



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, April 10, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Vacant	Commissioner

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. APPROVAL OF MINUTES

7. BUSINESS ITEMS

- A. USE PERMIT APPLICATION NO. UP-19-01. LARRY AMOS, APPLICANT, IS REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ITINERANT VENDOR TO COOK AND SELL BARBECUE FOOD PRODUCTS ON THE REAR OPEN SPACE AREA OF TERRACE LIQUORS LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES. ITEM CONTINUED FROM THE MARCH 27, 2019 SPECIAL MEETING OF THE PLANNING COMMISSION.**

RECOMMENDATION: In accordance with Section 17.52.190.E of the Seaside Municipal Code (SMC), the parking of a barbecue trailer/food trailer for the purpose of selling cooked food on a private property may be allowed with the issuance of a Use Permit.

- B. APPROVE THE PLANNING COMMISSION ANNUAL 2019 WORK PLAN FOR ADOPTION BY THE CITY COUNCIL.**

RECOMMENDATION: In accordance with the City Boards and Handbook, the Planning Commission must create an annual work plan for the Commission that will be reviewed and approved by the City Council.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
April 24, 2019
Seaside City Hall
7 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, 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: April 10, 2019

SUBJECT: USE PERMIT APPLOCATION NO. UP-19-01. LARRY AMOS, APPLICANT, IS REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ITINERANT VENDOR TO COOK AND SELL BARBECUE FOOD PRODUCTS ON THE REAR OPEN SPACE AREA OF TERRACE LIQUORS LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES. ITEM CONINUED FROM THE MARCH 27, 2019 SPECIAL MEETING OF THE PLANNING COMMISSION.

PURPOSE & RECOMMENDATION

In accordance with Section 17.52.190.E of the Seaside Municipal Code (SMC), the parking of a barbecue trailer/food trailer for the purpose of selling cooked food on a private property may be allowed with the issuance of a Use Permit.

BACKGROUND

The proposed project was introduced at a Special Meeting of the Planning Commission on March 6, 2019. After receiving public comment and closing the public hearing, the Commission acted to unanimously continue the Public Hearing to the regular meeting of the Planning Commission on March 27, 2019. At the March 27, 2019 Planning Commission Meeting, the Planning Commission acted to adopt a motion to deny the application and directed City staff to return with a Resolution containing findings and evidence in support of the denial. The Draft Resolution for denial is provided as Attachment 1. The evidence listed in support of each finding is based on the verbal testimony entered into the record by the Commission.

The staff reports from the previous meetings to provide additional background on the project description, proposed site layout/improvements, analysis of zoning issues can be accessed from the web links listed below:

March 6, 2019 Special Meeting Item 7A -

<https://seasideca.civicclerk.com/Web/Player.aspx?id=2706&key=-1&mod=-1&mk=-1&nov=0>

March 27, 2019 Regular Meeting (Item 7B) :

<https://seasideca.civicclerk.com/Web/Player.aspx?id=2648&key=-1&mod=-1&mk=-1&nov=0>

The following Attachments are included:

Attachment 1: Draft Resolution

Attachment 2: Site Plan

Attachment 3: Location Map

Attachment 4: Aerial Photo

Attachment 5: Site Photos

Attachment 6: Petitions in Support of the Business

Attachment 7: Written Communications

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 2 - Site Plan
 3. Attachment 3 - Location Map
 4. Attachment 4 - Aerial Photo
 5. Attachment 5- Site photos
 6. Attachment 6 - Petitions in Support of Business
 7. Attachment 7 - Written Communications
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RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, DENYING A USE PERMIT TO ALLOW FOR AN OUTDOOR COOKING FACILITY AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL ZONING DISTRICT.

WHEREAS, Ku Hu Hong, property owner, and Larry Amos, applicant have applied for a use permit to allow:

- A. An itinerant vendor to establish an outdoor cooking facility on a private parcel in the Regional Commercial Zoning District.

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed special meeting held on March 6, 2019 and at regularly scheduled meetings held on March 27, 2019 and April 10, 2019, and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

- a) The proposed project would involve the placement of a trailer and an outdoor barbecue grill that would be removed each day.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for the denial of Use Permit Application No. UP-19-01:

- 1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Zoning Ordinance Conformance

This project is located within the Regional Commercial (RGC) Zoning District in which an itinerant vendor is permitted with use permit approval (S.M.C.S. 17.24.030, Table 2-4).

Evidence:

1. The establishment of an outdoor cooking operation consisting of a trailer, outdoor barbecue grill, and portable generator at the specific project site would create adverse visual impacts and noise which would be incompatible with the existing motels to the south and the retail uses to the east, north and west; and

2. The unpaved surface of the parking would provide an unprofessional appearance not conducive to creating a safe and harmonious environment consistent with the revitalization standards that the City must strive to attain for a Regional Commercial zoned property,

2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial. According to the Seaside General Plan, the Regional Commercial land designation is intended to promote large scale development with retail, entertainment, and or service uses to serve the regional market.

Land Use Element

Goal LU--2: Revitalize existing commercial areas

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties

Evidence: The proposed outdoor cooking service would not properly revitalize a vacant, underutilized commercial property in a manner which would serve to enhance and improve the site consistent with what should be expected for Regional Commercial parcel situated near primary commercial arterial arterials (e.g. Del Monte Boulevard, Fremont Boulevard).

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed business will be incompatible with the following design elements to provide a vibrant and aesthetically attractive commercial land use:

1. A paved accessible pedestrian walkway from Fremont Boulevard to the “Service Area”; and
2. A paved off-street parking lot; and
3. Excessive exterior noise levels from a portable generator.

4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The site is physically unsuitable due to the unpaved parking surface, unpaved accessible pedestrian walkway, and lack of proper utilities, specifically electrical.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The granting of a use permit for the proposed business based on the site plan submitted will create significant noise from the use of a portable generator and vehicular access from the alley, and limited pedestrian accessibility from the public street that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 10th of April, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Location Map

Project Site: 1949 Fremont Boulevard



Attachment 3

Aerial Photo



Attachment 4

Site Photos



View of the front façade for Liquor Store



View of trailer location from Playa Avenue



View of site with trailer and tent covering outdoor grill from Playa Avenue



View of site with trailer and tent covering outdoor grill from Playa Avenue



View of site from alley



View of site from motel

Attachment 5

Petitions in Support

Seaside Citizens in Support

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Juan Barcenas	1659 SOTO ST
Rosa Blensde	1739 DARWIN
Abraham Lopez	1844 Laguna
Juan M Verde	1291 Playa Ave
Fernando Verde	
Scott Conter	1255 Circle
Erica Dizon	595 Williams Ave
Donna Scott	800 Scott St
Marco Rios	1833 Ord Green Ave
Clyde Lewis	1660 Broadway Ave

1627 Highland St	John Smith
224 COSTA DR	James Smith
1131 S. Adams St. Chicago	Joe Smith
PO BOX 82 / ARLY	JOHN ELLER
1230 Second St. Apt. 2	Nick Cook
543 Hawthorne	Melinda CPO Cliflo
Belmont	Bernard
1500 GRAY	1924 Nestles Rd
Carlos pomposo	Guerrero
Leopoldo Zavala	
Scott R	1655 MILITARY
Byron Williams	213 Ardennes
J. J.	too
Gustav	Kent Way
James Washington	Los Angeles
Joe Davis	
James Abney	
Victor Ramirez	24520 Calle E Rosario
	1996 Lincoln Ave

Shaneen	1190 Ord Grove Ave.
Sam 100	Seaside
Anton Hunt	Seaside
Dave Jones	Seaside
CHARLES M. HUPREARD	1252 CIRCLE AVE. SEASIDE
ISAIAH CARCIA	ON SEASIDE
Cesar Rangel	
Tom Moore	1706 LaSalle Ave
Richard Arreguin	
Rick Davis	1272 Soto
Michael Chappell	Everywhere
Paul Ward	1500 Soto
Dave Hunt	5200 COCINA
Sam Guerrero Jr	1060 San Marino
Randy Lafferty	1860 Ord Grove
Roy ESPARZA	1036 LOST BARRICA
Andre Johnson	411 Grand Mariner
Anthony L.	PO Box 1291 Marina

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

<i>Paul Walsh</i>	1420 ANTON ST SEASIDE
<i>Angie Lewis</i>	1852 Circle Ave
<i>Trinidad</i>	2086 Wenden St
<i>Don B</i>	1818 Wenden
<i>Chen Chen</i>	775 Sun Ave
JACOB LUTON	1149 AMADOR SEASIDE, CA
<i>Rachel Jimenez</i>	1531 Sun slope rd
<i>Robert K. Phelps</i>	1809 St. Helena
<i>Michael</i>	1297 Flores St
Jose Ortiz	1283 Playa Ave

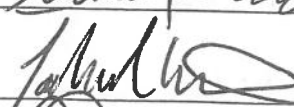
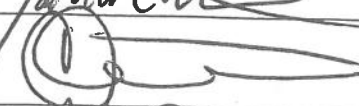
Petition

Citizens of Seaside CA 93955

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Name.

Address

	1782 DAWSON ST
Michelle Beardo	210 Algeria Rd.
	1008 Trinity
Denny Poole	475 AlBert Way
Jessie De La Rosa	Forty1 Monterey
	95 Sandipen Ct
Maria Paula Car	5100 Coe Ave
	5100 Coe Ave
	500 Coe Ave
	121 Holly St

941-982-3601	
831-383-5232	
909 435 9053	Irene R. Padilla
831 383 4263	Matthew Hurley
831-890-4408	Alex Rosendo
419-7537	Woody Bar
1281 and 600m Ave	Michael Sanchez
Grove Area	Angie Lewis
1255 Circle Ave STANAN	Gene Stephenson
	Cody Moore
MOISES Dias	1819-1000 St
Don POWELL	1615 YOSEMITE ST
Jose SORTO	
Juan Morales	1872 Tulson St
Eddie Bunostris	775 La Purisima
Sophia Martin	5200 COE AVE
Michael Basco	
MICHAEL BASCO	4322 ORANGE AVE

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Justinly - Tran	1256 Fremont - Blvd (Lovely Nails) Seaside CA - 93955
Daneth Curbulw	1773 Union St Seaside, CA 93955
Ken Lee	1260 Fremont Blvd Seaside
Thuy Diem Dao	1137 Hilby Ave Seaside CA 93955 (Scissor Shack)
Kelly Le	1242 Fremont Blvd. Seaside CA 93955
Kim Wong	1857 Noche Buena Seaside CA 93955
Jessica Hernandez	1224 Fremont Blvd (Discomania)
Marisol Vasquez	933 Hilby ave #11 Seaside, CA 93955
Patrick Martinez	933 Hilby ave #B Seaside, CA 93955
Sarah Martinez	601 trinity ave. Seaside, CA 93955
Alondra Rodriguez	#5322 phoenix ave. #3 Seaside, CA 93955

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Rina Rempton	4 Valencia Court Seaside 93955
David Rempton	4 Valencia Ct. Seaside 93955
SYLVIA TUCKER	1252 Yosemite St SEASIDE CA 93955
Tom Mancini	8 Valencia Ct Seaside
Kathy Hendricks	1200 Ancuter Ave
Larry Ann Smith	1072 Lorenzo Ct SEASIDE CA
Nadine Evans	1074 Lorenzo Ct Seaside
Seturko Yaponidi	1066 Lorenzo Ct Seaside
Melinda King	1046 Lorenzo Ct Seaside
Marcel E. Menasi	1036 Lorenzo Ct Seaside

ANNA HOFSCHEIER	1030 LORENZO CT.
William R. Kure	1031 Lorenzo Ct.
MICHAEL E. WOODS ^{Michael E. Woods}	1041 LORENZO CT
DALE WAGNER ^{Dale Wagner}	1051 LORENZO CT.
Emily Minniear	1096 Lorenzo Ct
VESENIA LUNA	214 NAPLES RD
Karla Navarro	912 Harcourt apt B.
Rosa Cano	1447 San pablo Ave. Seaside.
Galdy Carbalal	775 A Trinity Seaside
Maria Aguacino	775 A Trinity Seaside
Strouse Family	81333 Fremont Blvd. Seaside
Spencer Brisco C	1281 Fremont Blvd Seaside CA 93955
Tazmin Elorza	1280 Fremont Blvd Seaside Ca 93955
HOLLY SABLAIN	1276 FREMONT BLVD SEASIDE, CA 93955
Jose A. Finas	1276 FREMONT BLVD SEASIDE, CA 93955
Maria M	1266 Fremont
RAYMOND E. H	1260 FREMONT BLVD
Matilde Hernandez	1258 Fremont BLVD

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

ZNKIQUEZ	6 Lopes Ct 95850
Luis Olivado	12360 Christen Rd
Juan Guillen	1179 Pel Norte Ave 95050
M LUCAS	800 Sand City
Manuel Torres	526 Palm Ave
Roberto	W San Pablo
Bobby	
Ang	LUZERN
David Bryant	1276 Green Ave Apt H
David Jones	Montenay 93940

Alexis Mijangos	5100 Ave #152
Willie Hamner	1190 02d GROVE 5 SGASide CA 93955
an Pua	1132 Pua Ave
Howard Miles	
Jim Hargrave	1495 Mira Mesa Ave
Juan Manuel Verde	1291 Playa Ave
Bill Thrasher	800 Scott Rd
Jandra L. Stoda	1647 Goodwin St, SEASIDE
Rudy Rodriguez	1602 LUTHERN ST Seaside CA,
Fred Hardy	1779 Baker St
Philip Hargrave	1130 Clem
Kathy Caldwell	56 W. Bolivar St
Albert Bowers	160 Sierrade
Ut Chung	Ut Chung
Bernard	APT 5A 1466 YOUSSEF ST
Erola	5100 COE AVE #191 Seaside
Cidre Cuyler	1460 Meser St
Jepson	1124 Playa

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Ken Henderson	#7 Seaside Ct
Low. HAYASHIDA	Tanta Cruz
Pat Quisen	Paradise Ave Seaside, CA.
Angel Castillo	831 Casanova ave.
Nicka Smith	1795 Ord Grove Ave
Derek Smith	1795 Ord Grove Ave
Mark Peters	1391 Ord Grove Ave
Jose Ochoa	66 Fiesta Way W,
Kathy Prescott	5100 Coe #83
Sammy Fitzgerald	5100 Coe #152

Megan Williams	1012 K 532
Chris Bar	4 Sandpiper Ct
Mike Chernitsky	1755 DEL Monte
	345 Hawthorne
	1060 Pajarito Hills
	1
Steph Jones	1478 Yosemite St Apt D.
Jose A Velasco	Joe and Debbie
Daniel Cortes	1738 Noche Buena
Carl Cohen	
Said Pergrossi	420 McClellan Ave #8 Monterey, CA 93940.
Yasser K. Zaid	PO Box 1375 Seaside, CA 93955
Rejean Ya Drouk	1494 Soto Ct Seaside
Diana Simons	1112 Waring St. Seaside, CA 93955
Woodward Wickett	
Kenneth Weller	1795 EVELYN ST SEASIDE 93955
Ann H. ...	314 Mulheim Rd.
	326 Hatten Rd
Mike	1120 3rd St Monterey

Seaside Restaurant Owners

In Support

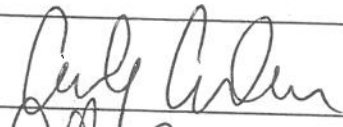
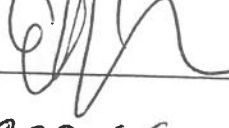
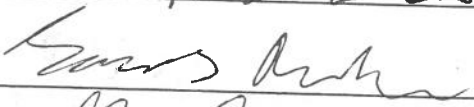
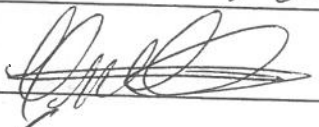
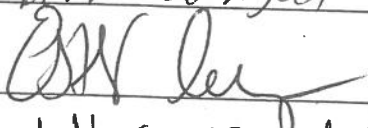
Petition

Citizens of Seaside CA 93955

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Name.

Address

	1264 Noche Buzont
 Esmeralda Guenara	1090 Fremont Blvd Burger King
CESOR Gonzalez CESOR GUE	1107 Fremont Blvd Taveria Zapata
	1130 Fremont Blvd. The Breakfast Club
	1142 Fremont Blvd Carlos Jr
SUSHI TIME	1153 FREMONT SEASIDE, CA
Filiberto Carbajal	1175 Fremont Seaside CA KFC
	5200 Coe Ave. Apt 1044
Elijah Vasquez Glych Vasquez	1257 Fremont Blvd Seaside, CA 93955
Luis Hector	1291 Fremont Blvd Seaside CA Zimathu Bakery and Deli

USSENIA LUNK	FOOT WIFE 781 TRINITY AVE SEASIDE CA
Armando Velazquez	711 1212 Fremont Seaside, CA 93955
Elaine Bibiana Torres	1349 Canyon Del Rey Blvd Seaside, CA 93955 Chili's
Chris Elser Chef	Emboss Suites 1441 Canyon Del Rey Seaside
Jennifer Alondra	1520 Del Monte Blvd Google Seaside, California 93955 grill
Daniel Cruz	400 Palm Ave Seaside CA 93955 Tacos California Grill
Antonia Garcia	Maniscos Puerto Nuevo 580 Broadway Av Seaside
MARIA PRADO	417 Butany Rd Seaside CA Jack, Be
JASON BULLARD	1553 FREMONT BLVD #3 SEASIDE Buffalo Wildwings
Armando	880 Broadway ave MARIK PIZZA
Donte Smith	840 Broadway ave ERIK'S
Cassandra Valenzuela	840 Broadway ave BRIK'S Deli pen
Selene Reyes	Los Manos bar & Grill 732 Fremont BLV

Attachment 6

Written Communications

Bina + David Kempton
4 Valencia Court
Seaside, CA 93951
831-394-3274

Dear Honorable Mayor
and
City Council Members,

We highly recommend Jerry Amos Jr.
to bring his superb food truck
to Seaside. His products are
fresh and delightfully prepared.
He is reliable, responsible and
committed to his customers
and products. He will amp
up Seaside's image as folks
will travel for his creations.
Sincerely,
David & Bina Kempton
(30+ year residents)



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: April 10, 2019

**SUBJECT: APPROVE THE PLANNING COMMISSION ANNUAL 2019 WORK
PLAN FOR ADOPTION BY THE CITY COUNCIL.**

PURPOSE & RECOMMENDATION

In accordance with the City Boards and Handbook, the Planning Commission must create an annual work plan for the Commission that will be reviewed and approved by the City Council.

BACKGROUND

Per the City Council adopted Boards, Commissions and Committees handbook, it is the requirement that all Boards, Commissions and Committees complete and present an annual work plan to the City Council prior to May of each year. The Work Plan instructions are provided as Attachment 1. At its meeting on March 13, 2019, the Planning Commission reviewed a Draft Work Plan. Per the direction received from the Commission, the Final Work Plan that will be submitted to the City Council is provided as Attachment 2.

ATTACHMENTS

1. Attachment 1 - BCC Workplan Instructions
2. Attachment 2 - Seaside Planning Commission work plan 2019

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



ANNUAL WORK PLAN TEMPLATE AND INSTRUCTIONS

This is a standard template for use by Boards and Commissions in completing their annual Work Plans. Work Plans are based on a fiscal year rather than a calendar year. Work Plans are to be completed by each Board and Commission and approved at a regular Board or Commission meeting no later than April 1 of each year. The Office of the Clerk will then transmit the Work Plans to the City Council for approval in May.

Please use the following instructions when completing the Work Plan:

Cover Sheet (Page 1): This area should include the name of the Board or Commission, the timeframe covered by the Work Plan (i.e. Fiscal Year 2016, July 1, 2015 – June 30, 2016), members' names, Chairperson's name, and vacancies as of April 1. Do not list Commissioner addresses or phone numbers on the Work Plan. This page will need to be updated each year.

Mission Statement (Page 2): This area of the Work Plan should clearly state the mission of the Board or Commission. The mission may be extracted from the enabling legislation (i.e. Ordinance, Board action, Resolution) that formed the Board or Commission or may be a purpose statement approved by the Board or Commission and derived from the enabling legislation. This section may also contain the roles and responsibilities of the Board or Commission. This page may not need to be updated each year.

Historical Background (Page 2): This area should provide the reader with some historical information about the Board or Commission (i.e. when it was formed, issues of focus in years' past, significant outcomes of work by the Board or Commission). NOTE: Accomplishments from the previous year should not be discussed here – there is another area on the Work Plan where this is done. This page may not need to be updated each year.

Fiscal Year Work Plan (Page 3): This area should provide the goals/objectives (no more than five) of the Work Plan, the activities planned to accomplish the goals, the priority ranking of each goal and the timeline anticipated to accomplish the goal. This page will need to be updated each year.

Prior Year Accomplishments (Page 4): This area should address the prior year Work Plan accomplishments including each goal/objective, activities that supported the successful completion of the goal and the status of the goal. The status column should inform the reader whether the goal was a) completed, b) not started and why, c) in process and expected completion date, or d) eliminated and why. This page will need to be updated each year.

Ongoing Projects: (Page 5) This area provides the Board or Commission with an opportunity to inform the reader of ongoing projects that the Board or Commission is continuing to work on. This page may not need to be updated each year.

Seaside Planning Commission

Fiscal Work Plan

July 1, 2019 – June 30, 2020

John Owens, Chair

Michael Spalletta, Vice-Chair

Denise Ross

Keith Dodson

Arly Lamica

Dave Evans

Mission Statement

The Planning Commission is a seven-member body of community representatives appointed by the by the City Council. The appointed members shall hold office for four years. The Planning Commission is the primary decision-making authority for certain development applications, and it advises the City Council on various land-use policy matters.

Historical Background

State law and local ordinance prescribe the roles and responsibilities of the Planning Commission. In general, state law defines a planning commission as a committee appointed by the elected legislative body (City Council) to review matters related to planning and development and a general advisory body on land use planning.

Powers and Duties of the Planning Commission include:

- The planning commission shall have all the powers and perform duties as provided in Government Code Section 65103 (See Link to Government Code)
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65103
- It shall be the function and duty of the planning commission to prepare, periodically review and revise, as necessary, the general plan of the city and to implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances. (Ord. 773 § 1 (Exh. A), 1990)

Fiscal Year Work Plan

- Amend Fence regulations - to provide flexibility to work with all residents.
- Adopt Accessory Dwelling Unit regulations
- Amend tree ordinance - health, type as we have new development, and address successful landscaping
- Conduct Sign code business surveys
- Zoning code clean up, done as part of the general plan process
- Conclude the General plan update
- Pursue education opportunities - continue to coordinate educational opportunities to see what strategies are happening in other cities and communities.
- Collaboration with other Boards/Commissions and Committees