



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 24, 2017
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
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Ian Oglesby	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 City Council 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 minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **APPROVE THE MINTUES FROM FEBURARY 22, 2017**

6. **BUSINESS ITEMS**

A. ZONING CODE STUDY SESSION: DISCUSSION REGARDING ZONING CODE TEXT AMENDMENTS TO SECTION 17.14..030.B (TABLE 2-4 – ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES) OF THE SEASIDE MUNICIPAL CODE.

PURPOSE: In accordance with Section 17.67.010 of the SMC, the purpose of this item is for the Planning Commission to provide City Staff with feedback/comments on text amendment to Section 17.14.030.B: Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code (SMC).

RECOMMENDATION: It is recommended that the Commission provide staff with feedback regarding potential changes to the Allowed Land Uses Table 2-4.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

June 14, 2017
Seaside City Hall
7:00 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, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council 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.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, February 22, 2017
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:00 PM.

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

PRESENT: La Mica, Lechman, Oglesby, Owens, Ross, Spalletta

ABSENT: Dodson

PLANNING COMMISSION

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Owens invited Public Comments and had no requests to speak.

5. **BUSINESS ITEMS**

A. **ELECTION OF OFFICERS FOR 2017 CALENDAR YEAR**

On motion by Commissioner Lechman and seconded by Commissioner La Mica and passed by the following vote the Planning Commission elected Commissioner Owens as Chair for 2017.

RESULT:	Approved
MOVER:	Commissioner Mike Lechman
SECONDER:	Commissioner Arlington La Mica
AYES:	Mike Lechman, John Owens, Denise Ross, Arlington La Mica, Michael Spalletta, Ian Oglesby
NOES:	None
ABSENT:	Keith Dodson

On motion by Commissioner Owens and seconded by Commissioner Spalletta and passed by the following vote the Planning Commission elected Commissioner Lechman as Vice Chair for 2017.

RESULT:	Approved
MOVER:	Commissioner Mike Lechman
SECONDER:	Commissioner Arlington La Mica
AYES:	Mike Lechman, John Owens, Denise Ross, Arlington La Mica, Michael Spalletta, Ian Oglesby
NOES:	None
ABSENT:	Keith Dodson

B. **USE PERMIT APPLICATION NO. UP-17-01. FAITH LUTHERAN CHURCH (PROPERTY OWNER AND APPLICANT), IS REQUESTING APPROVAL OF AN ADULT DAY CARE**

FACILITY LOCATED ON THE PREMISES OF THE FAITH LUTHERAN CHURCH AT 1460 HILBY AVENUE, IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-402-088). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 22, SECTION 15322, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Associate Planner Larsen presented the report and detailed the requested approval of an adult day care facility located on the premises of the existing Faith Lutheran Church. The facility would be on the first floor of the community center. The applicant is requesting to join together with Central Coast Senior services and anticipate having a 30 client program with transportation through a passenger van. Mr. Larson reported to the Commission that there is compliance with the Zoning ordinance, the general plan, circulation and land use regulations. Staff added a condition that the facility should operate in a way that does not create a public or private nuisance. Staff recommended approval of the use permit. Mr. Larson answered questions from the Commission.

Chair Owens questioned the previous history of the property and invited comments from the applicants.

Russ Elsberry, President of Faith Lutheran Church, spoke to the public noticing and to the intent of the project. Historically the building was designed as a preschool, but the State review only allowed children older than second grade, so the use of the building never came to fruition. There were past attempts to have a program with the Visiting Nurses Association, which lead to a partnership with Central Coast Senior Services. Reverend Anton Prang described the need for the program, as a former pastor of the church and is familiar with the needs of seniors on the peninsula, the congregation and the community. He spoke to the crucial need for aging in place services for quality of life. The program proposed will do a part in providing a critical factor for aging in place and that is having the support one needs. He encouraged approval. President and CEO of Central Coast Senior Service John O'Brien encouraged the Commission to approve the item and spoke to CCSS's experience providing services to older adults for over 20 years, helping with ageing in place and end of life issues.

Chair Owens invited comments from the public and had no requests to speak.

The Commission deliberated. Commissioner Ross requested details about what the program would entail to which Mr. O'Brien responded it would be both medical and social services and is open to the public. They would provide snacks and meals and appropriate recreation activities for the members, high functioning and not so high functioning, according to the clients. There are programs that are subscription based, but that is not the intent for this program, it will be a drop-in program. Chair Owens questioned the ratio for care workers per client and questioned the licensing and regulations to which Mr. O'Brien indicated it is licensed by the State of California and will adhere to all regulations. Mr. Owens questioned if there are specific medical issues that could inhibit the surrounding neighborhood. Mr. O'Brien spoke to requirements and protocols such as wander guard to protect the participants and the community.

Commissioner La Mica spoke to interactions with the Bethlehem Church program in Monterey, and the asset that it is to the community. He acknowledged this a need in the community and supported approval.

On motion by Commissioner Lechman and seconded by Commissioner La Mica and passed by the following vote the Planning Commission approved Use permit 17-01 unanimously.

RESULT: **Approved**

MOVER: Commissioner Mike Lechman

SECONDER: Commissioner Arlington La Mica

AYES: Mike Lechman, John Owens, Denise Ross, Arlington La Mica, Michael Spalletta, Ian Oglesby

NOES:	None
ABSENT:	Keith Dodson

6. **REPORTS FROM COMMISSIONERS**

7. **REPORTS FROM STAFF**

Gloria Stearns briefed the Commission on the General Plan Update process. She reminded them that on February 7th is the General Plan Update community open house from 6 to 8 PM and invited the Commission and the public. She also reported that the Seaside Walking Action Group will meet at 5:45 at Oldemeyer Center and walk to Pachetti Park then return to the workshop. She also reminded them of the March 30th General Plan Update Joint Special Meeting at 7:00 PM.

8. **ADJOURNMENT**

On motion the meeting was adjourned at 7:27 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: May 24, 2017

**SUBJECT: ZONING CODE STUDY SESSION: DISCUSSION REGARDING
ZONING CODE TEXT AMENDMENTS TO SECTION 17.14..030.B
(TABLE 2-4 – ALLOWED LAND USES AND PERMIT
REQUIREMENTS FOR COMMERCIAL ZONES) OF THE SEASIDE
MUNICIPAL CODE.**

PURPOSE

In accordance with Section 17.67.010 of the SMC, the purpose of this item is for the Planning Commission to provide City Staff with feedback/comments on text amendment to Section 17.14.030.B: Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code (SMC).

RECOMMENDATION

It is recommended that the Commission provide staff with feedback regarding potential changes to the Allowed Land Uses Table 2-4.

BACKGROUND

The City of Seaside has initiated this amendment process to update the Zoning Code to reflect the appropriate level of development review application (e.g Use Permit, Minor Use Permit, Permitted Use) that should be used the commercial land uses listed under Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code. The current Land Use Table was adopted on December 4, 2006. The last update to the Zoning Code occurred on February 14, 2014, which consisted of Major and Minor Updates to correct typos and references contained within the Zoning Code. The substantive changes that have been to Table 2-4 since the adoption of the Zoning Code have been the following:

1. Add "Brewery with Restaurant" as a Use Permit in the Commercial Mixed Use (CMX) Zone, Community Commercial (CC) Zone, Regional Commercial (CRG) Zone, and Heavy Commercial (CH) Zone.
2. Add "Youth Hostel" as a Use Permit in the CMX zone.
3. Add "Smoke Shop" as a Use Permit in thre CH Zone.

4. Add “Entertainment Activities – not associated with a nightclub” as a permitted use in the CMX Zone, CC Zone, and CRG Zone.

The current land use Table (Table 2-4) is provided as Attachment 1. The proposed revisions to Table 2-4 is provided as Attachment 2. The City Zoning Map is provided as Attachment 3.

The City of Seaside has initiated this amendment process to reflect current practices in land use planning and determine the level of appropriate development review/permit streamline processing in relation to the existing and projected land use designations within the City. Staff had identified areas in the Land Use Table that are frequently impediments to locating desirable businesses throughout the City, and areas where the code required a level of review that was not commensurate with the potential impacts of the land use. The new table is designed to ensure that vacant spaces are easier to re-tenant and that the culture and character of the community is celebrated. It is equally important to note that the proposed changes under consideration enable the Planning Commission and Zoning Administrator to retain a certain level of flexibility to tailor the development review process to be thorough enough to ensure that impacts are minimized while allowing new businesses to locate in Seaside without inordinate expense or delay.

ENVIRONMENTAL REVIEW

In accordance with Section 15306 of the California Environmental Quality Act (CEQA) Guidelines, basic data collection and evaluation activities that are strictly for information gathering purposes as part of study not yet approved would be exempt from environmental review.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Current Table 2-4 (Allowed Commercial Uses)
 2. Attachment 2 - Proposed Changes to Table 2-4 (Allowed Commercial Uses)
 3. Attachment 3 - Zoning Map
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ATTACHMENT 1

CURRENT Table 2-4 - (ALLOWED COMMERCIAL USES)

- B. Requirements for certain specific land uses.** Where the last column in Table 2-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit and/or may establish other requirements and standards applicable to the use.

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use					
MUP	Minor Use Permit required (see Section 17.62.070)	CC – Community Commercial					
UP	Use Permit required (see Section 17.62.070)	CRG – Regional Commercial					
—	Use not allowed	CA – Automotive Regional Commercial					
		CH – Heavy Commercial					
LAND USE (1)		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	CH

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/craft product manufacturing		UP	UP	—	—	P	
Laboratory – Analysis, research and development, testing		—	—	—	—	P	
Laundry, dry cleaning plant		—	—	—	—	P	
Manufacturing & processing – Light		—	—	—	—	P	
Printing and publishing		—	—	—	—	P	
Recycling facility – Reverse vending machine		MUP	MUP	MUP	MUP	MUP	17.52.210.
Recycling facility – Small collection facility		—	MUP	MUP	—	MUP	17.52.210
Recycling facility – Large collection facility		—	—	—	—	MUP	17.52.210
Recycling facility – Processing facility	—	—	—	—	—	UP	17.52.210
Recycling facility – Scrap and dismantling yard	—	—	—	—	—	UP	
Research and development (R&D)		—	—	UP	—	P	
Storage – Outdoor		—	—	—	—	UP	
Storage – Personal storage facility (mini-storage)		—	—	—	—	UP	
Storage – RVs, boats		—	—	—	—	UP	
Storage – Warehouse, indoor storage		—	—	—	—	UP	
Wholesaling and distribution		—	—	—	—	UP	

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use					
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—	Use not allowed	CA – Automotive Regional Commercial					
		CH – Heavy Commercial					
LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Adult-oriented business		—	—	—	—	UP	17.50
Commercial recreation facility – Indoor		MUP	UP	UP	—	—	17.52.060
Commercial recreation facility – Outdoor		—	—	UP	—	—	
Conference/convention facility		—	—	UP	—	—	
Health/fitness facility		MUP	P	P	—	—	
Library or museum		MUP	MUP	P	—	—	
Mechanical and electronic games and game centers		UP	UP	UP	—	—	17.52.140
Club, church, community center, lodge, or meeting facility, public or private		UP	UP	UP	—	UP	
Public dance and entertainment ⁽³⁾ See Muni Code		UP	UP	UP	—	—	
School – Public or private		—	—	UP	—	—	
School – Specialized education/training		UP	UP	UP	—	—	
Sports and entertainment assembly		UP	UP	UP	—	—	
Studio – Art, dance, martial arts, music, etc.		P	P	P	—	—	
Theater, cinema or performing arts		UP	—	UP	—	—	

RESIDENTIAL

Caretaker unit		MUP	—	—	—	MUP	
Emergency/transitional shelter		UP	—	—	—	—	17.52.100
Home occupation		P	P	P	—	—	17.52.120
Multi-family housing		UP	—	—	—	—	17.52.180
Mixed-use project with a residential component		MUP	UP	UP	—	—	17.52.160
Residential care facility, 7 or more clients		—	UP	—	—	—	
Live/Work unit		UP	UP	—	—	UP	17.52.130

RETAIL

Alcoholic beverage sales ⁽³⁾		UP	UP	UP	—	—	
Art, antique, and collectables stores		P	P	P	—	—	
Art gallery	P	P	P	P	—	—	
Artisan shop		P	P	—	—	—	
Auto and vehicle rental		—	UP	UP	P	UP	
Auto and vehicle sales, new vehicles, w/accessory used sales and/or Minor and Major Vehicle Service		—	—	—	P(5)	UP	
Auto and vehicle sales, used vehicles only		—	—	—	—	UP	
Auto parts sales		—	—	UP	P(5)	P	
Auto restoration and sale, collectible cars		—	—	—	P	UP	17.52.030

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

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LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	CH
Bar/tavern			UP	UP	UP	—	—
Big box retail			—	—	UP	—	—
Building and landscape materials sales – Indoor			—	P	P	—	P
Building and landscape materials sales – Outdoor			—	UP	UP	—	P
Construction and heavy equipment sales and rental			—	—	—	—	UP
Convenience or liquor store			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—
Drive-through retail or service			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—
Drug store			P	P	P	—	—
Entertainment activities – not associated with night club			P	P	P	—	—
Equipment rental - Indoor			—	P	P	—	P
Equipment rental - With outdoor storage			—	—	—	—	UP
Fuel dealer			—	—	—	—	UP
Furniture, furnishings and appliance store			P	P	P	—	P
General retail - 5,000 sf or larger ⁽³⁾			MUP	P	P	—	—
General retail - Less than 5,000 sf ⁽³⁾			P	P	P	—	—
Grocery or specialty food store - 5,000 sf or larger ⁽³⁾			P	UP	P	—	—
Grocery or specialty food store - Less than 5,000 sf ⁽³⁾			P	P	P	—	—
Medical marijuana dispensaries			—	—	—	—	—
Mobile home, boat, or RV sales			—	—	—	—	UP
Motorcycle sales, new, with accessory used sales			—	—	—	P	UP
Night club			UP	UP	UP	—	—
Outdoor retail sales and activities			P	P	P	—	—
Restaurant, café, coffee shop - Table service ⁽³⁾			P	P	P	—	P
Restaurant, café, coffee shop - Counter service ⁽³⁾			UP	UP	UP	—	—
Restaurant - Fast food ⁽³⁾			UP	—	UP	—	—
Service station			—	UP	UP	—	UP
Speculative retail building			UP	UP	UP	—	—
Smoke shop			—	—	—	—	UP
Shopping center			UP	UP	UP	—	—
Second hand store			—	P	—	—	—
Winery/wine tasting			MUP	MUP	MUP	—	—

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Automatic teller machine (ATM)		P	P	P	P	P	
Bank, financial services		P	P	P	—	—	
Business park		—	—	UP	—	—	
Business support service		P	P	P	—	—	

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

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LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	CH
Medical services - Clinic, urgent care			UP	P	UP	—	—
Medical services - Doctor office			MUP ⁽²⁾	P	—	—	—
Medical services - Extended care			UP	—	—	—	—
Medical services - Laboratory			UP	P	UP	—	—
Medical services - Hospital			—	—	UP	—	—
Office - Accessory			P	P	P	P	P
Office - Business/service			P	P	P	—	P
Office - Government			P	UP	—	—	—
Office - Processing			P	—	P ⁽³⁾	—	—
Office - Professional/administrative			P	P	P	—	—
Office - Temporary			MUP	MUP	MUP	MUP	MUP
Office - Temporary real estate			MUP	MUP	MUP	—	—
Veterinary clinic - Animal hospital, without boarding			—	UP	—	—	UP
Veterinary clinic - Animal hospital, with boarding			—	—	—	—	UP

SERVICES - GENERAL

Brewery with Restaurant		UP	UP	UP	—	UP	
Catering service		—	MUP	MUP	—	P	
Day care facility, child – day care center		UP ⁽⁶⁾	UP	UP	—	—	
Construction contractor base		—	—	—	—	P	
Drive-through retail or service		—	UP ⁽³⁾	UP ⁽³⁾	—	—	
Kennel, animal boarding		—	—	—	—	UP	
Lodging - Hotel or motel		UP	UP	UP	—	—	
Maintenance facility		—	—	—	—	UP	
Maintenance service - Client site services		—	—	—	—	P	
Mortuary, funeral home		—	UP	—	—	—	
Personal services		P	P	P	—	—	
Personal services - Restricted		—	—	—	—	UP	
Public facility		UP	UP	UP	UP	UP	
Public safety facility		UP	UP	UP	UP	UP	
Repair service - Equipment, large appliances, etc.		—	—	—	—	P	
Social service organization		UP	UP	—	—	—	
Therapeutic massage		UP	UP	—	—	—	
Vehicle services - Major repair/body work		—	—	—	UP	P	
Vehicle services - Minor maintenance/repair		—	—	—	UP	P	
Youth Hostel		UP	—	—	—	—	

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

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LAND USE (1)		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio		MUP(2)	MUP	—	—	MUP	
Parking facility, public or commercial		UP	UP	UP	UP	UP	
Specialized transportation dispatch facility	---	—	—	—	—	UP	
Telecommunications facility		UP	UP	UP	UP	UP	17.54
Transit station or terminal		UP	—	UP	—	UP	
Utility facility		UP	UP	UP	UP	UP	
Vehicle storage		—	—	—	—	UP	

Notes:

- (1) See Article 7 for land use definitions.
- (2) Office - Business/service may be allowed on ground floor with Minor Use Permit.
- (3) Accessory "Alcoholic Beverage Sales" for all land uses shall require the approval of a Use Permit in accordance with Section 17.62.070
- (4) Use limited to the establishments existing in the City as of December 4, 2006.
- (5) Only allowed as an accessory use to a new car sales agency.
- (6) Loading and Unloading activity is prohibited from occurring within the Public Right-Of-Way or a non designated loading zone

17.14.040 - COMMERCIAL ZONE SUBDIVISION STANDARDS

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-5 for the applicable zone. Parcel size shall be determined as the gross lot area of the subject parcel.
- B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any allowed dwellings complies with the maximum density for the applicable zone.

ATTACHMENT 2

PROPOSED Table 2-4 - (ALLOWED COMMERCIAL USES)

***PROPOSED CHANGES LISTED IN BLUE ON LAND USE TABLE**

- B. Requirements for certain specific land uses.** Where the last column in Table 2-4 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit and/or may establish other requirements and standards applicable to the use.

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

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LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
		CMX	CC	CRG	CA	CH	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/craft product manufacturing		UP P	UP P	—	—	P	
Laboratory – Analysis, research and development, testing		— P	— P	— P	—	P	
Laundry, dry cleaning plant		—	MUP	MUP	—	P	
Manufacturing & processing – Light METAL SPEC		UP	—	—	—	P	
Printing and publishing		— P	— P	— P	—	P	
Recycling facility – Reverse vending machine		MUP	MUP	MUP	MUP	MUP	17.52.210.
Recycling facility – Small collection facility		—	MUP	MUP	—	MUP	17.52.210
Recycling facility – Large collection facility		—	—	—	—	MUP	17.52.210
Recycling facility – Processing facility	—	—	—	—	—	UP	17.52.210
Recycling facility – Scrap and dismantling yard	—	—	—	—	—	UP	
Research and development (R&D)		P	P	UP P	—	P	
Storage – Outdoor		—	—	—	—	UP	
Storage – Personal storage facility (mini-storage)		—	—	—	—	UP	
Storage – RVs, boats		—	—	—	—	UP	
Storage – Warehouse, indoor storage		—	—	—	—	UP	
Wholesaling and distribution		—	—	—	—	UP	

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

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LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
		CMX	CC	CRG	CA	CH	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Adult-oriented business		—	—	—	—	UP	17.50
Commercial recreation facility – Indoor		MUP	UP	UP	—	—	17.52.060
Commercial recreation facility – Outdoor		—	—	UP	—	—	
Conference/convention facility ATTACHED TO HOTEL		P	P	UP	—	—	
Health/fitness facility		MUP	P	P	—	—	
Library or museum		MUP	MUP	P	P	P	
Mechanical and electronic games and game centers		UP	UP	UP	—	—	17.52.140
Club, church, community center, lodge, or meeting facility, public or private		UP	UP	UP	—	UP	
Public dance and entertainment ⁽³⁾ See Muni Code		UP	UP	UP	—	—	
School – Public or private		P	P	UP	P	P	
School – Specialized education/training		UP	UP	UP	P	P	
Sports and entertainment assembly		MUP	MUP	UP	—	—	
Studio – Art, dance, martial arts, music, etc.		P	P	P	—	—	
Theater, cinema or performing arts		UP	—	UP	—	—	

RESIDENTIAL

Caretaker unit		MUP	MUP	MUP	MUP	MUP	
Emergency/transitional shelter		UP	UP	UP	UP	UP	17.52.100
Home occupation		P	P	P	—	—	17.52.120
Multi-family housing		MUP	MUP	MUP	MUP	MUP	17.52.180
Mixed-use project with a residential component		MUP	UP	UP	—	—	17.52.160
Residential care facility, 7 or more clients		MUP	MUP	MUP	MUP	MUP	
Live/Work unit		MUP	MUP	MUP	MUP	MUP	17.52.130

RETAIL

Alcoholic beverage sales ⁽³⁾		UP	UP	UP	—	—	
Art, antique, and collectables stores		P	P	P	—	P	
Art gallery	P	P	P	P	—	P	
Artisan shop		P	P	P	—	P	
Auto and vehicle rental		—	UP	UP	P	UP	
Auto and vehicle sales, new vehicles, w/accessory used sales and/or Minor and Major Vehicle Service		—	—	—	P(5)	UP	
Auto and vehicle sales, used vehicles only		—	—	—	—	UP	
Auto parts sales		—	—	UP	P(5)	P	
Auto restoration and sale, collectible cars		—	—	—	P	UP	17.52.030

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use						
MUP	Minor Use Permit required (see Section 17.62.070)	CC – Community Commercial						
UP	Use Permit required (see Section 17.62.070)	CRG – Regional Commercial						
—	Use not allowed	CA – Automotive Regional Commercial						
		CH – Heavy Commercial						
LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS	
			CMX	CC	CRG	CA		CH
Bar/tavern			UP	UP	UP	—	—	
Big box retail 30,000 sf			—	—	UP	—	—	
Building and landscape materials sales – Indoor			—	P	P	—	P	
Building and landscape materials sales – Outdoor			—	UP	UP	—	P	
Construction and heavy equipment sales and rental			—	—	—	—	UP	
Convenience or liquor store			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—	17.52.080
Drive-through retail or service			UP ⁽⁴⁾	UP ⁽⁴⁾	UP ⁽⁴⁾	—	—	17.52.090
Drug store			P	P	P	—	—	
Entertainment activities – not associated with night club			P	P	P			
Equipment rental - Indoor			—	P	P	—	P	
Equipment rental - With outdoor storage			—	—	—	—	UP	
Fuel dealer			—	—	—	—	UP	
Furniture, furnishings and appliance store			P	P	P	—	P	
General retail - 5,000 sf or larger ⁽³⁾			MUP	P	P	—	P	
General retail - Less than 5,000 sf ⁽³⁾			P	P	P	—	P	
Grocery or specialty food store - 5,000 sf or larger ⁽³⁾ 10,000 sf			P	MUP	P	—	—	
Grocery or specialty food store - Less than 5,000 sf ⁽³⁾ 10,000 sf			P	P	P	—	—	
Medical marijuana dispensaries			—	—	—	—	—	17.52.150
Mobile home, boat, or RV sales			—	—	—	—	UP	
Motorcycle sales, new, with accessory used sales			—	P	—	P	UP	
Night club			UP	UP	UP	—	—	
Outdoor retail sales and activities			P	P	P	—	—	17.52.190
Restaurant, café, coffee shop - Table service ⁽³⁾			P	P	P	—	P	
Restaurant, café, coffee shop - Counter service ⁽³⁾			UP	UP	UP	—	—	
Restaurant - Fast food ⁽³⁾			UP	—	UP	—	—	
Service station			—	UP	UP	—	UP	17.52..250
Speculative retail building			UP	UP	UP	—	—	
Smoke shop			—	—	—	—	UP	
Shopping center			UP	UP	UP	—	—	
Second hand store			—	P	—	—	—	
Winery/wine tasting			MUP	MUP	MUP	—	—	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

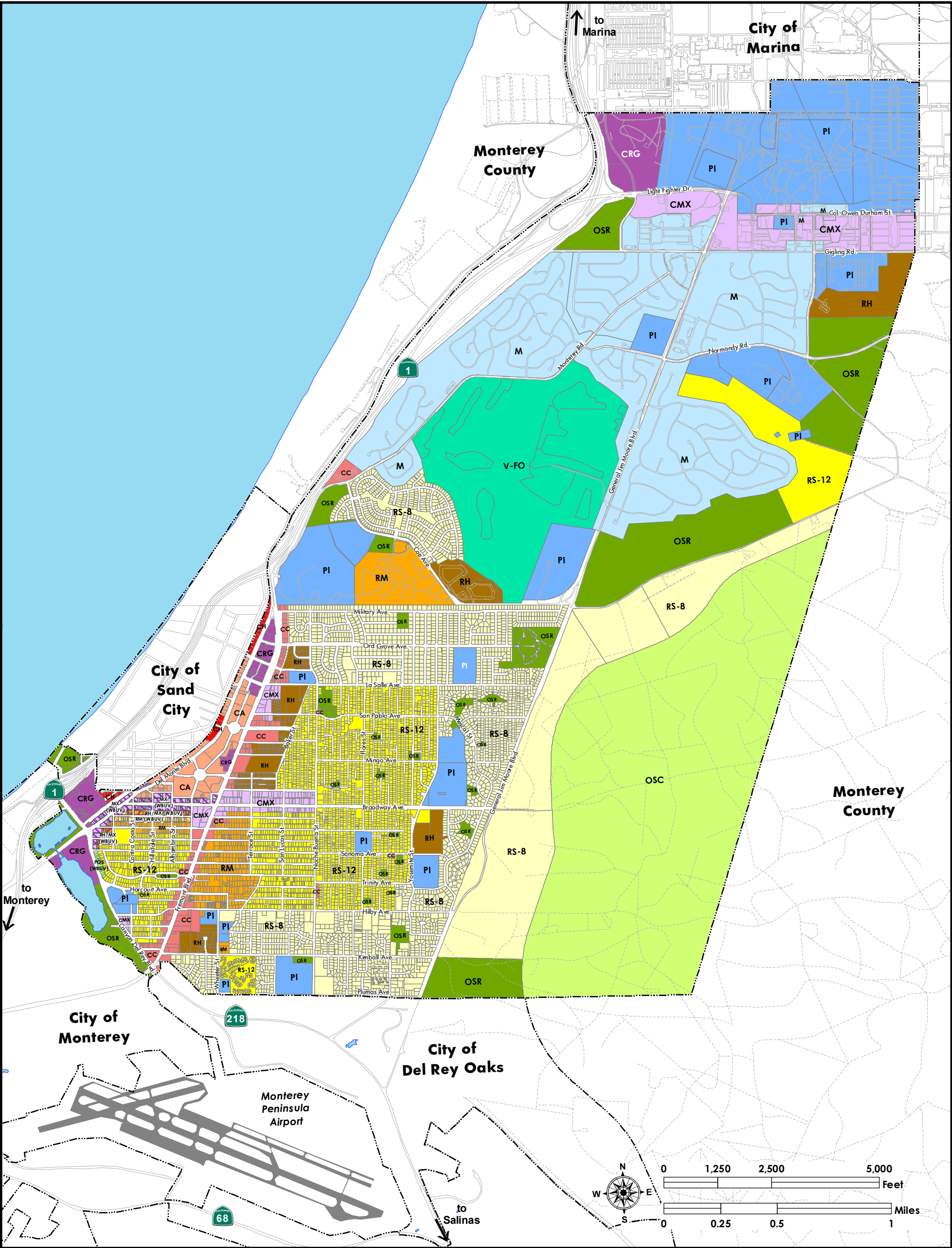
Automatic teller machine (ATM)		P	P	P	P	P	
Bank, financial services		P	P	P	—	—	
Business park		—	—	UP	—	—	
Business support service		P	P	P	—	—	

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P	Permitted Use, Zoning Clearance required	CMX – Commercial Mixed Use					
MUP	Minor Use Permit required (see Section 17.62.070)	CC – Community Commercial					
UP	Use Permit required (see Section 17.62.070)	CRG – Regional Commercial					
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		CH – Heavy Commercial					
LAND USE ⁽¹⁾		PERMIT REQUIRED BY ZONE					SPECIFIC USE REGS
			CMX	CC	CRG	CA	CH
Medical services - Clinic, urgent care			UP	P	UP	—	—
Medical services - Doctor office			MUP ⁽²⁾	P	—	—	—
Medical services - Extended care			UP	—	—	—	—
Medical services - Laboratory			UP	P	UP	—	—
Medical services - Hospital			—	—	UP	—	—
Office - Accessory			P	P	P	P	P
Office - Business/service			P	P	P	—	P
Office - Government			P	UP	—	—	—
Office - Processing			P	—	P ⁽³⁾	—	—
Office - Professional/administrative			P	P	P	—	—
Office – Temporary			MUP	MUP	MUP	MUP	MUP
Office – Temporary real estate			MUP	MUP	MUP	---	---
Veterinary clinic - Animal hospital, without boarding			—	UP	—	—	UP
Veterinary clinic - Animal hospital, with boarding			—	—	—	—	UP

SERVICES - GENERAL

Brewery with Restaurant			UP	UP	UP	---	UP
Catering service			—	MUP	MUP	—	P
Day care facility, child – day care center			UP ⁽⁵⁾	UP	UP	—	—
Construction contractor base			—	—	—	—	P
Drive-through retail or service			—	UP ⁽³⁾	UP ⁽³⁾	—	—
Kennel, animal boarding			—	—	—	—	UP
Lodging - Hotel or motel			UP	UP	UP	—	—
Maintenance facility			—	—	—	—	UP
Maintenance service - Client site services			—	—	—	—	P
Mortuary, funeral home			—	UP	—	—	—
Personal services			P	P	P	—	—
Personal services - Restricted			—	—	—	—	UP
Public facility			UP	UP	UP	UP	UP
Public safety facility			UP	UP	UP	UP	UP
Repair service - Equipment, large appliances, etc.			—	—	—	—	P
Social service organization			UP	UP	—	—	—
Therapeutic massage			UP	UP	—	—	—
Vehicle services - Major repair/body work			—	—	—	UP	P
Vehicle services - Minor maintenance/repair			—	—	—	UP	P
Youth Hostel			UP	---	---	---	---



Seaside Zoning Districts

- | | | |
|---|----------------------------|-----------------------------------|
| RS-8 - Single-family Residential | CA - Automotive Commercial | PI - Public / Institutional |
| RS-12 - Single-family Residential | CC - Community Commercial | M - Military |
| RM - Medium Density Residential | CH - Heavy Commercial | V-FO - Visitor-Serving Commercial |
| RM - Medium Density Residential (WBUV) | CMX - Commercial Mixed Use | OSR - Open Space - Recreation |
| RH - High Density Residential | MX - Mixed Use (WBUV) | OSC - Open Space - Conservation |
| RH/MX - High Density Residential/Mixed Use (WBUV) | CRG - Regional Commercial | POS - Parks and Open Space (WBUV) |

Note: WBUV = West Broadway Urban Village Specific Plan

City of Seaside, GIS 2010; last revised 5/11/10