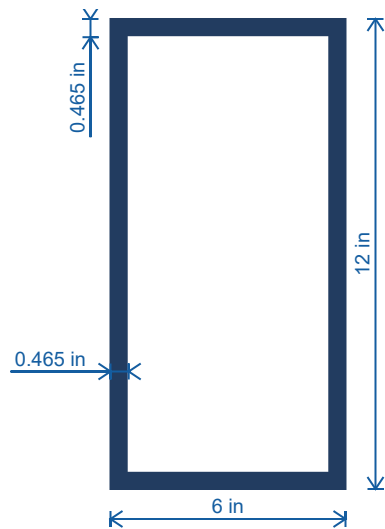
1/4" = 1'-0"



		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN RAG	Pole Foundations Residential Netting Barrier Shea Homes 2315 Cypress Lane Seaside, CA 93955	SHEET NO. S14 OF 25080
			DATE 12/9/2024		
			CHECKED JCE		
DATE	ISSUED FOR		APPROVED ----		

HSS12x6x1/2 Dimensions

The steel beam dimensions for the HSS12x6x1/2 section can be seen in the table. The depth of the section is 12 in. The width of the section is 6 in.



Dimension	Value
Depth	12 in
Width	6 in
Design Thickness	0.465 in
Fillet Radius	0.465 in
Nominal Thickness	0.50 in

HSS12x6x1/2 Section Properties

The HSS12x6x1/2 section has an area of 15.3in². The below table outlines the HSS12x6x1/2 section properties including the torsion constant as well as moment of inertia and plastic modulus properties.

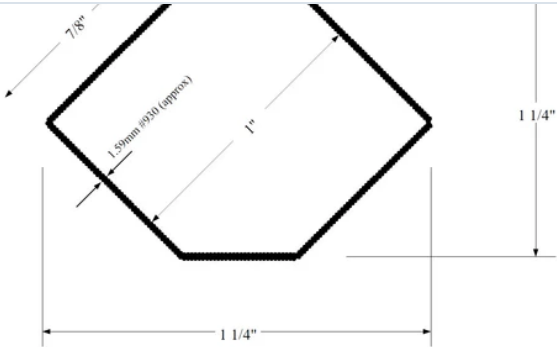
A	J	I _{yp}	I _{zp}	Plastic Mod Y _p	Plastic Mod X _p
15.3 in ²	227 in ⁴	91.1 in ⁴	271 in ⁴	35.2 in ³	57.4 in ³

Materials and Design Standards HSS12x6x1/2

This section is typically designed using the design standard AISC 360-16 LRFD and is manufactured using a cold formed process as it is a steel section.

FREE SHIPPING!
On all batting and golf nets.

#930 POLYESTER BARRIER NETTING



★ REVIEWS

COMPONENT SPECIFICATIONS / TOLERANCE

Netting Component:

#930 polyester netting; 1" mesh size

Long stitch knotless join

U.V. treated yarn

Resin dye and bonding treatment

116.7 lb. Average single mesh break strength. ¹

Weight factor: 40.0 square feet = 1-lb.

Attachment Twine / Hanging Twine:

#48 Braided polyester twine

375 lb. Tensile strength

Dye treated

Perimeter Border Ropes & Riblines:

Braided synthetic cover

Parallel synthetic core

3,500 lb. Tensile strength

2,455 Wet abrasion cycles

★ REVIEWS

SPECIFICATIONS

LFS #930 polyester golf range netting with average 116.7 lb. mesh breaking strength, 2 ½" stretched mesh; 1" single bar measure, four needle raschel knotless construction, manufactured with U.V. treated yarn and additionally coated with a black resin dye and bonding treatment. Mesh break strength determined by independent laboratory per ISO 1806.

All sections of netting component to be constructed to a 3/8" braided black perimeter rope, minimum 3,500 lb. breaking strength. Additionally, net panels shall have internally constructed vertical and horizontal ropes of the same material. All rope locations on the net panels shall correspond to the as built net panel suspension and support cables constructed to pole structures. All net

panels shall be custom fabricated to as built measurements of the pole/cable structure to provide a taut panel upon completion.

Attachment of net and rope components shall be made with #48 braided polyester twine, minimum 375 lb. tensile strength, treated black. The attachment twine shall continually encompass the netting component and be tied to the rope component via a clove and one half hitch knot +/- 6 inches on center, never to exceed 8 inches on center.

Finished net panels shall be suspended to cables by the rope component via a 9/32" cadmium plated steel carabiner attachment snap, minimum 1,140 lb. breaking strength. The interior of the snap shall encompass only the rope and cable components when suspension is completed. The interval between snap to cable attachment points shall not exceed 3 feet on center (snap size may vary to fit cable size(s) specified).

Netting system shall be accompanied by a ten year manufacturer's warranty. Netting system is available from LFS, Inc., Bellingham, WA, 800-426-8860, or engineers approved equal.

Ten year warranty. ²

- 1.). Mesh strength based upon most recent independent lab testing reports. Report copies are available upon request. Testing conducted per ISO 1806 methodology.
- 2.). Some exclusions and limitations do apply. Warranty document is available upon request.

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LFS Sports & Industrial Netting

LFS Inc. has been an industry leader providing netting systems for recreational, industrial and marine applications since 1967. In addition to batting cage and golf cage netting, LFS specializes in custom fabricated netting systems for any use.

**RESOLUTION NO. 24-XX
VAR-2025-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SEASIDE**

APPROVING VARIANCE APPLICATION VAR-2025-001 FOR AN EXCEPTION TO THE MAXIMUM HEIGHT FOR AN ACCESSORY STRUCTURE TO PERMIT THE CONSTRUCTION OF A 23-FOOT-TALL ACCESSORY STRUCTURE, SPECIFICALLY A PROTECTIVE NETTING STRUCTURE FEATURING AN OVERHEAD ELEMENT, IN THE REAR YARD OF 2315 CYPRESS LANE LOCATED IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT (APN: 031-054-019).

WHEREAS, Stephen Snodgrass, applicant and property owner, has applied for VAR-2025-001 requesting an exception to the maximum height for an accessory structure to permit the construction of a 23-foot-tall accessory structure, specifically a protective netting structure featuring an overhead element, in the rear yard of 2315 Cypress Lane, located in the Visitor-Serving Commercial (V-FO) Zoning District (APN: 031-051-019); and

WHEREAS, the proposed project requires the review authority to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Variance application at a duly noticed public hearing held on April 23, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings:

1. The project is exempt (Class 5) from CEQA pursuant to section 15305 of the CEQA Guidelines for the variance.

Evidence: The requested variance to the development standard for maximum accessory structure height and will not result in changes to land use or density.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Variance application VAR-2025-001:

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and within the same zone.

Evidence: The special circumstances specific to this property and the proposed protective netting structure is the proximity of the home to the 18th tee of Black Horse Golf Course that has created an unsafe situation with golf balls causing damage to the home and the potential to cause damage to persons.

2. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

Evidence: The Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for a greater height limit for an accessory structure. All other aspects of the project comply with the development regulations of the zone. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity.

3. The Variance is consistent with the General Plan, and any applicable specific plan.

Evidence: The General Plan designation for the property is Recreational Open Space and the purpose of the proposed Variance is supported by the following General Plan goal and policies:

Goal LUD-10: Maintain and enhance existing residential neighborhoods.

Policies: Maintenance. Support the on-going maintenance and improvement of existing residential properties; and Blight and nuisances. Work with neighborhood associations, commissions, and other community groups to address nuisances and eliminate blight.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Variance Application VAR-2025-001 subject to the following conditions:

Planning

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, stamped "approved" on June 22, 2022 shown on Exhibit A.

Building

2. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire

3. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard

4. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
5. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.
7. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of April 30, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 23rd day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

RESOLUTION No. 25-XX
VARIANCE APPLICATION NO. VAR-2025-001

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant and Property Owner Signature

Date

Variance Statement

Stephen Snodgrass

2315 Cypress Lane

Seaside, CA 93955

During construction of my home, Shea Homes noted that my lot (number 114) was getting a substantial number of errant tee shots from the 18th tee of the Black Horse golf course. Over time, Shea observed that they were finding balls on an almost daily basis on the property. The errant golf shots caused significant damage to siding and windows from golf ball strikes to the portion of the house exposed to the 18th tee.

Shea Homes erected a temporary barrier that has helped to mitigate damage during construction and has been protecting my home and backyard since I moved in August. Looking for a long-term solution to minimize the impact of errant tee shots from the course, Shea contracted with Tanner Consulting to do a study on golf ball trajectories from the tee and the engineering firm Engel and Company to devise a solution to mitigating the impact of the errant golf balls from the course.

Please see the attached Special Disclosure from Shea about the issues/damage with errant tee shots during construction and the work that has been done to help find a solution. The Special Disclosure includes details on the damage to the home prior to the temporary barrier, the study conducted on ball trajectories from the 18th tee at Black Horse, and the proposed netting that would require a variance due to the height required to mitigate golf ball strikes from the tees on the 18th hole. The height of the netting is required to ensure that people in the yard, the siding, and windows on the portion of the house facing the 18th tees are safe from balls coming from the course.

I've also included the engineering drawings from Engel and Company on the netting, which you can see for their recommendations and details on the dimensions of the netting. Please let me know if you have any questions or require anything else to assist in granting a variance for the netting.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Andrew Myrick, Economic Development & Community Planning Manager

DATE: April 23, 2025

SUBJECT: **SPECIFIC PLAN AMENDMENT SPA-2025-001. AN AMENDMENT TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN TO PROHIBIT THE SALES OF FIREARMS AND AMMO WITHIN THE WEST BROADWAY URBAN VILLAGE. THIS PROJECT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES.**

RECOMMENDATION

Approve the attached Resolution recommending that the City Council approve an amendment to the West Broadway Urban Village Specific Plan to prohibit the sales of firearms and ammo within the West Broadway Urban Village.

BACKGROUND

The West Broadway Urban Village Specific Plan (WBUVSP) was originally adopted by the City Council on January 21, 2010, and was last amended in September of 2018.

The West Broadway Urban Village Specific Plan identifies allowable uses within the West Broadway Urban Village (WBUV) in Sections B.1.1 through B.4.1 of Chapter 7 of the WBUVSP (see attached).

At the Council meeting on March 20, 2025, the City Council expressed a desire for staff to review allowable locations for the sale of firearms and ammo throughout the City of Seaside. While the overall review of the City is ongoing, staff has determined that the WBUV is an inappropriate location for such a use. This is due to the incompatibility of such a use with the goals identified in the WBUVSP. For example, Chapter 7 Section B indicates that the WBUV should contain "a mix of residential and commercial buildings

that will draw visitors, shoppers, and residents to the area." Additionally, Chapter 3 Section A refers to the vision of the WBUV being "a mix of retail, residential, and office uses."

City staff has surveyed regulations for firearms stores in other jurisdictions. It is very common (90% of jurisdictions studied) for jurisdictions to create some sort of buffer between the sales of firearms and sensitive uses. These sensitive uses include buffers between educational/religious uses (90%), other firearms stores (80%), residential uses (30%) and other specified commercial uses (30%). Staff is in the process of reviewing locations within the City of Seaside to determine where the sale of firearms and ammo may be appropriate. However, given that the WBUV is intended as an area that consists of a mixture of uses, including sensitive uses, staff believes that it would be inappropriate to permit the sale of firearms or ammo within the WBUV.

Currently, it is unclear whether sales of firearms or ammo are permitted within the WBUV. Chapter 7, Section B.1.1.1 defines "Specialty Goods Retail," which is a permitted use on the ground floor of primary streets. Firearms are not explicitly mentioned. Pursuant to Chapter 7, Section B.4.1, it would therefore be up to the Zoning Administrator to determine whether the sales of firearms would meet the definition of "Specialty Goods Retail" and therefore be an allowable use under the WBUVSP. Currently, it appears unlikely that the Zoning Administrator would make such a determination, although this could be much more clearly stated in the WBUVSP. In order to prevent any future confusion regarding the intent of the WBUVSP, the proposed change would add the clarifying sentence "Specialty Goods Retail does not include the sale of firearms or ammunition, as such sales are prohibited within the West Broadway Urban Village." to Section B.1.1.1 of the WBUVSP, as shown in the attached Resolution.

Staff is unaware of any businesses that currently sell firearms or ammo within the West Broadway Urban Village. Staff did interview one business, Seaside Pawn, as pawn shops have historically sometimes engaged in the sale of firearms or ammo. However, representatives of this particular business indicated that they do not, nor do they have any plans to, engage in the sale of firearms or ammo (or any other weapon). Given that there are no existing or proposed businesses engaging in the sale of firearms, and that the proposed language consists of a clarification of an existing policy, rather than implementation of a new policy, the proposed Specific Plan Amendment would clearly have no impact on the environment and would therefore not be subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Pursuant to Chapter 17.74 of the Seaside Municipal Code, Specific Plan Amendments are first considered by the Planning Commission, which then provides a recommendation to the City Council.

FISCAL IMPACT

No fiscal impact is associated with this item.

ATTACHMENTS

1. SPA-25-01 PC Resolution
 2. Existing WBUVSP Language
-
-

RESOLUTION NO. 24-XX PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SEASIDE ADOPT A SPECIFIC PLAN AMENDMENT TO CLARIFY THAT THE SALES OF FIREARMS AND AMMO ARE NOT PERMITTED WITHIN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA.

WHEREAS, in January 2010 the Seaside City Council adopted the West Broadway Urban Village Specific Plan (WBUVSP); and

WHEREAS, in September 2018 the City Council amended the WBUVSP to modify allowed land uses within the WBUVSP; and

WHEREAS, it is unclear in the WBUVSP whether or not the sales of firearms and ammo would be permitted within the West Broadway Urban Village (WBUV); and

WHEREAS, due to the diverse uses existing and envisioned within the WBUV, there is a high likelihood of conflicts between any potential sales of firearms and ammo and incompatible land uses; and

WHEREAS, to prevent incompatible land uses from existing in proximity to each other, the prohibition of the sale of firearms and ammo should be clarified in the WBUVSP; and

WHEREAS, since this action only clarifies existing regulations and does not result in any change in policy, it is not subject to CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

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 and the proposed Amendment are consistent with 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 adopt the attached Specific Plan Amendment as described in the attached Exhibit "A."

PASSED AND ADOPTED at a meeting of the Planning Commission of the City of Seaside, State of California, on the 23rd day of April, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Will Silva, Chairperson

ATTEST:

Dominique L. Davis, City Clerk

Attach:

Exhibit "A" – Specific Plan Amendment

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

7

B. Development Standards

The following development standards apply to the West Broadway Urban Village Specific Plan Area. They are intended to support the development of an active and lively downtown with a pedestrian-oriented mix of residential and commercial buildings that will draw visitors, shoppers and residents to the area. All new development, remodeled exteriors and new signage are subject to design review by the Board of Architectural Review (BAR). Table 7-1 lists permitted uses on ground floors and on upper floors. Except for provisions as laid out in the Specific Plan, definitions in Title 17 apply and can be found in Section 17.70 of the Municipal Code.

B.1.1 Permitted Ground Floor Uses

For development on all parcels that front onto primary streets, newly constructed buildings are required to have a mix of uses. Ground floor level retail sales and service uses or eating and drinking establishments are required for all parcels that front onto Broadway Avenue, Del Monte Boulevard and Olympia Avenue. The following uses are permitted:

B.1.1.1 Retail Sales and Services that include the following:

- ♦ **Specialty Food Retail**, including but not limited to the following:
groceries/drug stores (under 15,000 square feet); coffee/tea; candy;
gourmet foods; ice cream; pastry/desserts; yogurt/dairy; doughnuts/
bakery; wine.
- ♦ **Specialty Goods Retail**, including but not limited to the following:
cooking supplies/culinary; general housewares; decorator/art and
design centers (including tile, floor and wall coverings); architectural
showrooms and supplies; specialty hardware; specialty gardening
supplies; antiques selling previously used, high-quality goods; party
supplies; lamps and lighting; household accessories; stationery; books
and magazines; musical instruments.
- ♦ **Quality Goods and Services**, including but not limited to the
following: small crafts; art supplies; picture framing; specialty furniture;
clothing/shoe stores; thrift/consignment stores; electronics and
computers; cameras/photography service and supplies; sporting goods;
outdoor/sports clothing and supplies; toys/games; cards/gifts; jewelry/
watches; florists.
- ♦ **Personal Services**, including but not limited to the following: dry cleaning;
shoe repair; seamstress; tailor; minor appliance repair; barber and beauty

Add Language:

Specialty Goods Retail does not include the sale of firearms or ammunition, as such sales are prohibited within the West Broadway Urban Village.

Exhibit "A"

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

7

B. Development Standards

The following development standards apply to the West Broadway Urban Village Specific Plan Area. They are intended to support the development of an active and lively downtown with a pedestrian-oriented mix of residential and commercial buildings that will draw visitors, shoppers and residents to the area. All new development, remodeled exteriors and new signage are subject to design review by the Board of Architectural Review (BAR). Table 7-1 lists permitted uses on ground floors and on upper floors. Except for provisions as laid out in the Specific Plan, definitions in Title 17 apply and can be found in Section 17.70 of the Municipal Code.

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clothing/shoe stores; thrift/consignment stores; electronics and
computers; cameras/photography service and supplies; sporting goods;
outdoor/sports clothing and supplies; toys/games; cards/gifts; jewelry/
watches; florists.
- ♦ **Personal Services**, including but not limited to the following: dry cleaning;
shoe repair; seamstress; tailor; minor appliance repair; barber and beauty

shops; finance and insurance services; pharmacy and drug stores. Excludes check cashing businesses.

- ♦ **Business Services** that have the capacity to generate a high degree of pedestrian activity, such as photocopying service. Mailing and mail box services, outdoor advertising services, copying and quick printing services, computer-related services (rental, repair).

B.1.1.2 Eating and Drinking Establishments that include the following:

- ♦ Restaurants serving alcoholic beverages and/or providing entertainment, provided those activities are ancillary to the restaurant use.
 - ♦ Chairs and tables for outdoor dining and carts for merchant display may be permitted on sidewalks, paseos and other public rights-of-way and shall be consistent with Design Guidelines for the West Broadway Urban Village, provided that:
 - a. The use maintains a minimum six-foot wide travel zone that is clear and unimpeded for pedestrian traffic, and
 - b. The use does not infringe on the full width of the building entrance or otherwise impede access to and from the building.

B.1.1.3 Small-scale light manufacturing as an accessory to a primary retail use to allow for a wholesale component of a retail business, including the following and similar uses: bakery; upholstery; tile-making; screen-printing; architectural showroom and supplies.

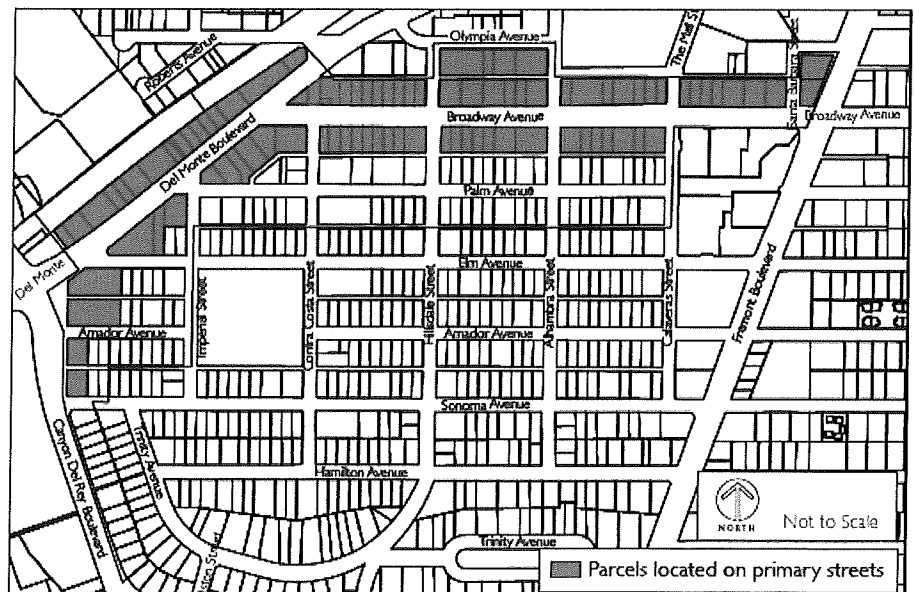


Figure 7-1. Permitted Uses on Primary Streets - MX Zone (for illustrative purposes only)

B.2 Permitted Uses On The North Side Of Palm Avenue And Its Intersecting Streets - Rh/Mx Zone

Palm Avenue is envisioned as a primarily residential street. Typically, uses on Palm Avenue will follow the regulations of the Table 7-1-and Section B.3; however, small-scale professional office and residential serving retail uses at the ground floor of properties fronting onto the north side of Palm Avenue and the immediately adjacent sections of Contra Costa, Hillsdale, Alhambra, and Calaveras Streets as seen in Figure 7-2, may be conditionally approved.

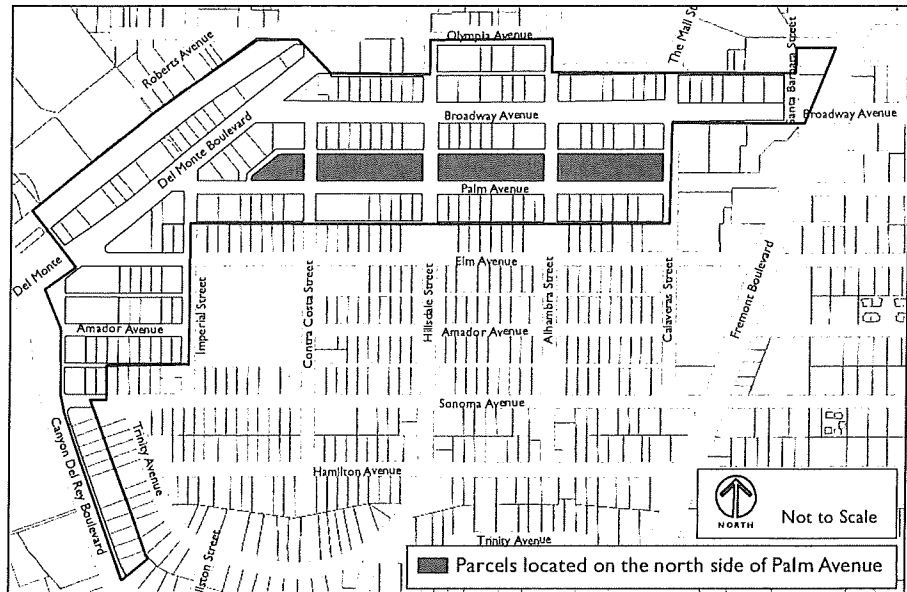


Figure 7-2. Permitted Uses on the North Side of Palm Avenue – RH/MX Zone (for illustrative purposes only)

B.3 Permitted Uses ON ALL OTHER STREETS– RM/POS ZONE

All other streets in the Plan Area are envisioned as being primarily residential in character. These streets, including the half-block portion of the intersecting streets as shown in Figure 7-3, shall be developed at densities that will create a transitional area between the adjacent blocks of the new mixed-use area to the north and existing single-family residential to the south.

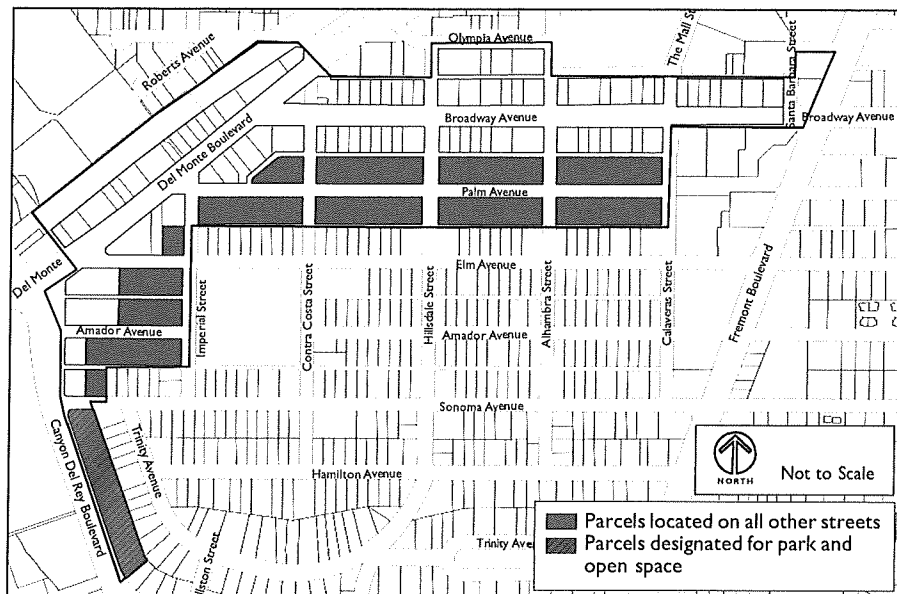


Figure 7-3. Permitted Uses on All Other Streets – RM/POS Zone (for illustrative purposes only)

Parcels would not become parks or open space unless acquired by the City. Undeveloped parcels could be developed with open space recreation uses consistent with the goals of the Specific Plan. The uses discussed in Section B.3 apply to the Canyon del Rey parcels zoned as POS until such time that they are purchased by the City and converted to parks or open space.

B.3.1 Live-work

For live-work units on parcels which front onto streets other than West Broadway Avenue, Del Monte Boulevard and Olympia Avenue, the following regulations apply:

B.3.1.1. Live-work, defined in this Specific Plan as residential living spaces that include an integrated work space on the parcel that is principally used by an owner/occupant. No more than two employees other than the owner/occupant are permitted.

B.3.1.2 A second type of live-work, consisting of ground floor office with residential above, except for the south side of Palm Avenue only.

B.4.1 Similar and Compatible Use Determinations

B.4.1.1 The Zoning Administrator has the authority to deem uses not specifically listed in Table 7-1 as similar and compatible to listed uses. The Zoning Administrator must make the following findings in order to deem the unlisted use as Permitted or as subject to a Minor Use Permit:

- ◆ The Zoning Administrator must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.

B.4.1.2 The Planning Commission has the authority to deem uses not specifically listed in Table 7-1 to meet the purpose and intent of the Urban Village Specific Plan. The Planning Commission must make the following findings in order to deem the unlisted use as subject to a Use Permit:

- ◆ The Planning Commission must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.

TABLE 7-1. PERMITTED USES

Use	Primary Streets		North side of Palm Ave		All other Streets	
	Ground floor	Upper floors	Ground floor	Upper floors	Ground floor	Upper floors
Specialty Food Retail	●					
Specialty Goods Retail	●					
Quality Goods and Services	●					
Eating and Drinking Establishments , excluding drive-thrus	●					
Personal Services, excluding check cashing businesses	●		●			
Small-scale Light Manufacturing ⁱ	●		●			
Business Services	●		●			
Bars and Nightclubs	○					
Child Care Facilities	◐	◐	◐	◐	◐	◐
Day Spas	◐	◐				
Therapeutic Massage	○					
Health and Exercise Facilities	◐	◐				
Specialized Education	◐					
Public Halls, clubs, lodges, meeting facilities	○					
Recreational Facility- Indoor, excluding card rooms	○					
Banks and financial institutions, excluding check cashing businesses	○					
Professional and Government Offices				◐		
Medical and dental offices		●		◐		
Civic and Cultural Facilities	◐		●			
Plazas, Paseos, and Parks	●					
Public Health Facility	◐	◐				
Outdoor Entertainment	◐					
Parking Structures	○	○	●	●	○	
Multi-Family Residential		●	●	●	●	●
Single-Family Residential			●	●	●	●
Live-Work ⁱⁱ			●		●	
Live-Work Office/Residential ⁱⁱⁱ			●			
Lodging, on a less than monthly basis	◐	◐	◐	◐		○

 PERMITTED
  MINOR USE PERMIT
  USE PERMIT

ⁱ See B.1.1.3 ⁱⁱ See B.3.1.1 ⁱⁱⁱ See B.3.1.2



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.A.

TO: Planning Commission

BY: Andrew Myrick, Economic Development & Community Planning Manager

DATE: April 23, 2025

SUBJECT: UPDATE ON ZONING ORDINANCE PROCESS CHANGES

RECOMMENDATION

Staff recommends that the Planning Commission receive the attached Report.

BACKGROUND

On February 28, 2024, the Planning Commission recommended to the City Council that certain changes be made to the Zoning Ordinance to allow for process improvement.

On April 18, 2024 the City of Seaside adopted an amendment to the zoning ordinance that made various changes to procedures and timelines for the review and processing of permits. The changes became effective on May 18, 2024. This amendment allowed for the Community Development Department to review and approve certain discretionary permit applications without requiring a public meeting of the Planning Commission. By issuing a "Notice of Intent to Approve" (NOITA) to all homes and residents within 300 feet of a project's site, the Community Development Department is allowed to approve applications in the event that no local residents request a public hearing regarding the project. This amendment was proposed and adopted with the objective of reducing the amount of time that the permitting process would take until applications were approved.

The impact on individual projects is shown on Attachment 1. This shows the projects that received action in 2024; the thick red line shows the point where the change took effect. As noted, following the effective date of the Ordinance, 8 projects (consisting of 10 permit applications) were approved via the NOITA process (see green highlighted projects). These consisted of projects related to single-family dwellings. NOITAs were sent for two other projects (consisting of three applications), but protests were received

(highlighted in red). 14 projects (consisting of 17 applications) were reviewed by the Planning Commission. In all of these cases, Planning Commission review was either required by Code or the item included some level of controversy or policy concerns that the Zoning Administrator elected to refer the item to the Commission.

Attachment 2 shows changes to processing times between 2023 and 2024. Statistical data for this report's analysis was gathered from the Community Development Department's permit tracking dataset. The data measures two variables: the number of days from a project's initial submittal until its final approval (measuring total time to approval), and the number of days from the last submittal for a project until its approval (measuring the amount of time for final action once Planning staff has a complete application).

As noted in the attached Tables, permit processing times were significantly lessened from 2023 to 2024. Overall processing times were reduced by an average of 20%; processing times from the time that a complete application was received were reduced by over 50% on average.

FISCAL IMPACT

No fiscal impact is associated with this item.

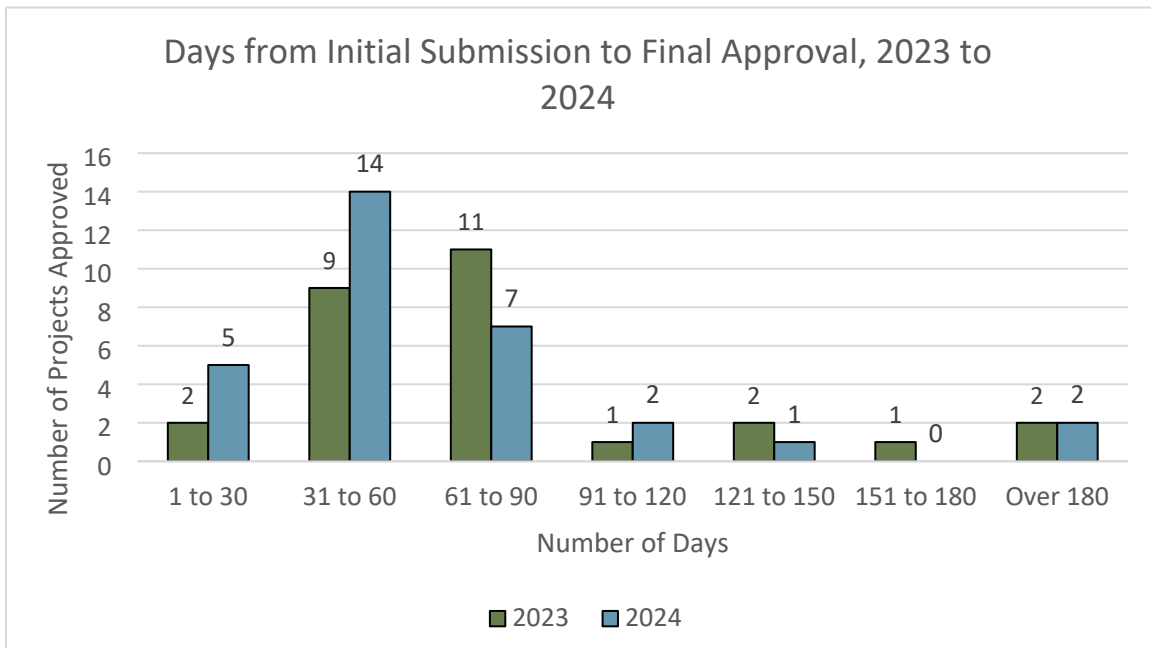
ATTACHMENTS

1. Attachment 1 - 2024 Permitting Table
 2. Attachment 2 - 2023-2024 Comparison
-
-

Date	Projects (Planning number)	Project Description
1/10/2024	AR-23-15	Second story roof deck addition attached to ADU
1/10/2024	AR-23-13	First/Second story addition incl. 2-car garage
1/10/2024	AR-23-16	Three story 21-unit multifamily affordable housing
1/24/2024	MSP-23-03	Signage for multi-tenant building
1/24/2024	UP-23-10	Reduction of required parking for a tattoo studio
2/28/2024	ZOA-24-01	Various changes to procedures and timelines for the review and processing of permits and other zoning applications + minor changes to definitions
3/13/2024	AR-23-02	Two second story additions each located on the east/west elevations of existing SFD
3/13/2024	UP-24-03	Operation of a therapeutic massage business
3/13/2024	UP-24-01	Operation of a therapeutic massage business
4/10/2024	AR-24-01	707sqft second story additon and 725sqft garage addition + covered balcony
4/10/2024	GPA-24-01	"Seaside 2024" General Plan
4/24/2024	UP-23-09, AR-23-18, MUP-23-05	Exterior stairway to second floor, second story addition + deck, observe nonconforming east side setback for addition to existing SFD
5/22/2024	AR-24-06	New mural on an existing building façade
5/29/2024	ZMA-24-01	Change the zoning of 1020 Auto Center Parkway from Automotive Regional Commercial (CA) to Regional Commercial (CRG)
6/24/2024	AR-23-03	Construction of a covered porch in the front setback of an existing SFD
6/26/2024	FE-23-01	Exception for as-built retaining wall and constructed fence within the street-side and rear setbacks of an existing SFD
7/24/2024	AR-24-12	New mural on an existing building façade
7/24/2024	AR-23-19, UP-23-11	Reduce parking requirement
7/24/2024	AR-24-05	Two story addition and deck on an existing SFD
7/24/2024	AR-23-22	1,264sqft two story addition + deck to an existing 757sqft SFD
8/5/2024	AR-24-11, MUP-24-01	107sqft second story deck addition, deck observes non-conforming side setbacks
8/14/2024	AR-24-05	Two story addition + deck on an existing SFD
8/14/2024	UP-24-07	Reduce required parking for a 200sqft addition to an existing 1,068sqft SFD
8/14/2024	MSP-24-01	New on-premise signage on an existing building façade
8/14/2024	MSP-24-02	New on-premise signage
8/14/2024	MSP-24-03	New on-premise signs
8/14/2024	UP-24-07	Reduce parking for a 200sqft addition to an existing SFD
9/4/2024	MUP-24-02	Bathroom and attached garage addition on an existing SFD, no projection into rear setback
9/11/2024	AR-24-08, V-24-01	Two story addition to an existing two story SFD, Reduced rear/side setbacks + floor area ratio + lot coverage
9/11/2024	UP-24-08	Combine a cannabis microbusiness with an existing cannabis retail business
9/17/2024	AR-24-14	Construction of a screening and security fence, varying from six to eight feet
9/25/2024	AR-24-13, MUP-24-03	616 sqft second story addition, Encroach into the required side setback no further than the existing nonconforming setback of the existing residence
11/13/2024	ZOA-24-02, ZMA-24-02	Allow residential and mixed-use projects as permitted uses in the commercial mixed-use (CMX) zoning district, Change zoning of 942 Hilby from community commercial (CC) to CMX
11/19/2024	MUP-24-05	170sqft addition of an existing SFD, no projection into rear setback
11/27/2024	UP-24-09, MUP-24-06	180sqft addition of an existing SFD that encroaches into side setback, modified parking req.
12/9/2024	AR-24-17	132sqft second story deck addition, demolish 59sqft deck

Attachment 2 – 2023/2024 Comparison

Label	Days from Initial Submission to Approval, 2023	Days from Initial Submission to Approval, 2024	%-change from 2023 to 2024
Count	28	31	10.7
Avg. Time	89	71	(20.2)
Median	70	56	(20.0)
Shortest	14	13	(7.1)
Longest	408	298	(27.0)



Attachment 2 – 2023/2024 Comparison

Label	Days from Recent Submission to Approval, 2023	Days from Recent Submission to Approval, 2024	%-change from 2023 to 2024
Count	28	31	10.7
Avg. Time	57	28	(50.9)
Median	58.5	29	(50.4)
Shortest	0	0	N/A
Longest	238	56	(76.5)

