



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, June 22, 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 La Mica	Commissioner
Michael Spalletta	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. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF MAY 11, 2016**

B. **REGULAR MEETING MINUTES OF MAY 25, 2016**

6. **BUSINESS ITEMS**

- A. **USE PERMIT APPLICATION NO. UP-16-02: KATIE LEBARRE, APPLICANT, AND MARTHA HADDED, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL OF A DOG SITTING SERVICE (DOGGIE DAYCARE) INCLUDING PET GROOMING AND RETAIL SALES OF PET SUPPLIES WITHIN AN EXISTING 1,650 SQUARE FOOT TENANT SPACE AT THE SEASIDE PLAZA SHOPPING CENTER LOCATED AT 1780 FREMONT**

BOULEVARD, SUITE A. THE PROJECT SITE IS IN THE CC, COMMUNITY COMMERCIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: In accordance with the CC, Community Commercial Land Uses and Permit requirements, Section 17.14.030, Table 2-4, the applicant is requesting Use Permit approval to operate a pet sitting service (doggie day care) including pet grooming and retail pet supplies within an existing 1,650 square foot tenant space at the Seaside Plaza shopping center located at 1780 Fremont Boulevard.

RECOMMENDATION: City staff recommends approval of the proposed Use Permit application for a 1,650 square foot dog sitting service (doggie day care) including pet grooming and retail pet supplies subject to the findings, evidence, and Conditions of Approval provided in the draft Resolution.

7. **REPORTS FROM COMMISSIONERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, July 13, 2016
Seaside City Hall
7:00pm

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

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

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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, May 11, 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,
Michael Spalletta
PRESENT: John Owens, Keith Dodson, Michael Lechman,
Arlington LaMica, Denise Ross, Michael Spalletta
ABSENT: Margaret Leighton

3. **REVIEW OF AGENDA**

No changes were made.

4. **PUBLIC COMMENT**

No public comment was received.

5. **APPROVAL OF MINUTES**

A. REGULAR MEETING MINUTES OF MARCH 9, 2016

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved the regular meeting minutes of March 9, 2016.

AYES	6	COMMITTEE MEMBERS	John Owens, Keith Dodson, Michael Lechman, Arlington LaMica, Denise Ross, Michael Spalletta
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Margaret Leighton
RECUSED	0	COMMITTEE MEMBERS	

6. **BUSINESS ITEMS**

A. Use Permit Application No. UP-16-01: Hilltop United Methodist Church, property owner, Lea Loumoli, and Dustin Cook Construction, applicant, requested approval of a use permit for the construction of a 496 square foot one-story addition onto an existing 916 square foot one story residence (parsonage) located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single Family Residential (RS-8) zoning district. In accordance with the California Environmental Quality Act Guidelines, the project is

Categorically Exempt Class 1, Section 15301(e)(2).

Bob Larsen, Associate Planner, presented the staff report and presentation. Previously the Board approved a larger addition to the parsonage on June 25, 2014 however the improvements did not occur and the approvals have subsequently expired. The applicant proposed an alternate design of a one story 496 square foot addition onto an existing one-story 916 square foot parsonage. The proposed addition will convert the existing dwelling into a 3 bedroom, 2 bath residence with a kitchen, laundry area, den and front and rear porches.

A member from the church was present at the meeting to serve as a representative and expressed thanks to the Commission for considering the project.

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved Use Permit Application No. UP-16-01.

AYES	6	COMMITTEE MEMBERS	John Owens, Keith Dodson, Michael Lechman, Arlington LaMica, Denise Ross, Michael Spalletta
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Margaret Leighton
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM COMMISSIONERS

A. Commissioner Ross reported that the property on the corner of La Salle Avenue & Waring Street was for sale, which is currently a church.

8. REPORTS FROM STAFF

A. May 23, 2016 – General Plan Task Force Meeting at Oldemeyer Center - 6pm

B. June 6, 2016 – General Plan Public Workshop – Oldemeyer Center – 6pm

C. August 2, 2016 – General Plan Pop Up booth at “National Night Out” – City Hall

9. ADJOURNMENT AT 7:27pm

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission adjourned at 7:27pm

AYES	6	COMMITTEE MEMBERS	John Owens, Keith Dodson, Michael Lechman, Arlington LaMica, Denise Ross, Michael Spalletta
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Margaret Leighton

RECUSED 0 COMMITTEE
MEMBERS

DRAFT



MEETING MINUTES
DRAFT

CITY OF SEASIDE

Planning Commission

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 25, 2016
7:00 PM

1. **CALL TO ORDER AT 7:05 PM**

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

MEMBERS John Owens, Keith Dodson, Michael Lechman,
Arlington LaMica, Denise Ross, Margaret Leighton,
Michael Spalletta
PRESENT: Keith Dodson, Michael Lechman, Arlington LaMica,
Michael Spalletta
ABSENT: John Owens, Margaret Leighton, Denise Ross

3. **REVIEW OF AGENDA**

No changes were made.

4. **PUBLIC COMMENT**

No public comment was received.

5. **APPROVAL OF MINUTES**

No meeting minutes were on the agenda for approval.

6. **BUSINESS ITEMS**

A. Use Permit Application No. UP-14-05 and BAR-14-20: Seasons Management, applicant, and the City of Seaside, property owner, requested Use Permit approval for the construction of a 144-bed senior assisted living residential care facility located at 550 Monterey Road in the Community Commercial (CC) Zoning District. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project.

Rick Medina, Senior Planner, presented the staff report. Rick de la Cruz, applicant, was present to represent the application and provide presentation on the project details. Jay Blatter with the architectural firm of Hochhauser Blatter Architecture and Planning, was present to provide on the exterior design and floor plan layout for the project. Elke Ikeda with BFS Landscaping was present to provide presentation and expertise related details to their proposed plans for the project. Mr. de la Cruz provided additional details on the stormwater plan (100 year storm on site according to California state requirement). Keith Higgins with Hatch Mott environmental and traffic consultants was present at the meeting to provide presentation and expertise on the traffic related aspects of the project..

The Planning Commission received the presentation from City staff and the

applicant to provide recommendations/direction to the City Council to adopt the Mitigated Negative Declaration and Use Permit application.

Public comment opened:

Frank - Seaside Highlands resident: Does the owner have data to help residents understand the nature of the emergency personnel that may need to come at any time to the site and how these visits will impact the neighboring residents (t.e. traffic , noise, glare). Is there any city ordinances restricting the use of sirens after a certain time.

Michelle - Seaside Highlands resident: question in regards to traffic, major traffic coming from SHS and the events during the summer, Seaside Highlands residents have a hard time using Monterey Road and with limited exit and entrances into and out of Seaside Highlands. The congestion problem is going to get worse. Concerns about the light emitted from the project and the inability for Seaside Highland residents to be unable to see the sky at night and then the significance for the noise thresholds.

Rick de la Cruz, Pam Reading with LSA Associates, Inc. (Project Environmental Consultant) responded to the public comments. Also, follow up concerns of the details for staffing shift time and changes relative to the proposed traffic mitigation measure to address the traffic impacts at Monterey Road and Highway 1.

On motion by Member Spalletta/Dodson and Seconded by Member Dodson/Spalletta and carried by the following vote the Planning Commission moved to recommend approval of UP-14-05 and BAR-14-20 to the City Council.

AYES	4	COMMITTEE MEMBERS	Keith Dodson, Michael Lechman, Arlington LaMica, Michael Spalletta
NOES	0	COMMITTEE MEMBERS	
ABSENT	3	COMMITTEE MEMBERS	John Owens, Margaret Leighton, Denise Ross
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM COMMISSIONERS
No reports were provided by Commissioners

- 8. REPORTS FROM STAFF**
- A. General Plan Update Workshop – June 6, 2016 – Oldemeyer Center
 - B. General Plan Update Open House – August 2, 2016 – City Hall
 - C. Notification of poll to the Commission via email in regards to the proposed filming and broadcast of Planning Commission meetings.
 - D. Retirement Announcement – Diana Ingersoll – effective July 14, 2016

9. ADJOURNMENT AT 8:33pm

On motion by Member Dodson and Seconded by Member LaMica and carried
by the following vote the Planning Commission adjourned at 8:33pm

AYES	4	COMMITTEE MEMBERS	Keith Dodson, Michael Lechman, Arlington LaMica, Michael Spalletta
NOES	0	COMMITTEE MEMBERS	
ABSENT	3	COMMITTEE MEMBERS	John Owens, Margaret Leighton, Denise Ross
RECUSED	0	COMMITTEE MEMBERS	

DRAFT



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner
Scott Harriman, Planning Staff

DATE: June 22, 2016

SUBJECT: USE PERMIT APPLICATION NO. UP-16-02: KATIE LEBARRE, APPLICANT, AND MARTHA HADDED, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL OF A DOG SITTING SERVICE (DOGGIE DAYCARE) INCLUDING PET GROOMING AND RETAIL SALES OF PET SUPPLIES WITHIN AN EXISTING 1,650 SQUARE FOOT TENANT SPACE AT THE SEASIDE PLAZA SHOPPING CENTER LOCATED AT 1780 FREMONT BOULEVARD, SUITE A. THE PROJECT SITE IS IN THE CC, COMMUNITY COMMERCIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE

In accordance with the CC, Community Commercial Land Uses and Permit requirements, Section 17.14.030, Table 2-4, the applicant is requesting Use Permit approval to operate a pet sitting service (doggie day care) including pet grooming and retail pet supplies within an existing 1,650 square foot tenant space at the Seaside Plaza shopping center located at 1780 Fremont Boulevard.

RECOMMENDATION

City staff recommends approval of the proposed Use Permit application for a 1,650 square foot dog sitting service (doggie day care) including pet grooming and retail pet supplies subject to the findings, evidence, and Conditions of Approval provided in the draft Resolution.

BACKGROUND

According to applicant's submittal information, Peace of Mind Pet Sitting has been successfully operating and serving Monterey and Santa Cruz Counties for 14 years. The applicant, Katie LeBarre, would like to expand her business to include a retail storefront presence in Seaside. The applicant's cover letter and business plan are included as Attachment 1, Exhibit B.

SITE LOCATION AND DESCRIPTION

The proposed pet sitting and dog grooming service would be located within an existing 1,650 square foot tenant space at the Seaside Plaza shopping center located at 1780 Fremont Boulevard, Suite A. The shopping center is located at the southeast corner of Fremont Boulevard and San Pablo Avenue. The site is relatively flat, approximately 0.65 acres in size and is a fully developed multi-tenant shopping center with approximately 7,053 square feet of leasable space and 40 on-site parking spaces. Surrounding land uses include retail, multi-family residential, business services and auto sales.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Auto Sales	Retail	Multi-Family	
W	Auto Sales	Project Site	Commercial	E
	Auto Sales	Retail	Commercial	
SW	S			SE

A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The project proposes to operate a pet sitting service (doggie day care), pet grooming and retail pet supply business within an existing 1,650 square foot tenant space at the Seaside Plaza shopping center. The applicant has indicated the facility will have a maximum capacity of 20 dogs at this location. Pet potty areas are provided indoors and in a designated area outdoors at the perimeter of the rear parking lot. Hours of operation are Monday through Friday 7am to

7pm, and Saturday, 10am to 5pm. Closed on Sunday. The facility will have two pet baths for cleaning and grooming. No hair or nail cutting services will be provided. At no time will the animals be left unattended and the applicant has an established contingency plan should a pet owner not pick up their dog.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301: Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures involving negligible or no expansion of use.

Evidence: The proposed project will involve minor tenant improvements of an existing tenant space within an existing fully developed commercial/retail shopping center. The proposed use is consistent with the Seaside Zoning Code and would not result in an expansion of the existing use that would result in a significant impact on the environment.

STAFF ANALYSIS AND FINDINGS

Staff Analysis

The proposed business includes three primary components; pet day care, pet grooming and retail pet supplies. Pet grooming, classified as a personal service, and retail sales are permitted in the CC, Community Commercial, zoning district. Pet sitting, while not specifically listed in the Commercial Land Use Table 2-4, Section 17.14.030, is similar in operating characteristics to veterinary clinics and pet hospitals that do not include overnight boarding, with office and indoor care of animals.

There are no specific operating standards or requirements for pet sitting or veterinarian services in the Zoning Code, however the Municipal Code, Section 6.04.180, Curbing Dogs, prohibits pet owners or person having charge, care custody or control over any dogs to allow such dog to defecate or urinate upon any public sidewalk or upon any improved private property, except that of the owner or person having charge over a dog. The applicant is aware of these limitations and notes that there are indoor and on-site outdoor dog potty areas to comply with City Animal Control regulations.

Staff has identified other operating characteristics of a pet daycare service that have the potential for concern which include drop-off and pick-up area, odors, noise, and refuse. In this case, the proposed retail shopping center has 40 on-site parking spaces and driveway access from both Fremont Boulevard and San Pablo Avenue. The project site exceeds the minimum parking standards and has adequate on-site vehicle circulation for unimpeded drop-off and pick-up.

The tenant space is an end unit with only one shared interior wall. The applicant's floor plan shows that there are no pet areas adjacent to the shared wall, which consists primarily of restrooms and staff office. The applicant has indicated that the inside dog area will be equipped with rubber floor matting which will provide interior sound attenuation. A small outdoor dog

area would be located along the southern property line in the rear parking lot immediately adjacent to a neighboring commercial parking lot. A commercial parking lot is not considered a sensitive noise receptor and no noise issues are anticipated there. An existing one-story multi-family residential building is located immediately to the west of the shopping center's parking lot. The outdoor dog area is buffered from the adjacent residential dwelling to the east by an existing storage garage and by an existing six foot high wood fence. Staff believes that the relative small size of the outdoor dog area, the existing storage building and fence buffering, and the hours of operation ending at 7:00 p.m. would not result in adverse noise intrusion on sensitive land uses or during sensitive night time hours.

With regards to odors and animal waste, the applicant's business operation plan states that all waste will be contained on-site and all pet areas will be kept clean and sanitary. Proposed conditions of approval require that the site and all areas associated with this operation be maintained in a clean and healthy condition.

Staff has contacted the Monterey County Health Department and the Seaside Animal Control Officer regarding the proposed pet sitting service. Comments from these sources include requiring compliance with the Municipal Code regarding curbing the dogs and maintaining appropriate full-time supervision of the animals. Staff has incorporated these elements into the proposed resolution.

Use Permit Findings

When reviewing a use permit, the Planning Commission must determine whether the following findings can be made concerning the proposed project:

- 1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

This project is located within the CC, Community Commercial Zoning District which permits retail sales and personal services including pet grooming. The commercial pet sitting service (doggie day care) involving no over-night boarding is subject to a use permit approval and may be permitted in the Community Commercial District.

- 2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Community Commercial. According to the General Plan, the Community Commercial designation is intended for retail and service oriented business activities primarily serving the local community or neighborhood. Uses may include restaurants and cafes, supermarkets, health clubs, retail goods and services, personal services, offices and neighborhood-oriented retail uses. The project is consistent with the following goals and policies of the Seaside General Plan:

Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.3: Discourage commercial development that is already over-represented in the community, such as liquor stores, convenience stores, bars, thrift/discount merchandise, etc.

Evidence: The proposed project will occupy a currently vacant 1,650 square foot retail commercial tenant space within the Seaside Plaza shopping center. The proposed pet sitting, grooming and retail sales of pet supplies would provide a unique (not over-represented) personal service to the community and surrounding area.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhood.

Policy LU-4.1 Require that new development : 1) fund its share of community services and facilities ; 2) uses quality design and materials ; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The Seaside Plaza shopping center offers a wide variety of retail services, professional offices, and personal services; allowing the proposed pet care business, including pet grooming and retail pet supplies to provide a convenient service to area residents in need of daytime pet care.

Economic Development Element

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.2: Diversify the local economy by targeting business development and attraction efforts toward businesses whose economic cycles are less likely to correspond to those of major retailers in the city.

Evidence: The proposed pet care service will occupy a visible storefront tenant space in an existing shopping center with a unique service that also provides pet grooming and retail sales. The proposed use also has the potential to attract visitors from outside the city that would further enhance economic viability of the shopping center and support business expansion and growth in the City of Seaside.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage or resident spending.

Evidence: The proposed retail and personal service use will occupy a currently vacant tenant space in an existing shopping center. The proposed pet sitting, doggie day care, will provide a unique service to local and area wide community members.

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed pet sitting service, pet grooming and retail sales of pet supplies will provide a unique local serving commercial operation consistent with the existing and planned future uses in the vicinity. The proposed operation maintains the existing retail commercial storefront consistent with the desired retail shopping setting. The proposed use represents the expansion of a small local business into a retail storefront setting. Therefore, the location, size, and operating characteristics of the project will be compatible with the character of the site, and the land uses and development intended for the Seaside Plaza shopping center and the surrounding neighborhood by the Seaside General Plan.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is a fully developed multi-tenant shopping center with 40 on-site parking spaces. The site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: As proposed and conditioned, granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City. The project site has adequate parking and vehicle circulation, incorporates sound attenuating features, and will provide a safe and clean environment. Therefore, granting the permit would not be detrimental to the public interest, health, safety, convenience or welfare.

CONCLUSION

Based on the analysis, staff recommends approval of the use permit. The proposed pet sitting service, grooming and retail operation complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A: Project Plans
 3. Attachment 1 - Exhibit B: Business Plan
 4. Attachment 2 - Location Map
 5. Attachment 3 - Site Photographs
 6. Attachment 4 - Letter of Support
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RESOLUTION NO. 16-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW PET SITTING SERVICE (DOGGIE DAYCARE) INCLUDING PET GROOMING AND RETAIL SALES OF PET SUPPLIES AT 1780-A FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL ZONING DISTRICT.

WHEREAS, Katie LeBarre, applicant , and Martha Hadded, property owner, have applied for a use permit to allow:

- A. A pet sitting service (Doggie Daycare) including pet grooming and retail sales of pet supplies in a 1,650 square-foot tenant space located in the Seaside Plaza Shopping Center at 1780-A Fremont Boulevard in the Community Commercial Zoning District.

WHEREAS, the proposed operation of a pet sitting business requires discretionary approval, and it is the responsibility of the Planning Commission 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 use permit at a duly noticed public hearing at public meeting held on June 22, 2016, and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

- a) The proposed project will involve minor tenant improvements of an existing tenant space within an existing fully developed commercial/retail shopping center. The proposed use is consistent with the Seaside Zoning Code and would not result in an expansion of the existing use that would result in a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-16-02:

- 1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Evidence: This project is located within the CC, Community Commercial Zoning District which permits retail sales and personal services including pet grooming. The commercial pet sitting service (doggie day care) involving no over-night boarding is subject to a use permit approval and may be permitted in the Community Commercial District.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Community Commercial. According to the General Plan, the Community Commercial designation is intended for retail and service oriented business activities primarily serving the local community or neighborhood. Uses may include restaurants and cafes, supermarkets, health clubs, retail goods and services, personal services, offices and neighborhood-oriented retail uses. The project is consistent with the following goals and policies of the Seaside General Plan:

Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.3: Discourage commercial development that is already over-represented in the community, such as liquor stores, convenience stores, bars, thrift/discount merchandise, etc.

Evidence: The proposed project will occupy a currently vacant 1,650 square foot retail commercial tenant space within the Seaside Plaza shopping center. The proposed pet sitting, grooming and retail sales of pet supplies would provide a unique (not over-represented) personal service to the community and surrounding area.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhood.

Policy LU-4.1 Require that new development : 1) fund its share of community services and facilities ; 2) uses quality design and materials ; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The Seaside Plaza shopping center offers a wide variety of retail services, professional offices, and personal services; allowing the proposed pet care business, including pet grooming and retail pet supplies to provide a convenient service to area residents in need of daytime pet care.

Economic Development Element

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.2: Diversify the local economy by targeting business development and attraction efforts toward businesses whose economic cycles are less likely to correspond to those of major retailers in the city.

Evidence: The proposed pet care service will occupy a visible storefront tenant space in an existing shopping center with a unique service that also provides pet grooming and retail sales. The proposed use also has the potential to attract visitors from outside the city that would further enhance economic viability of the shopping center and support business expansion and growth in the City of Seaside.

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage or resident spending.

Evidence: The proposed retail and personal service use will occupy a currently vacant tenant space in an existing shopping center. The proposed pet sitting, doggie day care, will provide a unique service to local and area wide community members.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed pet sitting service, pet grooming and retail sales of pet supplies will provide a unique local serving commercial operation consistent with the existing and planned future uses in the vicinity. The proposed operation maintains the existing retail commercial storefront consistent with the desired retail shopping setting. The proposed use represents the expansion of a small local business into a retail storefront setting. Therefore, the location, size, and operating characteristics of the project will be compatible with the character of the site, and the land uses and development intended for the Seaside Plaza shopping center and the surrounding neighborhood by the Seaside General Plan.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is a fully developed multi-tenant shopping center with 40 on-site parking spaces. The site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: As proposed and conditioned, granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City. The project site has adequate parking and vehicle circulation, incorporates sound attenuating features, and will provide a safe and clean

environment. Therefore, granting the permit would not be detrimental to the public interest, health, safety, convenience or welfare.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-16-02 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Certificate of Occupancy shall substantially conform to the plans identified as “Peace of Mind Pet Sitting” stamped as received on May 13, 2016, and approved on June 22, 2016. The use permit is approved to allow the establishment of a pet sitting service (doggy daycare) in accordance with the project plans and business plans provided as Exhibit “A” and “B”.
2. The pet sitting service, including the indoor and outdoor facilities, shall operate at all times in a clean, healthy and safe condition.
3. No overnight pet care or boarding is permitted and at no time shall the animals associated with the pet sitting service be left unattended, either indoors and outdoors.
4. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.64.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval,
5. Signage is not a part of this review. The applicant shall apply for a separate sign permit for the installation of any permanent exterior or window signs.
6. The storefront windows shall remain clear without any type of window covering, blinds, walls, or other solid, opaque materials, except for window signs designed in accordance with Seaside Municipal Code Section 17.38.080.H.

Fire Department:

7. Prior to the issuance of a Certificate of Occupancy, applicant shall comply with the requirements of the Seaside Fire Marshall.
8. The business shall have an operational 2A10BC fire extinguisher on premises at all times.

Building Department:

9. Prior to commencing business, the applicant must receive a Certificate of Occupancy from the Building Division.

Standard:

10. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.80.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
11. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
12. The applicant agrees as a condition and in consideration of the approval of this discretionary 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.
13. These conditions shall be binding on the applicant and all successors in interest, subject to the business operations not lapsing for a period 180 consecutive days. In the case of a transfer of ownership, the new owner of the establishment shall sign the adopted Resolution acknowledging these conditions of approval. Failure to comply with this requirement may result in revocation of this use permit.
14. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
15. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
16. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
17. 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 within fifteen (15) days from the date of its approval.
18. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has

commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.64.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.

19. 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 the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 22th of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

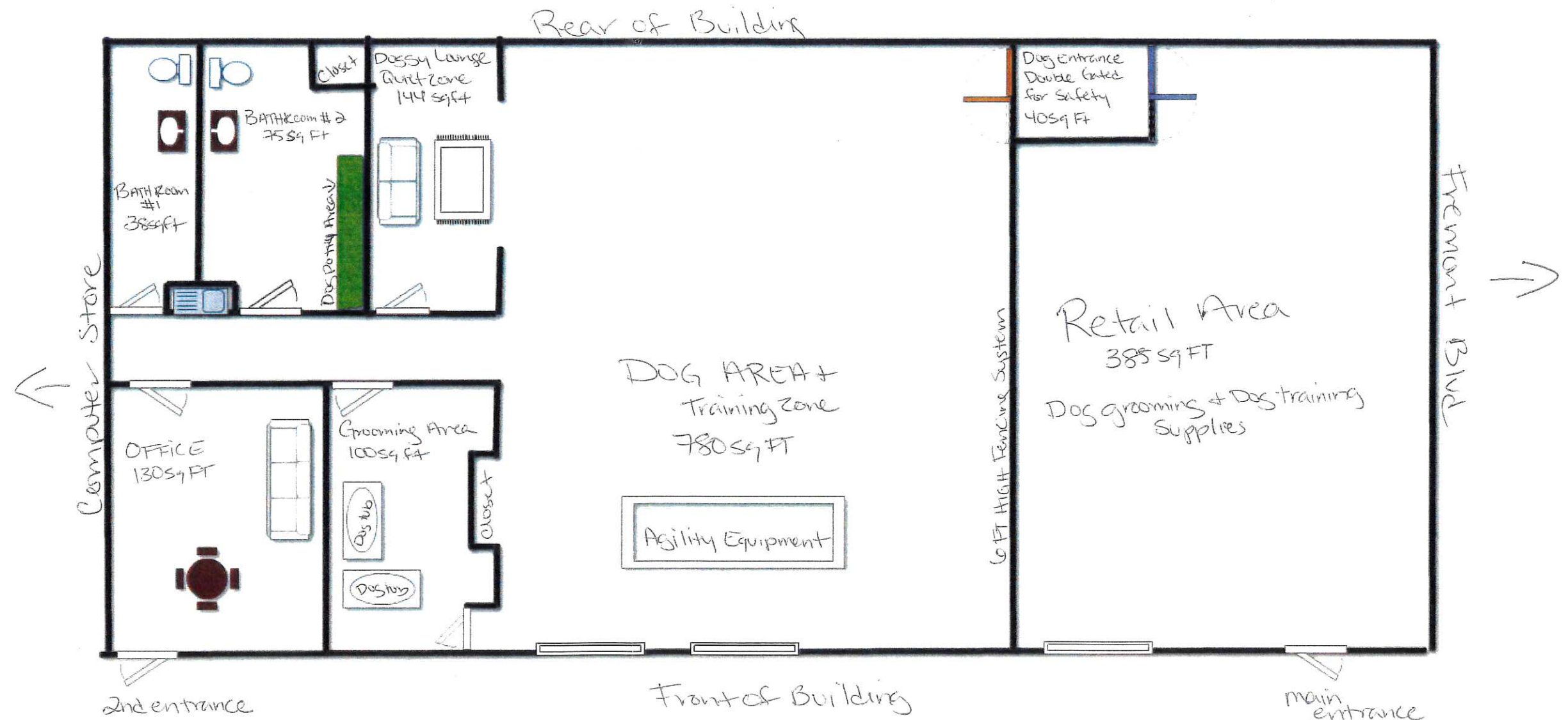
ATTEST:

Dominique L Jones, Planning Commission Secretary

5/11/16 Proposed Use for Peace of mind Pet sitting

Address - 1780 A Fremont Blvd Seaside, CA 93955

Contact - Katie LeBarre 831 6004393



RECEIVED
CITY OF SEASIDE

MAY 13 2016

PLANNING DEPARTMENT
CITY OF SEASIDE

UP-16-02 1780 A Fremont Blvd Seaside

Peace of Mind Pet Sitting
Katie LeBarre
7960 B Soquel Dr #188
Aptos, CA 95003
831-392-8020 – office --- 831-600-6393 – cell
katie@peaceofmindpet.com www.peaceofmindpet.com

Location: Seaside Plaza Shopping Center
1780A Fremont Blvd. Seaside, CA 93955

Revised 6/2/2016**

Thank you for your time in reviewing this information.

I am the owner and operator of Peace of Mind Pet Sitting. We provide high quality pet care services in clients' homes in Monterey and Santa Cruz Counties for the last 14 years. We have a client base of 1,000. Our clients trust us in their homes to care for their pets in their absence. We take this responsibility seriously and always have the pet(s) well-being as the top priority. We have a solid reputation in the community for quality compassionate care.

I would like to expand my successful small business to add a retail and pet services facility in Seaside. We would like to open a new, innovative positive care facility for dogs. This will NOT be a dog boarding kennel facility. Each dog in our facility will receive positive reinforcement, individual attention, interaction and structured exercise. The energy in the facility will be that of a positive, fun and calm place. The dogs are the top priority. No dog will ever be left unattended.

This facility would bring people to Seaside from all over the peninsula including Carmel, Pebble Beach, Pacific Grove, Monterey, etc. This facility would include high quality pet grooming and training retail products, one or two dog bathing stations and a safe open play/training area for dogs. In caring for pets in our client's homes we provide individual attention, interaction and structured exercise to give the pets a positive outlet for their energy. I intend to bring this same structure in to our facility.

*If a dog is NOT picked by closing time we will either transport the animal to the client's home (we have keys to most of our client's homes) or I will take the animal home with me until the client or the client's emergency contact can be reached. We will also follow any state abandonment laws and procedures. NO DOG WILL BE LEFT UNATTENDED AT THE FACILITY AT ANY TIME. Also no animals will be on the property overnight. Any time there is a dog on the property there will also be myself or staff member caring for them.

*I understand that there is no fenced outdoor area at this property but we will be rotating the dogs out for potty breaks every hour on the property to the designated 18ft long x 4ft wide Outdoor Doggy Potty Area in the back parking lot. The dogs are kept on leash and supervised at all times. This area will be farthest from the street on the San Pablo entrance to the back parking lot. Dogs will be kept on the private property of 1780 Fremont Blvd at all times while in our care. We also will install an indoor 8ft long x 2ft wide indoor potty area as well. We will keep both areas clean and sanitary. The outdoor doggy potty area will have a sign on it stating what the area is used for and that it is maintained by us.

Revised 6/2/2016**

Hours of Operation

Monday – Friday 7am to 7pm
Saturday 10am to 5pm

See attached floor plan and site plan-

Dog Care Area

This facility will be kennel free, we will have an indoor 6 foot high fencing system in place to keep the dogs safe and separate if needed. We will NOT offer overnight boarding. The American Society for the Prevention of Cruelty to Animals recommends about 75 square feet per dog, at this calculation we will have a capacity of up to 20 dogs at any one time. An indoor dog potty area will be provided as well as an outdoor dog potty area will be provided to ensure that all animal waste is contained on-site. We will keep these areas clean and sanitary.

Vector Control

The facility will not have bulk food provided to client dogs. Any special diet feedings will be provided by the client and stored in the refrigerator. No loose or bagged food will be stored on site. Retail sales of sealed dog treats will be available.

Any food or treats will be kept in an appropriate airtight container. We will not be feeding the dogs normally since this is daytime care only but if the clients request we will feed the dog food/treats provided by the client separate from the other dogs by feeding in the office.

Grooming area

We will have up to two dog baths, offering bath, brush and massage only.

Office

We will have an office at the 2nd entrance for staff needs. We will install a panic push bar to the back door.

Staff

There will be myself and up to 2 additional staff members attending to client dogs in the building, and supervised on leash potty breaks to designated outdoor area. At no time will dogs be left unattended. There will be a minimum of one person on premises at all times during business hours.

Revised 6/2/2016**

Parking

Our Clients will be dropping off and picking up their dogs throughout the day. The site has adequate parking and vehicle access on Fremont Blvd and San Pablo Ave. We also will be providing pick up and drop off services for our clients

Waste Disposal

I contacted the Monterey County Health Dept. Environmental Health and they said there is no special receptacle needed so dog waste will be bagged and put in dumpster on site.

Contingency Plan for if a dog is not picked up by end of business day - *If a dog is NOT picked by closing time we will either transport the animal to the client's home (we have keys to most of our client's homes) or I will take the animal home with me until the client or the client's emergency contact can be reached. We will also follow any state abandonment laws and procedures

(California Civil Code Section 1834.5 Notwithstanding any other provision of law, whenever any animal is delivered to any veterinarian, dog kennel, cat kennel, pet-grooming parlor, animal hospital, or any other animal care facility pursuant to any written or oral agreement entered into after the effective date of this section, and the owner of such animal does not pick up the animal within 14 calendar days after the day the animal was due to be picked up, the animal shall be deemed to be abandoned. The person into whose custody the animal was placed for care shall first try for a period of not less than 10 days to find a new owner for the animal, and, if unable to place the animal with a new owner, shall thereafter humanely destroy the animal so abandoned. If an animal so abandoned was left with a veterinarian or with a facility which has a veterinarian, and a new owner cannot be found pursuant to this section, such veterinarian shall humanely destroy the animal. There shall be a notice posted in a conspicuous place, or in conspicuous type in a written receipt given, to warn each person depositing an animal at such animal care facilities of the provisions of this section.)

Our contract the clients sign to start services will include "Pet Owner understands that if their dog is not picked up on time the pet owner hereby authorizes Peace of Mind Pet Sitting to take whatever action is deemed necessary for the continuing care for the dog. Pet owner will pay Peace of Mind Pet Sitting the cost of any such continuing care. Pet Owner understands that if their dog is not picked up, Peace of Mind Pet Sitting will proceed according to the guidelines provided by the California Abandoned Animal Statute, abandonment of animals by owner; procedure for handling. Pet Owner agrees that they are fully responsible for all attorney's fees and associated costs if they abandon their dog."

NO DOG WILL BE LEFT UNATTENDED AT THE FACILITY AT ANY TIME. Also no animals will be on the property overnight. Any time there is a dog on the property there will also be myself or staff member caring for them.

Location Map

Project Site: 1780 Fremont Boulevard



ATTACHMENT 4
Site Photos



Storefront



Neighboring Tenant



Rear Parking Lot



Outdoor "potty" Area

6-15-2016

Mike LeBarre
Councilman, King City
PO Box 216
King City, CA 93930
mike.lebarre@att.net

Seaside Planning Commission:

I am writing your commission in support of Peace of Mind Pet Sitting.

I have known Katie LeBarre all my life and know her to be a caring and compassionate person who loves animals. She has the experience and training that provides quality care in a supportive environment for pets and their owners.

Peace of Mind Pet Sitting will provide a great benefit to pet owners in Seaside as well as surrounding towns. Peace of Mind Pet Sitting will be a great asset to Seaside's residents and economy.

I encourage the planning commission to approve her application and give all pet owners the peace of mind that Seaside has a new business that will care for their clients pets as if they were their own.

Sincerely,

A handwritten signature in dark ink that reads "Mike LeBarre". The signature is written in a cursive, flowing style.

Mike LeBarre
Councilman, King City