



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, May 22, 2019
7:00 PM

1. **CALL TO ORDER**

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

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

3. **PLANNING COMMISSION**

PRESENT: Evans, La Mica, Owens, Ross, Silva, Spalletta

ABSENT: Dodson

4. **REVIEW OF AGENDA**

No changes were requested.

5. **PUBLIC COMMENT**

No requests to speak.

6. **APPROVAL OF MINUTES**

A. **May 8, 2018**

Action: Approved Unanimously

7. **BUSINESS ITEMS**

- A **COASTAL DEVELOPMENT PERMIT 19-02 (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 REGIONAL COMMERCIAL (CCRG) 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.**

Planner Beth Rocha presented the item and spoke to the previous Commission concerns regarding pedestrian access crossing the drive-thru. She noted that staff worked with the architects to address the majority of the concerns and she detailed the changes made to

improve safety including surface treatment, guard rails and entry/exit modifications. The Commission questioned what percentage of the total business is drive through, walk up from the street and walk in from the parking lot, they discussed traffic flow impacts to Canyon Del Rey and Del Monte intersection, other potential orientations and the purpose of moving the building location to the front of the parcel. They discussed other safety features and safety statistics at other McDonald's locations but the Commission expressed the health and safety of the people does not seem to have been prioritized.

The Architect spoke to the different renditions of site plans that were considered and the Owner Landon Hoffman answered that over 70% of historical business is drive through. He spoke to efforts to work with staff to make it safe as well as comply with the existing design guidelines.

Chair Owens invited comments from the public.

- A citizen questioned how it was determined if it would have a Play Place and questioned who conducts their ADA review.
- A citizen questioned if the number of parking spaces meets the density requirements for the facility.

The Commissioners expressed that there is a lot of activity where the most vulnerable citizens are crossing, and safety should be prioritized. They also expressed that they want it to be a walkable City but that Canyon Del Rey is not a walkable street due to the volume and speed of traffic.

On motion by Commissioner Silva and seconded by Commissioner Evans and passed unanimously, the Planning Commission denied Use Permit Application 19-07 and Coastal Development Permit 19-02 and ask staff to come up with a creative solutions responsive to the market demands for a facility that is driven by vehicle business, to prioritize safety, stay within the General Plan guidelines but be creative to assist the Applicant to be responsive to the market.

RESULT: Denied 6-0

Staff will come forward with a resolution with findings for denial at the next meeting.

B USE PERMIT APPLICATION NO. 19-10: CLAY AND LISA MATHEWS, PROPERTY OWNER, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO A 478 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.

Senior Planner Medina spoke to the project site at 1565 Ord Grove to construct a new two car garage, convert an existing garage into a dining area, and construct a second story roof deck with exterior stairway accessed from the rear of the property. He detailed the property aspects including slope, setbacks, and views from the street from the proposed roof deck. He noted that a holly tree that will be affected, but the cypress tree will be preserved and that the applicant was responsive to the staff requests for architectural style. The Commission

discussed the affected trees.

Chair Owens invited comments from the applicant architect and the public.

- The architect spoke to the intent to change an insignificant roof line pitch to add additional space to the house, covered parking, a dining area and curb appeal.

On motion by Commissioner La Mica, seconded by Commissioner Evans and passed by the following vote the Planning Commission approved the application to allow the roof deck as proposed, and requested the application add the requirement for additional irrigation to the trees, and that the requirement be forwarded to the Board of Architectural Review.

RESULT: *Approved 6-0*

C USE PERMIT APPLICATION NO. UP-19-11: ISLAMIC SOCIETY OF MONTEREY, PROPERTY OWNER, AND AGHA BILAL, APPLICANT, ARE REQUESTING APPROVAL OF A 168 SQUARE FOOT GAZEBO THAT WILL BE SITED WITHIN THE FRONT YARD OF AN EXISTING RELIGIOUS MEETING PLACE LOCATED AT 405 ELM AVENUE IN THE MEDIUM DENSITY (RM) RESIDENTIAL ZONING DISTRICT (APN # 011-305-016). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3 SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner Medina spoke to the project site at the North East corner of Elm and Imperial noting the property was initially developed as a grange hall and has been modified for use by the Islamic Society of Monterey County who is seeking to add a pre-manufactured gazebo to be placed off the front foyer entrance of the building.

The applicant spoke to fact that there is no outdoor overhang or waiting location at their location for times of bad weather and that it would be very useful for their congregation.

On motion by Commissioner Denise Ross and seconded by Commissioner Arlington La Mica ar. passed by the following vote the Planning Commission Approved Use Permit Application UP 19 approving a gazebo to be placed in the front yard of the existing meeting place.

RESULT: *Approved 6-0*

8. REPORTS FROM COMMISSIONERS

None.

9. REPORTS FROM STAFF

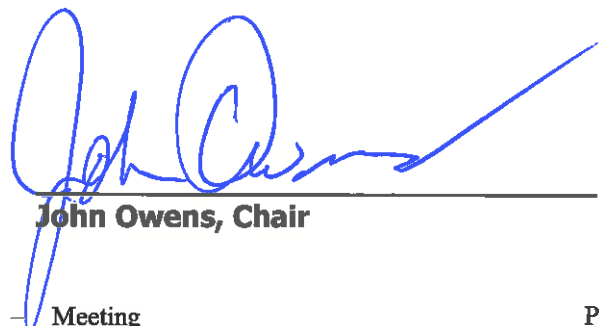
None.

10. ADJOURNMENT

The meeting was adjourned at 8:55 PM.

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


John Owens, Chair