



A G E N D A

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 11, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

John Owens	Chair
Keith Dodson	Commissioner
Michael Lechman	Commissioner
Margaret Leighton	Commissioner
Paul Mugan	Commissioner
Denise Ross	Commissioner

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**
3. **ELECTION OF OFFICERS**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS**

- A. USE PERMIT APPLICATION NO. UP-14-10. MARK GEISREITER, REED GEISREITER, AND RICHARD GEISREITER, PROPERTY OWNER, AND WALGREENS CO., APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR THE OFF-SALE OF HARD LIQUOR WITHIN AN EXISTING RETAIL STORE/PHARMACY LOCATED AT 1055 FREMONT BOULEVARD IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

PURPOSE: The project consists of a Use Permit application for the off-sale of hard liquor in addition to the existing off-sale of beer and wine within an existing retail store/pharmacy located at 1055 Fremont Boulevard. Section 17.14.030 of the Seaside Zoning Ordinance requires a Use Permit for alcoholic beverage sales in the Community Commercial Zoning

District.

RECOMMENDATION: Staff recommends approval of Use Permit Application No. UP-14-10 granting approval for the retail sale of hard liquor for off-site consumption at a Walgreens retail store/pharmacy based on the findings and evidence cited in the staff report and subject to the Conditions of Approval provided as Exhibit A. Staff further recommends that the Planning Commission make a determination of Public Convenience or Necessity in accordance with State of California, Department of Alcoholic Beverage Control regulations.

B. USE PERMIT APPLICATION NO. UP-14-09. ERASMO AIELLO, PROPERTY OWNER, AND PAT CORRIGAN, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF HARD LIQUOR (CLASS 47 ALCOHOLIC BEVERAGE CONTROL LICENSE) IN ADDITION TO THE EXISTING ON-SALE OF BEER AND WINE (CLASS 41 ALCOHOLIC BEVERAGE CONTROL LICENSE) FOR THE RE-OPENING OF A 96 SEAT SIT DOWN FULL SERVICE RESTAURANT AT 1901 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT, SECTION 15301, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE:

The project consists of a use permit application for the on-sale of hard liquor in addition to the existing on-sale of beer and wine within a 96 seat sit down full service restaurant located at 1901 Fremont Boulevard. Section 17.14.030 of the Seaside Zoning Ordinance requires a use permit for alcoholic beverage sales in the Regional Commercial zoning district.

RECOMMENDATION:

Staff recommends approval of the use permit subject to the findings, evidence, and Conditions of Approval provided as Attachment 1 and Project Plans provided as Exhibit "A" to Attachment 1.

C. USE PERMIT APPLICATION NO. UP-15-01. ALEX CHEHADA, PROPERTY OWNER, AND EDDIE HURT, APPLICANT, REQUEST APPROVAL OF A USE PERMIT TO ALLOW THE EXPANSION OF LIQUOR, BEER, AND WINE SALES WITHIN AN EXISTING RETAIL NEIGHBORHOOD MARKET (FOOD CORNER MARKET) LOCATED AT 1800 NOCHE BUENA STREET, IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE:

In accordance with Section 17.14.030.B, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code, the applicant is

requesting the approval of a Use Permit to allow for the expansion of the floor area which would be dedicated to the off-sale of beer, and wine beverages within existing retail neighborhood market (Food Corner Market) from 205 square feet to 245 square feet. The project site is located at 1800 Noche Buena Street in the Community Commercial Zoning District.

RECOMMENDATION:

Staff recommends approval of Use Permit Application No. UP-15-0, granting approval to expand the floor area dedicated to the off-sale of liquor, beer, and wine sold at an existing retail neighborhood market (Food Corner Market) located at 1800 Noche Buena Street based on the findings and evidence cited in the staff report and subject to the Conditions of Approval provided as Attachment 1, Exhibit A.

6. **OLD BUSINESS**
7. **REPORTS FROM COMMISSIONERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, March 25, 2015 at 7:00 pm
Seaside City Hall

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.

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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.

**Planning Commission Regular Meeting
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