



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, April 24, 2019
6:00 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. FIELD TRIP - 6:00 PM

The Planning Commission will conduct field trips regarding Agenda Item 8B to 1892 Juarez street and Agenda Item 8D to 1565 Ord Gove Avenue. The Planning Commission will depart from the parking lot in front of City Hall at 6:00 PM. For information about the field trip call 831-899-6707. The regular meeting will start at 7:00 PM.

5. 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).

6. 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.

7. APPROVAL OF MINUTES

A. March 20, 2019 AND APRIL 10, 2019

8. BUSINESS ITEMS

- A. VARIANCE APPLICATION NO.19-01 AND USE PERMIT APPLICATION NO.19-08:UNIVERSITY PLAZA SHOPPING CENTER, LLC INC., PROPERTY OWNER, AND THE SEASIDE CALLY CORPORATION, APPLICANT, ARE REQUESTING A VARIANCE TO 17.52.140.F.2 TO ALLOW FOR THE HOURS OF OPERATION UNTIL MIDNIGHT EVERY NIGHT OF THE WEEK, AND A USE PERMIT TO ALLOW FOR A MECHANICAL AND ELECTRONIC GAME CENTER (LYNN'S ARCADE) WITH THE ON-SALE OF BEER WITHIN A 2,760 SQUARE-FOOT TENANT SPACE AT UNIVERSITY PLAZA SHOPPING CENTER LOCATED AT 1760 FREMONT BOULEVARD, SUITE D-1, IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN 012-071-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: The purpose of this item is for the Planning Commission to consider the approval of a Variance to modify the hours of operation and a Use Permit for a Mechanical and Electronic Game Center (Lynn's Arcade) and on-sale beer. It's recommended the Planning Commission receive the presentation on the proposed project and take action to adopt Variance 19-01 and Use Permit 19-08 in accordance with the Draft Resolution (Attachment 1) and Project Plans (Attachment 1 – Exhibit A).

- B. USE PERMIT APPLICATION NO. UP-19-06. MARC DRAMCHAK, PROPERTY OWNER, AND ALLEN ROBINSON, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO A 506 SQUARE FOOT ROOF DECK ABOVE A NEW TWO-CAR GARAGE ATTACHED TO ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1892 JUAREZ STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-015-018 AND 039). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.12.050 of the Seaside Municipal Code (Table 2-3 Residential Zone Development Standards), Note 6, exterior stairways that would lead to a roof deck within Residential Zone are permitted with the issuance of a use permit.

C. COASTAL DEVELOPMENT PERMIT 19-02 AND USE PERMIT APPLICATION NO. UP-19-07: E&E CAPLOW LIVING TRUST, PROPERTY OWNER, AND ROBERT FORLOINE (PM DESIGN GROUP), AND SILVIA WYTKIND (MCDONALD'S), APPLICANTS, ARE REQUESTING A USE PERMIT FOR THE REESTABLISHMENT OF A DRIVE-THRU RESTAURANT IN THE LAGUNA GRAND SHOPPING CENTER AT 1516 CANYON DEL REY BOULEVARD IN THE COASTAL VISITOR-SERVING RECREATION (CVSC) ZONING DISTRICT (APN'S 011-561-024 AND 011-561-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302 (B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: To receive the presentation on the proposed restaurant reconstruction including the re-establishment of a drive-through and take action to adopt the Coastal Development Permit 19-02 and Use Permit 19-07 in accordance with the Draft Resolution and Project Plans.

D. USE PERMIT APPLICATION NO. UP-19-10. CLAY AND LISA MATHEWS, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO A 539 SQUARE FOOT ROOF DECK ABOVE A NEW TWO-CAR GARAGE ATTACHED TO A ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with Section 17.12.050 of the Seaside Municipal Code (Table 2-3 Residential Zone Development Standards), Note 6, exterior stairways that would lead to a roof deck within Residential Zone are permitted with the issuance of a use permit.

9. REPORTS FROM COMMISSIONERS

10. REPORTS FROM STAFF

11. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 8, 2019
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, 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.