A G E N D A

CITY OF SEASIDE
PLANNING COMMISSION AND
BOARD OF ARCHITECTURAL
REVIEW

JOINT SPECIAL MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 25, 2015
6:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

PLANNING COMMISSIONERS

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

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Kathleen Ventimiglia	Vice Chair
Ken Rudissill	Board Member
Wendell Montes	Board Member
Mitsugu Mori	Board Member

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Coastal Development Permit Application No. CDP-14-01, The City of Seaside Successor Agency, Property Owner, and In-N-Out Burger, Applicant, are requesting the approval of a Coastal Development Permit, design review approval, and sign permit approval for the construction of a proposed In-N-Out Burger Drive-Through Restaurant located within the appealable area of the City's Local Coastal Plan at 1350 Del Monte Boulevard in the Coastal Visitor Serving Commercial (CVSC) Zoning District. In accordance with Section 15164 of the State California Environmental Quality Act Guidelines, an Addendum to a Final

Environmental Impact Report that was certified on July 21, 2011 for a similar In-N-Out Drive-Through Restaurant project on the same project site has been prepared to address compliance with the CEQA Guidelines for the proposed project design.

PURPOSE:
In accordance with Title 18 (Coastal Implementation Plan) of the Seaside Municipal Code (SMC), the applicant is requesting the approval of a Coastal Development Permit for the construction of a new one story, 3,750 square foot In-N-Out Burger restaurant with associated site improvements (e.g. Drive Thru Window/Aisle, Landscaping, and Signs) on a 2.19 ac. site at 1350 Del Monte Boulevard.

RECOMMENDATION:
It is recommended that the Planning Commission receive a presentation and public comment on the Addendum to the Certified Final Environmental Impact Report for the Seaside In-N-Out Restaurant (FEIR), formally accepting the Addendum to the FEIR.

It is further recommended that the Planning Commission receive a presentation on the proposed Project and take action to adopt the Coastal Development Permit in accordance with the following Resolutions:

1. Adopt Draft Resolution provided as Attachment 1 approving the Addendum to the certified FEIR; and
2. Adopt Draft Resolution provided as Attachment 2 approving the Coastal Development Permit for the project.

B. Board of Architectural Review Application No. BAR 15-06. City of Seaside Successor Agency, property owner, and In-N-Out Burger Restaurant (Mark Nowak), applicant, are requesting Design Review and Sign Permit approval for the construction of a new 3,750 square-foot In-N-Out Burger Restaurant with a Drive-Through Aisle located at 1350 Del Monte Boulevard in the Coastal Visitor Serving Commercial (CVSC) Zoning District (APN: 011-401-023).

PURPOSE: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), the applicant is requesting Design Review and Sign Permit approval for the construction of a new one story, 3,750 square foot In-N-Out Burger restaurant with associated site improvements (e.g. Drive Thru Window/Aisle, Landscaping, and Signs).

RECOMMENDATION: Staff recommends approval of the architectural plans subject to the conditions of approval provided as Attachment 1 and the project plans provided as Attachment 1 -Exhibit A.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

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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.