



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 25, 2018
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 Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Ian Oglesby	Commissioner
Alissa Kisperskey	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. **JUNE 27, 2018**

6. **BUSINESS ITEMS**

A. SEASIDE MUNICIPAL CODE AMENDMENT NO. SMA-18-03: CITY OF SEASIDE, APPLICANT, IS REQUESTING THAT THE PLANNING COMMISSION PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AN ADDENDUM TO THE ADOPTED ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE TEXT AMENDMENTS WHEREBY IT HAS BEEN DETERMINED THAT NONE OF THE CONDITIONS DESCRIBED IN SECTION 15162 OF THE CEQA GUIDELINES EXIST WHICH WOULD REQUIRE THE PREPARATION OF A SUBSEQUENT EIR OR NEGATIVE DECLARATION.

B. DISCUSS CITY OF SEASIDE TREE ORDINANCE AND MAKE RECOMMENDATIONS FOR REVISING THE ORDINANCE TO BE CONSISTENT WITH CURRENT INDUSTRY STANDARDS

PURPOSE & RECOMMENDATION: Discuss and provide direction to staff.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

August 8, 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&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, June 27, 2018
7:00 PM

1. **CALL TO ORDER**

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

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

PLANNING COMMISSION

PRESENT: Kisperskey, la Mica, Spalletta, Owens, Dodson, Ross, Oglesby

ABSENT: None

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

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

5. **APPROVAL OF MINUTES**

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission approved the minutes as amended

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kisperskey

NOES: None

A. **May 23, 2018**

Action: Approved

B. **May 9, 2018**

Action: Approved

6. **BUSINESS ITEMS**

- A. **USE PERMIT APPLICATION NO. UP-18-04. SEASIDE PLAZA, LLC, PROPERTY OWNER, AND JIAN ZHENG, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW FOR A THERAPEUTIC MASSAGE BUSINESS LOCATED WITHIN THE LAGUNA PLAZA SHOPPING CENTER AT 1130 FREMONT BOULEVARD, STE:103-A IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

Senior Planner Medina presented the application for a use permit at 1130 Fremont Blvd for a

therapeutic massage business. Mr. Medina spoke to the project details including the previous use and zoning for the parcel. There are no changes to the store front with the exception of a sign. He outlined hours, staff, certifications, existing operations experience for the applicants, the floor plan, and the conditions of approval. This is a service use that can attract people to the community and is seen as economically positive. There are 4 existing establishments of this type in the city but this location would not result in an over concentration. Parking is adequate the business is filling a vacant tenant space in the community. Mr. Medina answered questions from the Commission. The Commission discussed previous decisions regarding internal wall height for this business use. The Commission discussed the issue with concentration and questioned if any complaints have been made to the police department recently to which there were none. They also questioned parking requirements to which staff said the hours of operation are compatible with existing uses.

Applicants Lee and Jason spoke to their existing store location in Marina that is 300 square feet and this would be an expansion and filling a need as there are no Chinese massage businesses in Seaside and their clients are requesting them to expand. The Applicant spoke to having 4.5 star reviews on Yelp and their desire to operate a business in Seaside. On question of the Commission, the applicants agreed that their business is unique to their technique and they confirmed that they keep all of their business on site.

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

The Commissioners discussed the application. Commissioner Kisperskey indicated that she is slightly worried about the concentration, but thinks it is a successful business model in our area and She likes people thinking Seaside is business friendly. Commissioner Dodson disagreed that five might be over concentration and he has no findings to deny or restrict the operations or design.

On motion by Commissioner Arlington La Mica and seconded by Commissioner Keith Dodson and passed by the following vote the Planning Commission Approved the use permit as presented.

RESULT:	Approved
AYES:	John Owens, Denise Ross, Keith Dodson, Arlinton La Mica, Michael Spalletta, Ian Oglesby, Alissa Kisperskey
NOES:	None

7. REPORTS FROM COMMISSIONERS

Vice Chair Spalletta requested to add to the agenda projects that are happening throughout the City. Chair Owens requested to have a presentation to update the Commission on the status of the City streets as well as to understand what the maintenance priorities are. Commissioner Dodson requested an update on the status of the Hilby repaving to which Commissioner Kisperskey responded that she believes it will be complete by the end of the year. Commissioner Oglesby requested that staff provide the commission with an official schedule from Cal Am for the timeline of the repaving of Hilby Avenue. Commissioner Kisperskey questioned regulations for replacing trees on properties if they are removed with a tree permit to which Mr. Medina responded that there are currently no replacement requirements but the Commission could discuss as a whole and decided to change or strengthen the regulations and also incorporate as a requirement into the General Plan update. The Commission requested to agendize a discussion regarding the City's tree ordinance and requested literature or a presentation regarding trees that grow well in the local area. Commissioner Ross requested an updated on the status of the parks, citing lack of maintenance and safety issues.

Mr. Medina agreed and also responded he will agendize an APA webinar on a planning topic that is relevant to future discussions.

8. REPORTS FROM STAFF

Staff reported on the recent appeal regarding 1736 Yosemite Avenue where the City Council upheld the Commission's decision and also reported that the City Council passed the first reading of the

Short Term regnal Ordinance which will be presented for adoption on July 5, 2018.

9. ADJOURNMENT

Having no further business the meeting was adjourned at 7:43 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Associate Planner

DATE: July 25, 2018

SUBJECT: **SEASIDE MUNICIPAL CODE AMENDMENT NO. SMA-18-03: CITY OF SEASIDE, APPLICANT, IS REQUESTING THAT THE PLANNING COMMISSION PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AN ADDENDUM TO THE ADOPTED ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE TEXT AMENDMENTS WHEREBY IT HAS BEEN DETERMINED THAT NONE OF THE CONDITIONS DESCRIBED IN SECTION 15162 OF THE CEQA GUIDELINES EXIST WHICH WOULD REQUIRE THE PREPARATION OF A SUBSEQUENT EIR OR NEGATIVE DECLARATION.**

PURPOSE & RECOMMENDATION

To discuss and make a recommendation to the City Council and the proposed text amendments as provided in the attached documents.

BACKGROUND

The preparation of the West Broadway Avenue Specific Plan began in the summer of 2007 with the creation of an Advisory Committee to oversee and guide development of the Specific Plan process. An extensive community participation process and the creation of an Advisory Committee to inform the creation of the Plan were undertaken. The West Broadway Urban Village Plan and The Specific Plan Development Standards User Guide became effective on January 21, 2010. The Plan was recognized and awarded for the development and revitalization of Seaside's downtown.

Chapter Seven of the West Broadway Urban Village Plan consists of development standards and design guidelines for residential and mixed-use development related to site planning,

streetscapes, parking, open space, building and landscape design, signage, lighting and resource conservation. The Specific Plan Development Standards User Guide was developed from sections of the West Broadway Urban Village Plan and there are some overlapping text amendments in both documents.

ENVIRONMENTAL REVIEW

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) (SCH No. 2008091147) for the West Broadway Avenue Urban Village Specific Plan project was prepared and circulated on July 7, 2009. The Draft EIR was made available for public review and comment from July 7, 2009 to August 20, 2009

(Draft EIR: <https://www.ci.seaside.ca.us/DocumentCenter/View/388/Draft-Environmental-Impact-Report-PDF?bidId=> , Appendices: <https://www.ci.seaside.ca.us/DocumentCenter/View/387/Draft-Environmental-Impact-Report---Appendices-PDF?bidId=>).

Comments were received from various public agencies and a number of individuals. The Final EIR contains copies of the comments, provides responses to those comments, and includes text revisions to the Draft EIR. No substantial changes to the Draft EIR were required, and the Final EIR includes the entire Draft EIR by reference

(Final EIR and Appendices: <https://www.ci.seaside.ca.us/DocumentCenter/View/392/Final-Environmental-Impact-Report-and-Appendices-PDF?bidId=>).

Public hearings were held before the City of Seaside Planning Commission on August 12 and October 14, 2009.

The City of Seaside has prepared an Addendum to the West Broadway Avenue Urban Village Plan Final EIR for the proposed text amendments to the West Broadway Urban Village Plan and The Specific Plan Development Standards User Guide pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines Section 15164. Based on the analysis of the environmental checklist contained within the Addendum, it has been determined that the proposed text amendments would not result in a direct or indirect physical change in the environment since the proposed text amendments solely consist of clarifying text, creating consistency in the text, and removing redundant text of the zoning regulations for the West Broadway Urban Village Plan and The Specific Plan Development Standards User Guide and, therefore, would not result in any new development. An addendum to the adopted Environmental Impact Report has been prepared for the text amendments whereby it has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines exist that would require the preparation of a subsequent EIR or negative declaration. The Addendum is provided as Exhibit A to Attachment 1.

DISCUSSION

The proposed text amendments to the West Broadway Urban Village Plan and The Specific Plan Development Standards User Guide are intended to make the documents more user-friendly, to create consistency throughout the documents, and to remove redundant language (Exhibit A to Attachment 2). This is proposed to be accomplished through proposing text amendments to Chapter 7, Section B. Development Standards (B.1 thru B.3) through the elimination and

addition of text as well as revisions to the permitted use table. The resulting documents are more user-friendly, consistent, and comprehensive.

CONCLUSION

City staff recommends the Planning Commission open the public hearing, accept public testimony/comments, and act to recommend that the City Council adopt the proposed text amendments to the West Broadway Urban Village Plan and The Specific Plan Development Standards User Guide and adopt the Resolution for the Addendum to the West Broadway Urban Village Specific Plan Final EIR.

ATTACHMENTS

1. Attachment 1 - Resolution Addendum
 2. Exhibit A to Attachment 1, Addendum
 3. Attachment 2 - Resolution Ordinance
 4. Exhibit A to Attachment 2, Proposed Amendments
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RESOLUTION NO. 18-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ADDENDUM TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN FINAL EIR FOR PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE.

WHEREAS, pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines Section 15162 and 15164, an Addendum to the West Broadway Urban Village Specific Plan Final EIR was prepared, and is made a part of the Resolution for the Draft Ordinance by reference; and

WHEREAS, the City of Seaside has prepared an Addendum to the West Broadway Urban Village Specific Plan Final EIR for the adoption of proposed text amendments (Exhibit A) to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide, and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the Addendum to the West Broadway Urban Village Specific Plan Final EIR and text amendments in relation to the policies, standards and intent of the West Broadway Urban Village Specific Plan and Seaside Municipal Code in making its determination and recommendations to the City Council on the proposed Addendum; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Addendum at a duly noticed public hearing held on July 25, 2018 and made a recommendation to the City Council to adopt the proposed Addendum to the West Broadway Urban Village Specific Plan Final EIR; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings in support of its recommendation to the City Council on the adoption of the Addendum to the West Broadway Urban Village Specific Plan Final EIR:

1. The proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide are not subject to any of the conditions described in Section 15162, calling for the preparation of a subsequent EIR or negative declaration. This addendum has been prepared in accordance with CEQA Guidelines Section 15162 through 15164 and does not constitute a change in the Project.
2. The proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide do not create substantial changes in circumstances to the information analyzed in the West Broadway Urban Village Specific Plan Final EIR.

3. The proposed text amendments do not consist of any significant changes to any of the analyzed categories of the approved EIR and will not be substantially more severe, as the proposed text changes being proposed to clarify, create consistency, and remove redundant zoning sections.
4. There are no new feasible mitigation measures or alternatives that are being adopted, nor any other changes of significance associated with the proposed text amendments.
5. There are no different mitigation measures or alternatives that would reduce significant effects that are not being adopted nor any other changes of significance associated with the proposed text amendments.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Addendum prepared to evaluate the potential environmental effects associated with the revised language for the proposed text amendments is provided as Exhibit A to this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 25th of July, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

ADDENDUM TO THE

**West Broadway Avenue Urban Village Specific Plan Final
Environmental Impact Report**

TO IMPLEMENT THE

**Proposed Text Amendments to the West Broadway Urban
Village Plan and The Specific Plan Development Standards
User Guide**

Prepared by

**City of Seaside
440 Harcourt Avenue
Seaside, California 93955**

June 15, 2018

**ADDENDUM TO THE
WEST BROADWAY AVENUE URBAN VILLAGE SPECIFIC PLAN FINAL ENVIRONMENTAL
IMPACT REPORT
FOR
PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN
AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE**

1. Purpose

The City of Seaside is proposing text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide, for which none of the conditions described in Section 15162, calling for the preparation of a subsequent EIR or negative declaration, have occurred.

History of West Broadway Avenue Urban Village Specific Plan DEIR and EIR:

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) (SCH No. 2008091147) for the West Broadway Avenue Urban Village Specific Plan project was prepared and circulated on July 7, 2009. The Draft EIR was made available for public review and comment from July 7, 2009 to August 20, 2009. Comments were received from various public agencies and a number of individuals. The Final EIR contains copies of the comments, provides responses to those comments, and includes text revisions to the Draft EIR. No substantial changes to the Draft EIR were required, and the Final EIR includes the entire Draft EIR by reference. Public hearings were held before the City of Seaside Planning Commission on August 12 and October 14, 2009.

2. The Previously Approved Project

The DEIR and EIR analyzed the land use plan for the West Broadway Avenue Urban Village Specific Plan, including: a mix of multi-family residential, office, commercial, and park uses.

Aspects of the new urban core or village include:

- 494 residential units
- 28,700 square feet of new office development
- 296,800 square feet of commercial/retail development
- A new hotel with approximately 250 rooms
- A new 20,000 square foot public library
- 53,000 square feet of outdoor space
- and 500 new off-street parking spaces

The EIR identified all categories in the Environmental Checklist, except Greenhouse Gas Emissions, as having less than significant impacts with mitigation measures. The previously adopted EIR indicated Greenhouse Gas Emissions Cumulative Impact and Although mitigation measures for energy efficiency, water conservation, transportation demand, and carbon sequestration identified above would reduce the project's net GHG emissions, implementation of the Specific Plan and the project-related automobile use would still increase GHGs over existing conditions, which would considerably contribute to global warming and would interfere with the City's efforts to reduce emissions below 1990 levels. The project's contribution to global climate change therefore remains significant and unavoidable the City has determined that the benefits of the project would outweigh the significant and unavoidable impact related to

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

GHG emissions. Design measures of the Specific Plan, such as a pedestrian-oriented environment and the development of a multi-modal transit station, could, overtime, achieve a reduction in GHG emissions when compared to a “business-as-usual” scenario.

3. Project Changes Addressed in this Addendum

The City of Seaside is proposing text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide, for which none of the conditions described in Section 15162, calling for the preparation of a subsequent EIR or negative declaration, have occurred.

4. Required Findings for Use of an Addendum

Section 15164 of the State CEQA Guidelines states that an Addendum to an earlier EIR may be prepared if only minor technical changes or additions are necessary to the previously adopted document, or if none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. Section 15162 of the State CEQA Guidelines identifies the conditions that require preparation of a subsequent EIR. A proposed change in a project will require preparation of a subsequent environmental document if:

A. The change in the project is substantial.

Substantial changes in the project are those that would require major revisions of the previous environmental document due to the involvement of new significant environmental effects, or if a substantial increase in the severity of previously identified significant effects has occurred.

B. The circumstances under which the project is undertaken have substantially changed.

Substantial changes in circumstances are those that would require major revisions of the previous environmental document in order to describe and analyze new significant environmental effects, or any changes that would cause a substantial increase in the severity of the previously identified significant effects.

C. New information of substantial importance, which was not known and could not have been known, with the exercise of reasonable diligence at the time the previous environmental document was approved, shows:

(1) The project will have one or more significant effects not discussed in the previous environmental document;

(2) The significant effects previously examined will be substantially more severe than identified in the previous environmental document;

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or

(4) Mitigation measures or alternatives that are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If none of the above conditions are met, the City may prepare an Addendum in order to make minor technical changes to a previously adopted EIR and to document its analysis as to why no further environmental review is required.

In performing the required analysis and determining that the criteria are met for use of an addendum, this Addendum relies on use of a Modified Environmental Checklist Form. Section 7 of this document contains the Modified Environmental Checklist Form, with certain topic specific discussions. Section 8 explains the basis for response to the questions in Section 7, because the same responses address numerous checklist questions and topics. This Addendum has evaluated each of the changes to the Project to implement the The City of Seaside is proposing text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide, for which none of the conditions described in Section 15162, calling for the preparation of a subsequent EIR or negative declaration, have occurred.

Based on this analysis and the information contained in this Addendum, there is no evidence that the proposed project modifications require any changes to the EIR. Comparison of the Project with the proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide as described in Section 4 of this document indicates that there are no new significant environmental impacts associated with implementation of the text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide. In addition, there is no substantial evidence that the circumstances under which the project is undertaken have substantially changed and there is no evidence of new or more severe environmental impacts beyond the mitigated impacts already disclosed in the EIR would arise as a result of the changes contemplated by the text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide Evaluation of Environmental Impacts

As indicated above, the Modified Environmental Checklist Form included in Section 7 and additional discussion in Section 7 of this Addendum were used to identify the potential environmental effects of the text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide was referenced against the standard environmental categories listed in Appendix G of the State CEQA Guidelines. A summary of the proposed project changes, resulting potential impacts, and the reasons why an Addendum is appropriate in this situation, are set forth below:

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

5. Modified Environmental Checklist Form

This Checklist Form is used to compare the anticipated environmental effects of the project with those disclosed in the previous EIR and to review whether any of the conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent environmental document are met. The Form is used to review the potential environmental effects of the proposed project for each of the following areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

There are six possible responses to each of the questions included on the Form:

A. Substantial Change in Project Requiring Major Revision of Previous EIR.

This response is used when the project has changed to such an extent that major revisions of the previous EIR are required due to the involvement of new significant environmental effects or an increase in the severity of the previously identified significant effects.

B. Substantial Change in Circumstances under which Project is Undertaken Requiring Major Revision of Previous EIR.

This response is used when the circumstances under which the project is undertaken have changed to such an extent that major revisions of the previous EIR are required because such changes would result in the project having new significant environmental effects or would substantially increase the severity of the previously identified significant effects.

C. New Information of Substantial Importance Showing New or Greater Significant Effects Than Identified in Previous EIR.

This response is used when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows that the project would have a new significant environmental effect or more severe significant effect than identified in the previous EIR.

D. New Information of Substantial Importance Showing Ability to Substantially Reduce Significant Impacts Identified in Previous EIR.

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

This response is used when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows:

(1) The significant environmental effects of the project could be substantially reduced through imposition of mitigation measures or alternatives that although previously found to be infeasible are in fact now feasible, but the project proponent declines to adopt them; or

(2) The significant environmental effects of the project could be substantially reduced through imposition of mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR, but the project proponent declines to adopt them.

E. Less Than Significant Impact/No Changes or Circumstances and No New Information That Would Require the Preparation of a New EIR.

This response is used when: (1) the potential impact of the project is determined to be below known or measurable thresholds of significance and would not require mitigation; or (2) there are no changes in the project or circumstances and no new information that would require the preparation of a new EIR and/or EIR pursuant to Public Resources Code Section 21166 and Section 15162 of the State CEQA Guidelines.

F. No Impact.

This response is used when the proposed project does not have any measurable environmental impact.

The Form, and accompanying evaluation of the responses, provides the information and analysis upon which the City of Seaside makes its determination that no subsequent environmental document is required for the text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide.

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

Issues and Supporting Information Sources	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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1. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?						X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?						X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?						X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?						X

The previously adopted EIR indicated the Project Degradation of Visual Character Impact and the feasible mitigation measures identified in the Final EIR would reduce the project's aesthetic impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts, as the proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide will not result in any changes to height limits, building mass, building envelope regulations, or design standards. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

2. AGRICULTURE RESOURCES. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?						X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?						X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?						X

PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE

Issues and Supporting Information Sources	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing New or Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce, but not Eliminate Significant Effects in Previous EIR	Less than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
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d) Result in the loss of forest land or conversion of forest land to non-forest use?						X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?						X

The previously adopted EIR did not identify any agricultural resource impacts or necessary mitigation measures in the project area. The changes to the Project based on this Addendum do not have the potential to result in new or increased agricultural resource impacts as the proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide will not result in any physical changes to the environment, which does not include any agricultural land. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?						X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?						X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?						X
d) Expose sensitive receptors to substantial pollutant concentrations?						X
e) Create objectionable odors affecting a substantial number of people?						X

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The previously adopted EIR indicated Construction emissions Impact, Temporary Construction Emissions Impact, Odors affecting nearby residences Impact and the feasible mitigation measure identified in the Final EIR would reduce the project's air quality impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the text amendments are not related to any specific development/project nor do they contain any changes that will impact air quality. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?						X
b) Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?						X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?						X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?						X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?						X

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f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?						X
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The previously adopted EIR indicated Construction Impact to special-status plant species, Construction Impact to avian species, Construction Impact to special-status bat species and that the feasible mitigation measure identified in the Final EIR would reduce the project's biological resource impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of biological resources or mitigation measures, including permissible construction timeframes. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?						X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines?						X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?						X
d) Disturb any human remains, including those interred outside of formal cemeteries?						X

The previously adopted EIR indicated Construction Impact to Archeological Resources, Construction Impact to Paleontological Resources, Construction Impact to undiscovered Cultural Resources and the feasible mitigation measures identified in the Final EIR would reduce the project's cultural resource impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased cultural resource impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of cultural resources or mitigation measures. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

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6. GEOLOGY AND SOILS. Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.						X
ii) Strong seismic ground shaking?						X
iii) Seismic-related ground failure, including liquefaction?						X
iv) Landslides?						X
b) Result in substantial soil erosion or the loss of topsoil?						X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?						X
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?						X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?						X

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The previously adopted EIR indicated Exposure to Seismic Shaking and Liquefaction Impact, Soil Erosion or Loss of Topsoil Impact, Exposure to Unstable Soils Impact and the feasible mitigation measures identified in the Final EIR would reduce the project's geological impacts to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of geology and soils or mitigation measures. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

7. GREENHOUSE GAS EMISSIONS.¹ Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?						X
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?						X

The previously adopted EIR indicated Greenhouse Gas Emissions Cumulative Impact and Although mitigation measures for energy efficiency, water conservation, transportation demand, and carbon sequestration identified above would reduce the project's net GHG emissions, implementation of the Specific Plan and the project-related automobile use would still increase GHGs over existing conditions, which would considerably contribute to global warming and would interfere with the City's efforts to reduce emissions below 1990 levels. The project's contribution to global climate change therefore remains significant and unavoidable the City has determined that the benefits of the project would outweigh the significant and unavoidable impact related to GHG emissions. Design measures of the Specific Plan, such as a pedestrian-oriented environment and the development of a multi-modal transit station, could, overtime, achieve a reduction in GHG emissions when compared to a "business-as-usual" scenario. The project's contribution to global climate change therefore remains significant and unavoidable. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of greenhouse gas emissions. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?						X
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¹ The State of California CEQA Guidelines were amended in 2010, including the addition of the specific questions related to greenhouse gas emissions that are set forth in this section of the initial study checklist.

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?						X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?						X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?						X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?						X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?						X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?						X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?						X

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The previously adopted EIR indicated Underground Storage Tank Impact, Lead, Asbestos, and Other Hazardous Materials in Buildings Impact, Transport and Use of Hazardous Materials during Construction Impact and the feasible mitigation measures identified in the Final EIR would reduce the Project's hazards and hazardous materials impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of hazards and hazardous materials or mitigation measures. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would affect this environmental resource.

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?						X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater able level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?						X
c) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?						X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?						X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?						X
f) Otherwise substantially degrade water quality?						X

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g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?						X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?						X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?						X
j) Inundation by seiche, tsunami, or mudflow?						X

The previously adopted EIR indicated the Water Quality Impact and Stormwater System Impact and the feasible mitigation measure identified in the Final EIR would reduce the project's hydrologic impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to zoning regulations that will not impact any aspect of hydrology and water quality or mitigation measures. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?						X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?						X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?						X

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The previously adopted EIR indicated the project would not result in any significant land use impacts. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts as the proposed text amendments are limited to clarifying, creating consistency, and removing redundant language of the zoning regulations, which will not propose any new regulations, and therefore will not impact land use or planning. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

11. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?						X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?						X

The previously adopted EIR indicated did not identify mineral resources as a potential impact to be mitigated by projects. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to mineral resources, as the proposed text amendments are limited to zoning regulations. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

12. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?						X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?						X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?						X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?						X

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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?						X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?						X

The previously adopted EIR found the Noise Sensitive Land Uses Impact, Interior Noise Levels Impact, Noise Sensitive Receptors Impact, Sensitive Receptors and Groundborne Vibration Levels Impact, Construction Noise Impact and the feasible mitigation measures identified in the Final EIR would reduce the project's impacts to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to noise, as the proposed text amendments are limited to zoning regulations. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?						X
b) Displace substantial numbers of existing housing, necessitating the construction of the replacement housing elsewhere?						X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?						X

The previously adopted EIR indicated Implementing the project would allow development of up to 410 new housing units, which would directly induce population growth and the feasible mitigation measure identified in the Final EIR would reduce the project's population impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to population and housing, as the proposed text amendments are limited to zoning regulations. Based on the scope of the text amendments, which are limited to zoning regulations, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

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14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:?						X
i) Fire protection?						X
ii) Police protection?						X
iii) Schools?						X
iv) Parks?						X
v) Other public facilities?						X

In accordance with the CEQA Guidelines Appendix G, the project would result in a significant impact to public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for the following public services: Fire protection, Police protection, Schools, and Other public facilities. The issue was not discussed further. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to public services, which are not within the scope of the proposed text amendments. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

15. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?						X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?						X

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The previously adopted EIR indicated the Parks and Open Space Impact and the feasible mitigation measures identified in the Final EIR would reduce the project's recreational impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to Parks and Open space, which are not included in the proposed text amendments. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?						X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?						X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?						X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?						X
e) Result in inadequate emergency access?						X
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?						X

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The previously adopted EIR indicated the Traffic Volumes Impact and the feasible mitigation measure identified in the Final EIR would reduce the project's transportation impact to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased transportation/traffic impacts, as the proposed text amendments are limited to zoning regulations that do not propose any new permitted uses. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would affect this environmental resource.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?						X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?						X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?						X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?						X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?						X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?						X
g) Comply with federal, state, and local statutes and regulations related to solid waste?						X

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The previously adopted EIR indicated the Sanitary Sewer Line Access Impact, Water Supply Impact and Water Pipeline Impact and the feasible mitigation measures identified in the Final EIR would reduce the project's impacts to a less than significant level. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts to utilities and service systems, as the proposed text amendments will not result in changes to permitted uses that would result in the need for increased demand of any utility services. Based on the reasons of insignificance listed above, the City finds:

C. None of the proposed project changes would affect this environmental resource.

18. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?						X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?						X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?						X

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The previously adopted EIR indicated the project would have the following significant and unavoidable impacts even with the implementation of feasible mitigation measures: Allowing development within areas subject to potential inundation by tsunamis; Increased demand for fire and emergency services in the project vicinity that could require additional staffing; *f* Increased demand for police patrols beyond current police staffing; Increased demand for parks and recreation facilities; *f* Worsening existing unacceptable conditions at three signalized intersections; Increasing peak period traffic volumes above capacity along State Route 1 freeway segment; Increasing future demand for water supply that cannot be fully met by the City's existing water supply allocation from MPWMD; Increasing wastewater generation, requiring capacity increases to the wastewater conveyance system; Cumulatively considerable contribution to greenhouse gas emissions; Cumulatively considerable contribution to traffic at three signalized intersections; Cumulatively considerable contribution to traffic at Fremont Boulevard/Del Monte Boulevard signalized intersection; Cumulatively considerable contribution to traffic resulting in unacceptable levels of service at all study freeway segments. The changes to the Project based on this Addendum do not have the potential to result in new or increased impacts, as the proposed text amendments do not involve any changes to standards, regulations, or permitted uses analyzed in the EIR. Based on the reasons provided above, the City finds:

C. None of the proposed project changes would significantly affect this environmental resource.

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6. EXPLANATION OF RESPONSES

- A. *The revisions to the Project do not constitute a change in the Project that requires a major revision to the EIR.*

The proposed text amendments to the West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide, are not subject to any of the conditions described in Section 15162, calling for the preparation of a subsequent EIR or negative declaration, have occurred. This addendum has been prepared in accordance with 15164(b)(c).

- B. *There have not been substantial changes in circumstances under which the Project is undertaken that require major revisions to the EIR.*

[Please explain why there have not been substantial changes that require major revisions.]

- C. *There is no new information of substantial importance, which was not known and could not have been known, with the exercise of reasonable diligence at the time the EIR was prepared that, shows:*

(1) The project will have one or more significant effects not discussed in the previous environmental document;

The proposed text amendments will not introduce any new impacts or checklist items to the previously approved EIR.

(2) The significant effects previously examined will be substantially more severe than identified in the previous environmental document;

The proposed text amendments do not consist of any significant changes to any of the analyzed categories of the approved EIR, with the proposed text changes being proposed to clarifying, creating consistency, and removing redundant zoning regulations.

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or

There are no new mitigation measures or alternatives that are not being adopted, nor any other changes of significance associated with the proposed text amendments.

(4) Mitigation measures or alternatives that are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

**PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE PLAN
AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE**

There are no different mitigation measures or alternatives that would reduce significant effects that are not being adopted nor any other changes of significance associated with the proposed text amendments.

CONCLUSION

In conclusion, based on the foregoing, there is no evidence to suggest that the No Impact responses made in the above checklist, for the proposed text amendments would trigger the requirements for further environmental review per CEQA Guidelines, Section 15162.

DRAFT RESOLUTION 18-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE FOR PROPOSED TEXT AMENDMENTS TO THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AND THE SPECIFIC PLAN DEVELOPMENT STANDARDS USER GUIDE.

WHEREAS, the City of Seaside is proposing text amendments to Chapter 7 of The West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide as shown in Exhibit A.

WHEREAS, pursuant to the requirements of the California Environmental Quality Act Section 21000 et seq. and State CEQA Guidelines Section 15162 and 15164, an Addendum to the West Broadway Urban Village Specific Plan Final EIR is made a part of the Resolution for the Draft Ordinance by reference; and.

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the text amendments in relation to the policies, standards and intent of the West Broadway Urban Village Specific Plan and Seaside Municipal Code and provide a recommendation to the City Council on the proposed text amendments; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed Addendum at a duly noticed public hearing held on July 25th, 2018 and made a recommendation to the City Council to adopt the proposed text amendments; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and determines:

1. The proposed text amendments to Chapter 7 of The West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide are consistent with the following Land Use goals and policies of The West Broadway Urban Village Specific Plan:

Policy LU-1. Develop the West Broadway Urban Village as the Central Business District of Seaside, with West Broadway Avenue as the “main street” and heart of Seaside’s downtown;

Evidence: The original West Broadway Urban Village (WBUV) Specific Plan was written to meet Policy LU-1 and the proposed text amendments keep this policy at the forefront with only minor amendments proposed to the permitted use tables of the WBUV Specific Plan.

Policy LU-2. Land uses in the Specific Plan Area shall be a mix of retail, office and residential, consistent with the Development Standards and Design Guidelines for the Specific Plan Area;

Evidence: The proposed text amendments to land uses maintain consistency with Policy LU-2 with only minor clarifications being made to certain retail, office, and residential uses in the Specific Plan Area.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Evidence: The proposed text amendments will serve to make minor changes to the Specific Plan to be consistent with zoning code formatting and land use types while maintaining the originally established development and overall density patterns of the Specific Plan.

3. The proposed amendments are internally consistent with other applicable provisions of the Seaside Municipal Code.

Evidence: The original West Broadway Urban Village (WBUV) Specific Plan was written to meet Policy LU-1 and the proposed text amendments keep this policy at the forefront with only minor amendments proposed to the permitted use tables of the WBUV Specific Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends to the City Council approval of the proposed text amendments to The West Broadway Urban Village Specific Plan and The Specific Plan Development Standards User Guide as contained in Exhibit A to Attachment 2.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 25th day of July, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Proposed Text Amendments

(Text proposed to be deleted is listed with strikethrough (~~Strikethrough~~) and text proposed to be added is listed in **bold** with an underline (Underline)

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

7

B. Development Standards

B.1.1 Permitted Ground Floor Uses

For development on all parcels that front onto primary streets, newly constructed buildings are required to have a mix of uses. Ground floor level retail sales and service uses or eating and drinking establishments are required for all parcels that front onto Broadway Avenue, Del Monte Boulevard and Olympia Avenue. The following uses are permitted:

~~B.1.1.1~~ **B.1.1.1** Retail Sales and Services that include the following:

- **Specialty Food Retail**, including but not limited to the following:
groceries/drug stores (under 15,000 square feet); coffee/tea; candy;
gourmet foods; ice cream; pastry/desserts; yogurt/dairy;
doughnuts/ bakery; wine.
- **Specialty Goods Retail**, including but not limited to the following:
cooking supplies/culinary; general housewares; decorator/art and
design centers (including tile, floor and wall coverings);
architectural showrooms and supplies; specialty hardware;
specialty gardening supplies; antiques selling previously used,
high-quality goods; party supplies; lamps and lighting; household
accessories; stationery; books and magazines; musical
instruments.
- **Quality Goods and Services**, including but not limited to the
following: small crafts; art supplies; picture framing; specialty
furniture; clothing/shoe stores; thrift/consignment stores; electronics
and computers; cameras/photography service and supplies; sporting
goods; outdoor/sports clothing and supplies; toys/games; cards/gifts;
jewelry/ watches; florists.

- **Personal Services**, including but not limited to the following: dry cleaning; shoe repair; seamstress; tailor; minor appliance repair; barber and beauty shops; finance and insurance services; pharmacy and drug stores.

Excludes check cashing businesses.

- **Business Services** that have the capacity to generate a high degree of pedestrian activity, such as photocopying service ~~and video/movie rentals and sales.~~ **mailing and mail box services, outdoor advertising services, copying and quick printing services, computer-related services (rental, repair).**

B.1.1.2 B.1.1.2 Eating and Drinking Establishments that include the following:

- Restaurants serving alcoholic beverages and/or providing entertainment, provided those activities are ancillary to the restaurant use.

- Chairs and tables for outdoor dining and carts for merchant display may be permitted on sidewalks, paseos and other public rights-of-way and shall be consistent with Design Guidelines for the West Broadway Urban Village, provided that:
 - a. The use maintains a minimum six-foot wide travel zone that is clear and unimpeded for pedestrian traffic, and
 - b. The use does not infringe on the full width of the building entrance or otherwise impede access to and from the building.

~~B.1.1.3 Casual Dining/Quick Service/Fast Food restaurant so long as it does not include a drive-thru.~~

~~B.1.1.4 Plazas, paseos, parks and civic open spaces that are conducive to pedestrian activity.~~

~~B.1.1.5 B.1.1.3 Small-scale light manufacturing as an accessory to a primary retail use to allow for a wholesale component of a retail business, including the following and similar uses: bakery; upholstery; tile-making; screen-printing; architectural showroom and supplies.~~

~~B.1.1.6 Other similar and compatible uses deemed by the Zoning Administrator to facilitate vitality and pedestrian activity in accordance with the goals of the Urban Village Specific Plan.~~

~~B.1.2 Ground Floor Uses Requiring A Minor Use Permit~~

~~Findings in support of Minor Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use.~~

- ~~B.1.2.1 Civic and cultural facilities, including libraries, public recreation facilities, museums, art galleries, movie theaters and auditoriums.~~
- ~~B.1.2.2 Child care facilities.~~
- ~~B.1.2.3 Hair and nail salons, day spas, therapeutic massage.~~
- ~~B.1.2.4 Health and exercise clubs.~~
- ~~B.1.2.5 Public health facility.~~
- ~~B.1.2.6 Lodging or similar establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotels and inns.~~
- ~~B.1.2.7 Outdoor entertainment.~~
- ~~B.1.2.8 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.1.3 Ground Floor Uses Requiring A Use Permit

Findings in support of Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use.

- ~~B.1.3.1 Bars and nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.~~
- ~~B.1.3.2 Public halls; clubs; lodges; meeting facilities.~~
- ~~B.1.3.3 Pool halls/billiards and bowling alleys as part of an eating and drinking establishment or other recreation use.~~
- ~~B.1.3.4 Banks and financial institutions.~~
- ~~B.1.3.5 Business, professional and government offices.~~
- ~~B.1.3.6 Parking structures.~~
- ~~B.1.3.7 Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Urban Village Specific Plan.~~

B.1.4 Permitted Upper Floor Uses

Permitted upper floor uses on primary streets are intended to provide residential and small office uses above the ground floor including:

- ~~B.1.4.1 Multi-family residential.~~
- ~~B.1.4.2 Business, professional and government offices.~~
- ~~B.1.4.3 Medical and dental offices.~~
- ~~B.1.4.4 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.1.5 Upper Floor Uses Requiring A Minor Use Permit

For development on parcels on primary streets, the following uses on the upper floors are permitted with a Minor Use Permit:

- ~~B.1.5.1 Lodging or similar establishments engaged in the provision of temporary or travel accommodation on a less-than-monthly basis, including bed and breakfasts, hostels, hotels and inns.~~
 - ~~B.1.5.2 Child care facilities.~~
 - ~~B.1.5.3 Hair and nails salons, day spas, therapeutic massage.~~
 - ~~B.1.5.4 Health and exercise clubs.~~
 - ~~B.1.5.5 Public health facility.~~
 - ~~B.1.5.6 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~
-

B.1.6 Upper Floor Uses Requiring A Use Permit

For development on parcels on primary streets, the following uses on the upper floors are permitted with a Use Permit:

B.1.6.1 Parking structures.

B.1.6.2 Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Urban Village Specific Plan.

B.2 Permitted Uses On The North Side Of Palm Avenue And Its Intersecting Streets - Rh/Mx Zone

Palm Avenue is envisioned as a primarily residential street. Typically, uses on Palm Avenue will follow the regulations of the **Table 7-1** and Section B.3; however, small-scale professional office and residential serving retail uses at the ground floor of properties fronting onto the north side of Palm Avenue and the immediately adjacent sections of Contra Costa, Hillsdale, Alhambra, and Calaveras Streets as seen in Figure 7-2, may be conditionally approved.

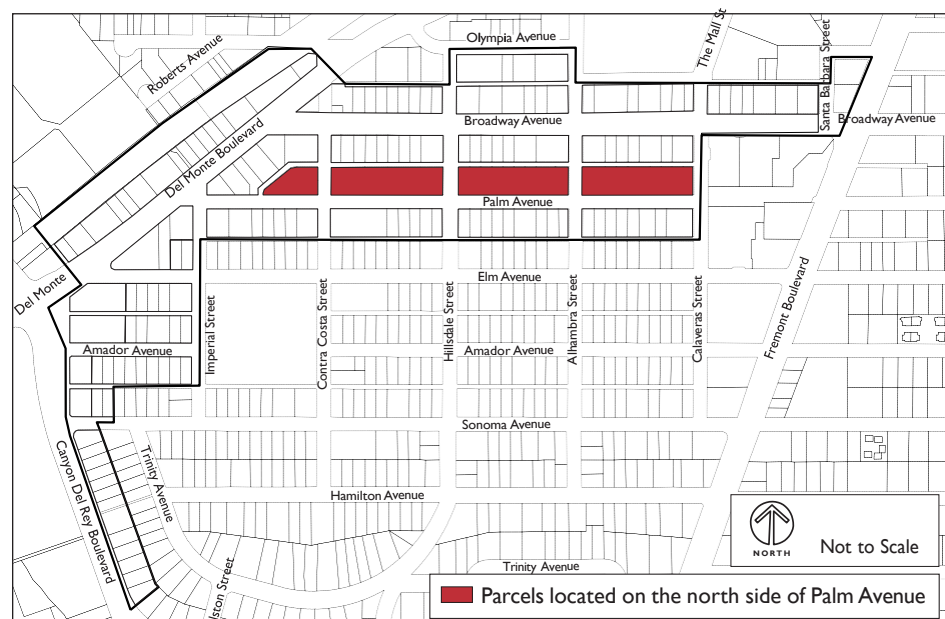


Figure 7-2. Permitted Uses on the North Side of Palm Avenue - RH/MX Zone (for illustrative purposes only)

B.3 Permitted Uses ON ALL OTHER STREETS— RM/POS ZONE

All other streets in the Plan Area are envisioned as being primarily residential in character. These streets, including the half-block portion of the intersecting streets as shown in Figure 7-3, shall be developed at densities that will create a transitional area between the adjacent blocks of the new mixed-use area to the north and existing single-family residential to the south.

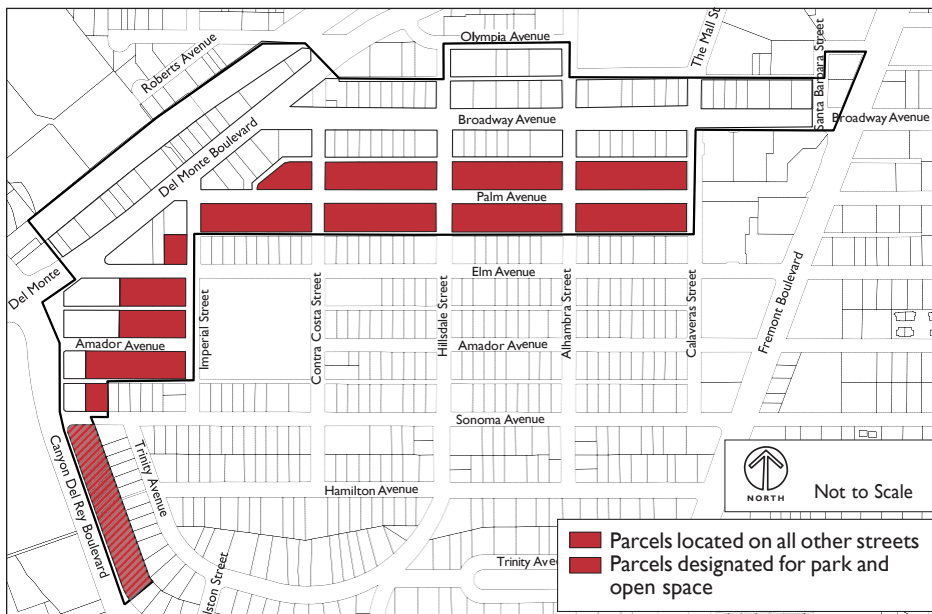


Figure 7-3. Permitted Uses on All Other Streets - RM/POS Zone (for illustrative purposes only)

Parcels would not become parks or open space unless acquired by the City. Undeveloped parcels could be developed with open space recreation uses consistent with the goals of the Specific Plan. The uses discussed in Section B.3 apply to the Canyon del Rey parcels zoned as POS until such time that they are purchased by the City and converted to parks or open space.

B.3.1 Permitted Ground Floor Uses–B.3.1-Live-work

For development live-work units on parcels which front onto streets other than West Broadway Avenue, Del Monte Boulevard and Olympia Avenue, the following uses at the ground floor are permitted: the following regulations apply:

~~B.3.1.1 Multi-family and single-family residential.~~

~~B.3.1.2~~ **B.3.1.1.** Live-work, defined in this Specific Plan as residential living spaces that include an integrated work space on the parcel that is principally used by an owner/occupant. No more than two employees other than the owner/occupant are permitted.

~~B.3.1.3~~ **B.3.1.2** A second type of live-work, consisting of ground floor office with residential above, except for the south side of Palm Avenue only.

~~B.3.1.4 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.3.2 Ground Floor Uses Requiring A Minor Use Permit

~~For development on parcels which front onto streets other than West Broadway Avenue, Del Monte Boulevard and Olympia Avenue, the following uses at the ground floor are permitted with a Minor Use Permit:~~

~~B.3.2.1 Child care facilities.~~

~~B.3.2.2 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.3.3 Ground Floor Uses Requiring A Use Permit

~~For development on parcels which front onto streets other than West Broadway Avenue, Del Monte Boulevard and Olympia Avenue, the following uses at the ground floor are permitted with an Use Permit:~~

~~B.3.3.1 Lodging or similar establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotels and inns.~~

~~B.3.3.2 Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Urban Village Specific Plan.~~

B.3.4 Permitted Upper Floor Uses

~~For development on parcels which front onto streets other than West Broadway Avenue, Del Monte Avenue and Olympia Avenue, the following uses on the upper floors are permitted:~~

~~B.3.4.1 Multi-family or single-family residential.~~

~~B.3.4.2 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.3.5 Upper Floor Uses Requiring A Minor Use Permit

~~For development on parcels which front onto streets other than West Broadway Avenue, Del Monte Avenue and Olympia Avenue, the following uses on the upper floors are permitted with a Minor Use Permit:~~

~~B.3.5.1 Child care facilities.~~

~~B.3.5.2 Other similar and compatible uses deemed by the Zoning Administrator to meet the purpose and intent of the Urban Village Specific Plan.~~

B.4.1 Similar and Compatible Use Determinations

B.4.1.1 The Zoning Administrator has the authority to deem uses not specifically listed in Table 7-1 as similar and compatible to listed uses. The Zoning Administrator must make the following findings in order to deem the unlisted use as Permitted or as subject to a Minor Use Permit:

- ♦ **The Zoning Administrator must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.**

B.4.1.2 The Planning Commission has the authority to deem uses not specifically listed in Table 7-1 to meet the purpose and intent of the Urban Village Specific Plan. The Planning Commission must make the following findings in order to deem the unlisted use as subject to a Use Permit:

- ♦ **The Planning Commission must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.**

TABLE 7-1. PERMITTED GROUND-FLOOR USES

Use	PRIMARY STREETS	NORTH SIDE OF	ALL OTHER
Specialty Food Retail	●		
Specialty Goods Retail	●		
Quality Goods and Services	●		
Personal Services	●	●	
Business Services	●	●	
Eating and Drinking Establishments	●		
Plazas, Paseos and Parks	●		
Small-scale Light Manufacturing	●	●	
Civic and Cultural Facilities	◐	●	
Child Care Facilities	◐	◐	◐
Hair and Nail Salons	◐		
Health and Exercise Facilities	◐		
Public Health Facility	◐		
Lodging	◐	◐	
Outdoor Entertainment	◐		
Bars and Nightclubs	○		
Public Halls	○		
Banks	○		
Parking Structures	○	●	○
Multi and Single Family Residential		●	●
Live Work		●	●*
Live Work (2) Office/Residential		◐	



*Except for the south side of Palm Avenue.

Note: Personal Services – Restricted, as defined in Section 17.70 of the Municipal Code, is not permitted in the Plan Area.

B.3.6 Upper Floor Uses Requiring A Use Permit

For development on parcels which front onto streets other than West Broadway Avenue, Del Monte Avenue and Olympia Avenue, the following uses on the upper floors are permitted with a Use Permit:

TABLE 7-2. ~~PERMITTED UPPER FLOOR USES~~

Use	PRIMARY STREETS	NORTH SIDE OF PALM AVENUE	ALL OTHER STREETS
Multi-Family Residential	●	●	●
Single-Family Residential		●	●
Professional and Government Offices	●	◐	
Medical and Dental Offices	●	◐	
Child-Care Facilities	◐	◐	◐
Hair and Nail Salons	◐		
Health and Exercise Facilities	◐		
Public Health Facility	◐		
Lodging	◐	◐	○
Parking Structures	○	●	

●	PERMITTED	◐	MINOR USE PERMIT	○	USE PERMIT
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~~Note: Personal Services – Restricted, as defined in Section 17.70 of the Municipal Code, is not permitted in the Plan Area.~~

~~B.3.6.1 Lodging or similar establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels and inns.~~

~~B.3.6.2 Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Urban Village Specific Plan.~~

Use	Primary Streets		North side of Palm Ave		All other Streets	
	Ground floor	Upper floors	Ground floor	Upper floors	Ground floor	Upper floors
Specialty Food Retail	●					
Specialty Goods Retail	●					
Quality Goods and Services	●					
Eating and Drinking Establishments , <u>excluding drive-thrus</u>	●					
Personal Services, <u>excluding check cashing businesses</u>	●		●			
<u>Small-scale Light Manufacturing</u> ⁱ	●		●			
Business Services	●		●			
Bars and Nightclubs	○					
Child Care Facilities	◐	◐	◐	◐	◐	◐
Day Spas and therapeutic massage	◐	◐				
Health and Exercise Facilities	◐	◐				
<u>Specialized Education</u>	◐					
Public Halls, clubs, lodges, meeting facilities	○					
<u>Recreational Facility- Indoor, excluding card rooms</u>	○					
Banks and financial institutions, <u>excluding check cashing businesses</u>	○					
Professional and Government Offices		●		◐		
Medical and dental offices		●		◐		
Civic and Cultural Facilities	◐		●			
Plazas, Paseos, and Parks	●					
Public Health Facility	◐	◐				
Outdoor Entertainment	◐					
Parking Structures	○	○	●	●	○	
Multi-Family Residential		●	●	●	●	●
<u>Single-Family Residential</u>			●	●	●	●
Live-Work ⁱⁱ			●		●	
Live-Work Office/Residential ⁱⁱⁱ			●			
Lodging, <u>on a less than monthly basis</u>	◐	◐	◐	◐		○

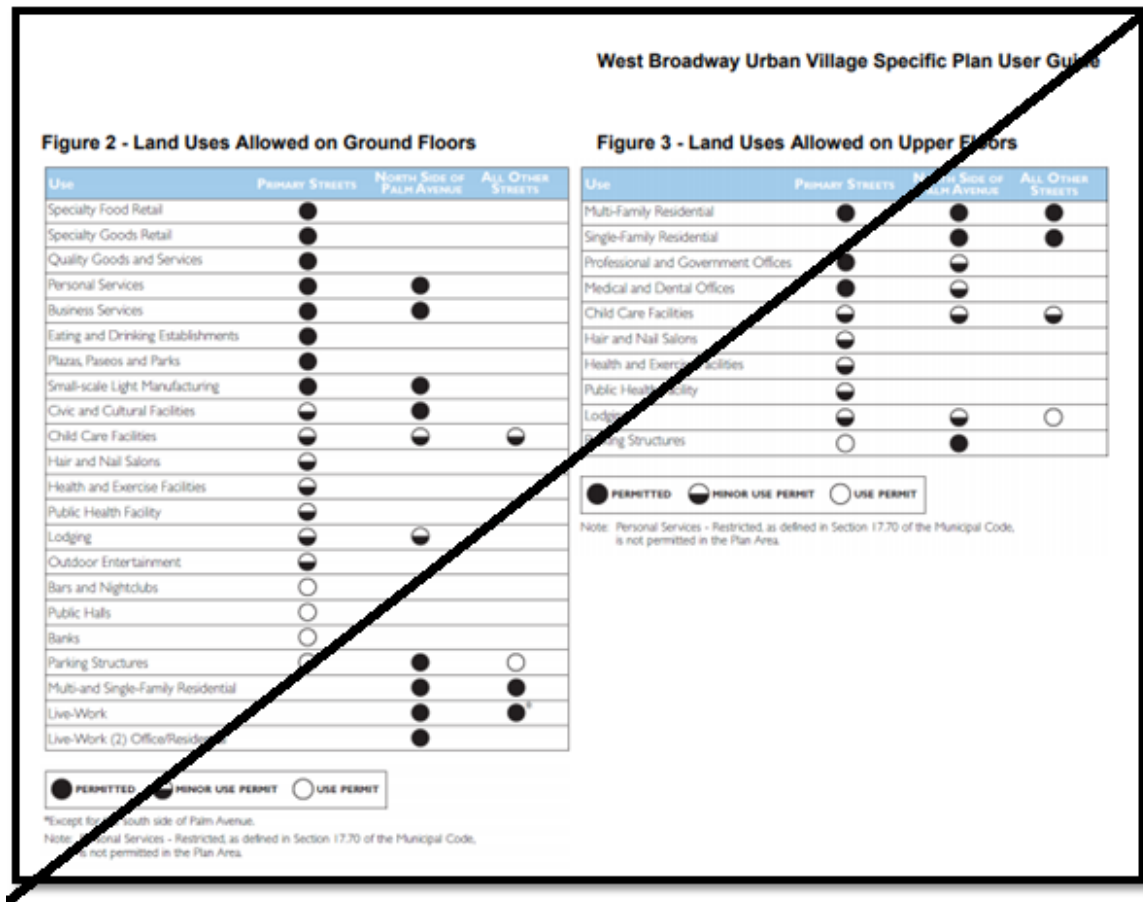
B.3.7

ⁱ See B.1.1.3

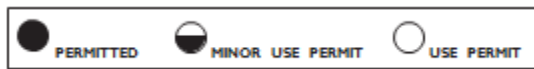
ⁱⁱ See B.3.1.1

ⁱⁱⁱ See B.3.1.2

West Broadway Urban Village Specific Plan User Guide



Use	Primary Streets		North side of Palm Ave		All other Streets	
	Ground floor	Upper floors	Ground floor	Upper floors	Ground floor	Upper floors
Specialty Food Retail	●					
Specialty Goods Retail	●					
Quality Goods and Services	●					
Eating and Drinking Establishments , <u>excluding drive-thrus</u>	●					
Personal Services, <u>excluding check cashing businesses</u>	●		●			
<u>Small-scale Light Manufacturing</u> ⁱⁱⁱ	●		●			
Business Services	●		●			
Bars and Nightclubs	○					
Child Care Facilities	◐	◐	◐	◐	◐	◐
Day Spas and therapeutic massage	◐	◐				
Health and Exercise Facilities	◐	◐				
<u>Specialized Education</u>	◐					
Public Halls, clubs, lodges, meeting facilities	○					
<u>Recreational Facility- Indoor, excluding card rooms</u>	○					
Banks and financial institutions, <u>excluding check cashing businesses</u>	○					
Professional and Government Offices		●		◐		
Medical and dental offices		●		◐		
Civic and Cultural Facilities	◐		●			
Plazas, Paseos, and Parks	●					
Public Health Facility	◐	◐				
Outdoor Entertainment	◐					
Parking Structures	○	○	●	●	○	
Multi-Family Residential		●	●	●	●	●
<u>Single-Family Residential</u>			●	●	●	●
Live-Work ⁱⁱⁱ			●		●	
Live-Work Office/Residential ⁱⁱⁱ			●			
Lodging, <u>on a less than monthly basis</u>	◐	◐	◐	◐		○



ⁱ See B.1.1.5

ⁱⁱ See B.3.1.1

ⁱⁱⁱ See B.3.1.2

ALLOWED LAND USES (p.3)

Similar to the City's Zoning Code, certain land uses are allowed to occupy the West Broadway Urban Village, depending on the location of the particular parcel. The figures on the following page list permitted uses on ground floors and on upper floors separately. Except for provisions as laid out in the Specific Plan, definitions for each land use type can be found in Section 17.70 of the Municipal Code.

Land uses are allowed on ground floor or upper floors within the Specific Plan area based on the following parcel location:

Parcels Fronting onto Primary Streets

For development on all parcels that front onto primary streets, newly constructed buildings are required to have a mix of uses. Ground floor level retail sales and service uses or eating and drinking establishments are required for all parcels that front onto Broadway Avenue, Del Monte Boulevard and Olympia Avenue. ~~Findings in support of Minor Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use. Findings in support of Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use.~~ Permitted upper floor uses on primary streets are intended to provide residential and small office uses above the ground floor.