



CITY OF SEASIDE
PLANNING COMMISSION

AGENDA

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 23, 2018
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **FIELD TRIP**

The Planning Commission will conduct a field trip to 1536 Noche Buena Street, 1540 Kenneth Street and 1530 Kenneth Street, Seaside to review Agenda Item 7D from the 7:00p.m. Agenda. The Planning Commission will depart from the parking lot in front of City Hall at 6:00 PM. For information call 831-899-6707. The Regular Meeting will convene at 7:00 PM.

2. **CALL TO ORDER**

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

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Ian Oglesby	Commissioner
Alissa Kisperskey	Commissioner

4. **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).

5. **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.

6. **CONSENT AGENDA**

A. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING FENCE EXCEPTION APPLICATION NO. FE-18-01 TO ALLOW FOR A 5.5 FOOT HIGH FENCE WITHIN THE REQUIRED 15 FOOT FRONT YARD OF A RESIDENTIAL PARCEL LOCATED AT 1661 LUZERN STREET (APN 012-723-016).

PURPOSE & RECOMMENDATION: The purpose of this item is to adopt a Resolution approving Fence Exception application No. FE-18-01.

7. APPROVAL OF MINUTES

8. BUSINESS ITEMS

A. TEXT AMENDMENTS TO SEASIDE MUNICIPAL CODE CHAPTERS 10.32 AND 17.34

PURPOSE & RECOMMENDATION:

In accordance with Section 17.74.040.A of the Seaside Municipal Code (SMC), the purpose of this item is to consider and provide a recommendation to the City Council on proposed text amendments to Chapter 10.32 and 17.34 in order to amend regulations for the parking or placement of vehicles advertised for sale, hire, or rental citywide as defined in the Draft Ordinance.

B. PROPOSED MAP AMENDMENTS TO THE SEASIDE GENERAL PLAN AND TITLE 17 (ZONING CODE) OF THE SEASIDE MUNICIPAL CODE

PURPOSE & RECOMMENDATION:

In accordance with Section 17.74.040.A of the Seaside Municipal Code (SMC), the purpose of this item is to consider and provide a recommendation to the City Council on proposed map amendments to the Seaside General Plan and Title 17 (Zoning Code) of the Seaside Municipal Code for the five parcels (APNs: 011-552-008, 011-552-009, 011-552-010, 011-552-011, 011-552-012) shown in Attachment 3.

C. USE PERMIT APPLICATION NO. UP-18-03 MANGOLD PROPERTY MANAGEMENT, PROPERTY OWNER, AND MIKEY NGUYEN, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF BEER AND WINE UNDER A TYPE 41 ALCOHOL FOR A SIT-DOWN RESTAURANT LOCATED AT 1988 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301(A), THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

PURPOSE & RECOMMENDATION: In accordance with Section 17.14.030.B - Table 2.4 (Allowed Land Uses and Permit Requirements for Commercial Zones), the on-sale of alcoholic beverages is subject to the issuance of a Use Permit by the Planning Commission.

D. CONSIDER AN APPEAL REQUESTING TO OVERTURN THE BOARD OF ARCHITECTURAL REVIEW DECISION FOR A SECOND STORY ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING LOCATED AT 1536 NOCHE BUENA STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN: 012-201-012). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION: The purpose of this item is to consider an appeal submitted by Julie Vogado and Marsheila DeVan, seeking to overturn the approval made by the Board of Architectural Review (BAR) for a second story addition to an existing two-story single family residence located at 1536 Noche Buena Street.

9. REPORTS FROM COMMISSIONERS

10. REPORTS FROM STAFF

A. ACCEPT AN INFORMATIONAL HANDOUT FROM STAFF REGARDING AN INTRODUCTION TO FORM BASED ZONING CODE. THIS IS INITIAL DOCUMENT IS JUST A GENERAL INTRODUCTION TO THE TOPIC, AND NOT SPECIFIC TO SEASIDE AT THIS TIME.

PURPOSE & RECOMMENDATION: To share information with the Planning Commissioners regarding an introduction to the concept of form based code.

11. ADJOURNMENT

Next Regularly Scheduled Meeting:

June 13, 2018
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&noplaylistskin=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.

