



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, March 27, 2019
7:00 PM

1. **CALL TO ORDER**

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

2. **PLANNING COMMISSION**

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

PRESENT: Ross, Evans, La Mica, Owens

ABSENT: Spalleta, Dodson

4. **REVIEW OF AGENDA**

No changes.

5. **PUBLIC COMMENT**

Chair Owens invited comments from the public.

A member of the public spoke to concerns and perceptions of government and spoke to several public situations and officials to whom he is dissatisfied with. Another member of the public spoke about the political climate in Santa Cruz and exercising his first amendment and constitutional right of free speech. He encouraged members of the public to read the bible as it has many political theories.

6. **APPROVAL OF MINUTES**

On motion by Commissioner Denise Ross and seconded by Commissioner Arlington La Mica and passed by the following vote the Commission approved the minutes of March 6th and March 13th as presented.

RESULT: *Approved 4-0*

A. FEBURARY 13, 2019, MARCH 6, 2019 AND MARCH 13, 2019

7. **BUSINESS ITEMS**

A. USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY

Senior Planner spoke to the January 9, 2019 Planning Commission Public Hearing where public testimony was accepted. He spoke to the modified proposal responsive to the Commission's comments to include a replacement of the 70- foot sports field tower with new light tower or placement with a mono pine tower, as well as the location of the equipment shelter and enclosure for the generator for sound attenuation. Mr. Medina acknowledged an RF report submitted with the project that is well under the required compliance FCC guidelines. The staff findings support approval of the project. Tripp May, consultant outside counsel for Telecom Law spoke to the provided plot maps to show the coverage for what area of town would be served by which antenna on a particular site. Applicant Pete Schubert, spoke representing Verizon Wireless detailing the three proposed site options, all with equivalent functionality and spoke to all sites considered. He stated they would be willing to install a batter operated generator if required. He also spoke to the location of the generator.

Chair Owens invited comments from the public.

The Commission discussed the location and functionality of the generator concerned with sound, interference with park functionality and fumes near park users, as well as the architecture of the structure.

On motion by Commissioner La Mica and seconded by Commissioner Evans and passed by the following vote the Planning Commission approve the use permit UP 18-6 with the stipulation that the generator be battery operated, and the structure enclosing the generator architecturally match the existing building, be reduced to 8 feet, that the roof would match the slope of the batting cage, and that the light pole be replaced with a mono pine.

RESULT: **Approved 4-0**

Wednesday, March 27, 2019 Planning Commission Regular – Meeting

GUIDELINES. ITEM CONTINUED FROM THE MARCH 6, 2019 SPECIAL MEETING OF THE PLANNING COMMISSION.

Economic Development Director Stearns presented the item continued from the March 6, 2018 meeting. She spoke to the background of the site, the current use, and the zoning code that allows outdoor cooking subject to use permit. Since the last meeting, the site plan was modified to have no restroom access as the revised the proposal removed on-site food consumption, to reduce clutter. Pedestrian access requirements were modified to not impact traffic control and onsite parking would be available. She reminded the Commission that no water is available at this site so it is not an option for new construction. She provided site photos and renderings of what the site would look like and reminded the Commission that land use compatibility considerations include: pedestrian access, odors, noise, parking availability and trash enclosure. Ms. Stearns answered questions from the Commission. The Applicant spoke to adjusting his application with consideration of Commissioners feedback. He presented a petition from residents and businesses in support of the project.

The Commission questioned the time limit of a use permit, taxes, business license requirements, food truck regulations, generator noise and PG&E hook ups. They discussed possible changes in zoning regulations to allow for food trucks, which would be a 60-90 day approval process.

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

Chair Owens disagreed with the use and how it would make the city look. Commissioner Evans and Ross believed it was not fitting for the land use. Commission La Mica dissented and indicated that the American Legion is considering upgrading their property and has no issue with the food truck on site and that it is better than an empty lot. *Mr. La Mica moved to pass the staff recommendation and motion died for lack of a second.*

On motion by Commissioner Dave Evans and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission denied the use permit application as presented.

RESULT:	<i>Rejected</i>
AYES:	<i>John Owens, Denise Ross, Dave Evans</i>
NOES:	<i>La Mica</i>

Staff asked for the evidences of denial for incorporating into the ordinances to which they indicated the following:

They prefer the Zoning Code to be amended to allow vendors on city streets not private property, the dirt lot is aesthetically displeasing, the cumulative effect of all the noise of the operations would be impactful and is not mitigated and the parking is unprofessional

A resolution of denial with the above findings will be brought back at the April 10, 2019 meeting.

8. REPORTS FROM COMMISSIONERS

None.

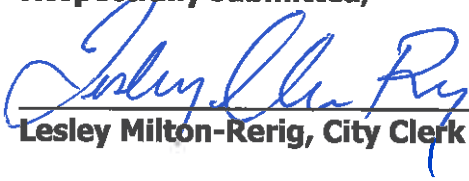
9. REPORTS FROM STAFF

Gloria Stearns said staff is coordinating a CEQA attorney for training and will invite the Commission and the Board of Architectural Review.

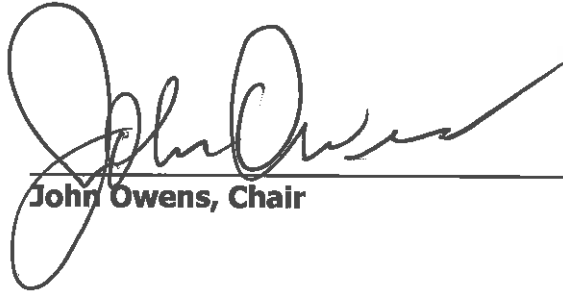
10. ADJOURNMENT

Meeting adjourned at 8:44 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk



John Owens, Chair