



CITY OF SEASIDE
PLANNING COMMISSION

A G E N D A

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 9, 2016
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Denise Ross	Commissioner
Arlington LaMica	Commissioner
Michael Spalleta	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**

5. **ELECTION OF OFFICERS**

6. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF JANUARY 27, 2016**

7. **BUSINESS ITEMS**

8. **REPORTS FROM COMMISSIONERS**

9. **REPORTS FROM STAFF**

A. **UPDATE ON MONTEREY DOWNS AND MONTEREY HORSE PARK AND**

CENTRAL COAST VETERANS CEMETERY APPLICATIONS

PURPOSE:

RECOMMENDATION:

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
March 23, 2016
Seaside City Hall
7:00 PM

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The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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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.



MEETING MINUTES
DRAFT

CITY OF SEASIDE

Planning Commission

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 27, 2016
7:00 PM

1. **CALL TO ORDER AT 7:00 PM**

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

MEMBERS

John Owens, Keith Dodson, Michael Lechman,
Arlington LaMica, Denise Ross, Margaret Leighton

PRESENT:

John Owens, Keith Dodson, Michael Lechman,
Arlington LaMica, Denise Ross, Margaret Leighton

ABSENT:

3. **REVIEW OF AGENDA**

No items added

4. **PUBLIC COMMENT**

None

5. **APPROVAL OF MINUTES**

None

6. **A. USE PERMIT APPLICATION NO. UP-15-08: CONGDON FAMILY TRUST (PROPERTY OWNER) AND LILY YANG (APPLICANT), REQUESTED APPROVAL OF A USE PERMIT TO ALLOW FOR MODIFICATIONS TO THE INTERIOR OF AN EXISTING THERAPEUTIC MASSAGE BUSINESS LOCATED WITHIN THE PACIFIC HEIGHTS SHOPPING CENTER AT 1173-A FREMONT BOULEVARD, LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

Rick Medina, Senior Planner, presented the project and staff report in which the applicant requested to modify the use permit to:

1. Reduce the foot massage sofas from 12 to 6
2. Add a third body massage table; and
3. To place body massage tables within enclosed rooms

The Use Permit No. 10-07 that was adopted in January 12, 2011 allowed for a 12 foot massage table and two body massage tables within a therapeutic massage business. The applicant purchased the business in January 2015 and is looking to implement the changes detailed above with approval of the use permit modification application.

Staff analysis indicated that the business owner has maintained a positive track record with the operation of three massage businesses in the City of Monterey and the conditions of approval provide sufficient protection for the

city to monitor activity. It was noted that the business owner is certified through the Massage Therapy Council and has maintained existing business by meeting or exceeding the standards. City staff recommended approval of the proposed modification to allow for a reduction in foot sofas and the placement of three body massage tables within three separately enclosed rooms.

On motion by Member Lechman and Seconded by Member Owens and carried by the following vote the Planning Commission approved UP-15-08 with the condition that the walls to enclose massage rooms be reduced from 8 feet to 6 feet.

AYES	6	COMMITTEE MEMBERS	Owens, Lechman, Dodson, Leighton, LaMica, Ross
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM COMMISSIONERS

None

8. REPORTS FROM STAFF

- A. February 8, 2016 – City Council is hosting a strategic planning session at the Oldemeyer Center, from approximately 8-4pm.
- B. Initial Study/Negative Declaration for the Season's Management ENA is set to be released by February or early March for a 30 day review period before the items comes before the Planning Commission
- C. General Plan Consultants and staff hosting a kick off meeting on February 10, 2016 – more information to come as to how the Commissioners can be involved in that process will be provided
- D. In-N-Out Burger restaurant to have its Grand Opening the last week of February 2016

9. ADJOURNMENT AT 7:31 PM

On motion by Member Lechman and Seconded by Member LaMica and carried by the following vote the Planning Commission adjourned at 7:31 PM

AYES	6	COMMITTEE MEMBERS	Owens, Lechman, Dodson, Leighton, LaMica, Ross
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

MEMORANDUM

City of Seaside

Resource Management Services

Date: March 4, 2016

To: Chair Owens & Planning Commissioners

From: Diana Ingersoll, Deputy City Manager

Subject: **Monterey Downs and Horse Park and Central Coast Veterans Cemetery Applications Status and Update**

Per your request, the following is an update and status of the above referenced applications.

PROPOSED PROJECT COMPONENTS

The proposed 711.1-acre project includes:

- 1,280 homes including single-family and multi-family;
- 535,000 square feet of commercial, including two, 200-room hotels;
- a 256-unit qualified worker lodging facility;
- Monterey Horse Park equestrian facility;
- a horse training/racing track and a 225,000 square foot sports arena;
- a 72.5-acre "Oak Oval" open space; and
- Veterans Cemetery.

STATUS ON PROCESSING APPLICATIONS

Environmental Impact Report (EIR). The draft EIR was circulated for public review from March 31, 2015 through June 19, 2015. The city's EIR consultant is continuing to prepare the final EIR. There is no set completion date.

Appraisal. The city has engaged a consultant to prepare an appraisal of the property. The appraisal would be used in negotiating the purchase price of the property. A draft appraisal is anticipated from the consultant by the middle of May. A final appraisal could be completed in June.

Vesting Tentative Tract Map. The vesting tentative tract map has been reviewed by staff and is complete, with the exception of certification of the final EIR.

Fiscal and Economic Impact Analysis. This report, prepared by the applicant, was reviewed and accepted by the City Council at its March 3, 2016.

MEMO
Planning Commissioners
March 4, 2016
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RE: Monterey Downs and Horse Park and Central Coast Veterans Cemetery Applications
Status and Update

Annexation Memorandum of Understanding (MOU) between the City, the County, and FORA. Staff with all three agencies are working on a draft MOU addressing annexation of the property in the unincorporated County to the City of Seaside.

Tax Sharing Agreement. The city and the county will be negotiating a tax sharing agreement.

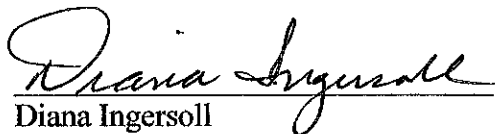
Board of Architectural Review (BAR). The BAR reviewed the draft specific plan's design guidelines and development standards on July 1, 2015. On March 16, 2015, the item will be going back to the BAR so they can finalize their recommendations to the Planning Commission and City Council.

Disposition and Development Agreement (DDA). The applicant and staff are in the process of preparing a draft DDA that would govern the disposition and development of the property. There is no date for completion of this draft document. The fiscal and economic impact analysis, appraisal, and draft MOU need to be completed prior to completion of a draft DDA.

Schedule. At this time, there is no schedule for bringing the project to the Planning Commission for consideration of a recommendation to the City Council.

I apologize for my absence at your scheduled meeting. I will be in Sacramento attending the League of California Public Works Institute. I have arranged for the city's Project Manager, Ms. Teri Wissler Adam to attend the meeting if you have additional questions regarding the applications we are currently processing on the proposed project.

Please let me know if I could be of further assistance. Thank you.


Diana Ingersoll