



## AGENDA

CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
COUNCIL CHAMBER  
440 Harcourt Avenue  
Wednesday, August 8, 2018  
7:00 PM

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*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 Kispersky  | 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. JULY 25, 2018**

6. **BUSINESS ITEMS**

**A. CONDUCT AN INTRODUCTORY STUDY SESSION ABOUT FORM-BASED CODE**

**PURPOSE & RECOMMENDATION:**

The City of Seaside anticipates the use of form-based code in future developments, as well as city zoning code. A short video will be shared and discussed. Link here:

<https://www.youtube.com/watch?v=HNurUDTN94Q>

**7. REPORTS FROM COMMISSIONERS**

**8. REPORTS FROM STAFF**

**9. ADJOURNMENT**

Next Regularly Scheduled Meeting:

August 22, 2018

Seaside City Hall

7:00 PM

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<http://cvp.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>

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## DRAFT MINUTES

CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
COUNCIL CHAMBER

Wednesday, July 25, 2018  
7:00 PM

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1. **CALL TO ORDER**

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

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

**PLANNING COMMISSION**

PRESENT: Kispersky, La Mica, Spalletta, Dodson, Ross, Oglesby  
ABSENT: Owens

3. **REVIEW OF AGENDA**

No changes to the agenda.

4. **PUBLIC COMMENT**

No requests to speak.

5. **APPROVAL OF MINUTES**

*On motion by Commissioner Keith Dodson and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission approved the minutes as presented.*

RESULT: **Approved**

AYES: Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kispersky

NOES: None

A. **JUNE 27, 2018**

*Action: Approved*

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.**

Associate Planner Rocha presented a history of the West Broadway Urban Village Specific Plan prepared in 2007 which included extensive community input and approved in 2010. She explained that now that the area is becoming more activated and the plan is being put into practice, staff has noticed that there are some changes that need to be made to the plan to make the documents more user friendly, create consistency through the documents and remove redundant language. The proposed amendments are to consolidate the permitted use table, remove sections/subsections and propose text amendments, but not modify changes in the uses that were initially agreed upon. The Commission questioned the proposed changes including the format of the organization, the public input process, and what level of review will changes for specific uses and the changes in different allowable uses. Specifically discussed were concentration issues as it relates to massage permits desiring to have a standard set in advance so applicants understand the threshold.

In response Senior Planner Medina suggested that therapeutic massage applications could be approved by use permit requiring Planning Commission approval while day spa applications can be approved by the Zoning Administrator. Staff also agreed to bring back language specific to concentration guidelines.

*On motion by Commissioner Ross and seconded by Commissioner La Mica and passed by the following vote the Planning Commission directed staff to separate the Day spa and therapeutic massage uses and requires that a day spa permit would be a minor use permit and therapeutic massage would be a use permit allowable for the ground floor only and staff will return at a later date with concentration guidelines.*

RESULT: **Approved**

AYES: Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kispersky

NOES: None

*On motion by Commissioner Oglesby and seconded by Commissioner Ross and passed by the following vote the Planning Commission approved the changes as presented and recommended the City Council approve the proposed text amendments to the West Broadway Urban Village Specific Plan and the Specific Plan Development Standards User Guide.*

RESULT: **Approved**

AYES: Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kispersky

NOES: None

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

Planner Rocha spoke to Chapter 8 of the Municipal Code that comprises the current City Tree Code. She stated that in the adopted code it declares that trees individually and in clusters contribute to the attractiveness and livability of the City. She outlined the Municipal Code sections that pertain to trees and address views as it relates to trees, regulations for new construction, penalties for unauthorized removal and required replacement rates and allowed hours of tree removal.

Commissioner Ross questioned the regulation's when there is an emergency and spoke to her personal experience that did not coincide with the code. Staff responded that it is one example of how the code can be updated. On question, she described the qualifications of a public nuisance. The Commission discussed varying issues with trees on public and private property and the selection of trees made for the West Broadway Urban Village. Staff agreed to review the included list of species to ensure that they are appropriate for Seaside and not just coastal climate regions, to ensure that the correct species are identified in the transition to the form based code.

Commissioner Kispersky requested to have staff return with aggressive policies and conservatives tree replacement policies to understand how the existing City policy aligns. Commissioner Oglesby suggested that the commission consider adding regulations that demand specific numbers of trees to be planted per year as the City is lacking in tree inventory. The Commission agreed that the City should adopt stricter regulations and policies that can encourage tree replacement at a rate that outnumbers removal.

**7. REPORTS FROM COMMISSIONERS**

No reports

**8. REPORTS FROM STAFF**

Senior Planner Medina provided an update regarding Cal Am road work and Economic Development Manager Stearns spoke to current public works maintenance staff turnover and the currently budgeted \$200,000 for park improvements adopted with the FY 18-19 Budget. The Parks and Recreation Commission will hold a series of meetings starting August 20th pertaining to funding distribution. She also reported that the Roberts Lake park improvements have been completed and classes have already started for water conservation, ecology and stewardship. She informed the Commission of the series of park improvements, park volunteers and cleanup efforts and that the City Council has directed staff to bond for the Cutino Park improvements. The Commission discussed several situations where resident volunteers have been improving parks.

**9. ADJOURNMENT**

On motion, the meeting adjourned at 8:30 PM.

**Respectfully submitted,**

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**Lesley Milton-Rerig, City Clerk**

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**John Owens, Chair**