



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 26, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Paul Mugan	Commissioner
Denise Ross	Commissioner

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

A. MINUTES FOR THE REGULAR MEETING OF JULY 22, 2015

5. **NEW BUSINESS**

- A. **USE PERMIT APPLICATION NO. UP-15-05: JOSH HAGEMAN, PROPERTY OWNER AND APPLICANT, IS REQUESTING USE PERMIT APPROVAL TO ALLOW FOR THE TRANSFER OF OFF-STREET PARKING DEVELOPMENT RIGHTS CURRENTLY ASSIGNED TO LOT 1 ON ASSESSOR'S PARCEL 011-301-018 TO LOT 3 ON ASSESSOR'S PARCEL 011-301-020 FOR THE PURPOSE OF PROVIDING ADDITIONAL OFF-STREET PARKING FOR AN EXISTING AUTO BODY SHOP LOCATED AT 1523 DEL MONTE BOULEVARD IN THE MX (MIXED USE) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(b) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE:

In accordance with Section 17.72.030.A.3 of the Seaside Municipal Code (SMC), the property owner is requesting the approval of a use permit to allow for the exchange of the

non-conforming off-street parking development rights currently assigned to Lot 1 on Assessor's Parcel 011-301-018 under Use Permit No. 218 to Lot 3 on Assessor's Parcel 011-301-020 for the purpose of providing off-street parking for an existing auto body shop located on Assessor's Parcel 011-301-022. The project site is located at 1523 Del Monte Boulevard in the MX (Mixed Use) Zoning District of the West Broadway Urban Village Specific Plan.

RECOMMENDATION:

City Staff recommends approval of the use permit to allow for the change in a nonconforming land use subject to the findings evidence, and conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

- B. USE PERMIT APPLICATION NO. UP-12-02: THE CITY OF SEASIDE, PROPERTY OWNER, AND THE AMERICAN YOUTH HOSTEL, APPLICANT, ARE REQUESTING A 12-MONTH EXTENSION FOR THE COMPLETION OF PHASE 2A ASSOCIATED WITH THE IMPLEMENTATION OF A 120-BED YOUTH HOSTEL FACILITY THAT WAS APPROVED BY THE SEASIDE PLANNING COMMISSION UNDER USE PERMIT APPLICATION NO. UP-12-02 ON AUGUST 28, 2013. THE PROJECT SITE IS LOCATED AT 4420 SIXTH AVENUE, NORTHWEST OF GIGLING ROAD AND SIXTH AVENUE, IN THE CMX (MIXED USE COMMERCIAL) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT. THE 12-MONTH CONTINUANCE WILL NOT RESULT IN ANY NEW ENVIRONMENTAL IMPACTS THAT WERE NOT CONSIDERED UNDER THE MITIGATED NEGATIVE DECLARATION.**

PURPOSE:

Applicant is requesting the approval of a 12-month time extension that was designated for the completion date of the Phase 2A improvements for the construction of a 120-bed youth hostel facility in accordance with the conditions of approval for Use Permit Application No. UP-12-02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the time extension subject to the Conditions of Approval provided in Exhibit "A" and the project plans included a Attachment 1 to Exhibit "A".

- C. Fence Exception Application No. FE-15-01. Virginia McCormick, property owner, and Ray Ramsey, applicant, are requesting approval of a fence exception to allow for a twenty foot extension to an existing six foot high wood fence located within the ten foot street side setback of a corner lot located at 2090 Cross Street in the RS-8 (Single Family Residential) Zoning District. Pursuant to the California Environmental Quality Act Guidelines, the project is Categorically Exempt, Class 3, Section 15303(e), New Construction of Small Structures. CONTINUED TO THE SEPTEMBER 9, 2015 REGULAR PLANNING COMMISSION MEETING.**

6. REPORTS FROM COMMISSIONERS

7. **REPORTS FROM STAFF**

8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, September 9, 2015 at 7:00 PM
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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. Meetings are also available through live streaming at:

<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>

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.