

Consistency Determination: City of Seaside – 2013 Zoning Code Text Amendments

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Consistency Determination Types



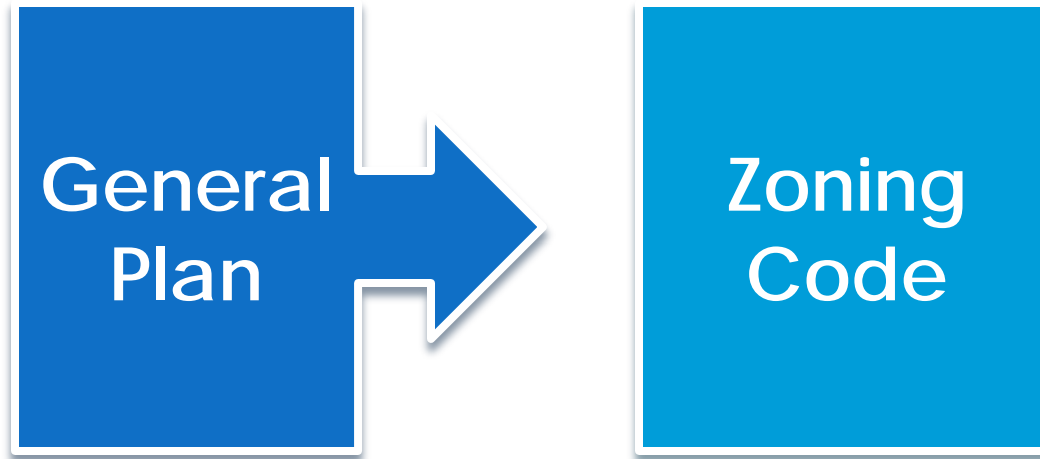
- **Legislative Land Decision**
 - General Plans (GP)
 - GP amendments
 - Redevelopment plans
 - Zoning
- **Development Entitlement**
 - Subdivision maps
 - Parcel maps
 - Conditional use permits
 - Individual project entitlements

Consistency Determination Options



1. **Concur** in the City of Seaside's legislative land use decision for its 2013 Zoning Code Amendments
2. **Withhold certification** of the 2013 Zoning Code Amendments until City of Seaside adopts suggested modifications
3. **Deny** without prejudice

- **December 2004:** 2004 City of Seaside General Plan – Reuse Plan Consistency Certification
- **February 2014:** City of Seaside City Council Adopted 2013 Zoning Code Amendments (ZCA)
- **May 2014:** City of Seaside submitted ZCA for certification as consistent with Reuse Plan
- **May 2014:** FORA Staff reviewed submittal materials following standard procedure – *recommends certification*
- **June 7, 2014:** Admin Committee received Draft FORA Staff Report and Seaside Staff Presentation– *recommends certification*



- General plans provide the framework for zoning
- Accordingly, zoning codes are designed in reference to general plans (*not vice versa*)

Recent Comments



- Ms. Haines 6/12/14 letter
- Re: Items in 2012 Reassessment Report (Category 3)
- Requests Board *withhold* consistency certification
- Master Resolution, Section 8.01.020(g):
" The Authority Board may only refuse to certify zoning ordinances, zoning district maps, or other legislative land use decisions on the grounds that such actions do not conform with, or are inadequate to carry out, the provisions of the general plan, certified as consistent with the Reuse Plan"

- Zoning Code Amendments pertain to 2004 General Plan
- Proposed projects will require *Development Entitlement* consistency certification
- Reassessment Report Category 3 Items
 - Part of Board approved 2014 FORA Work Plan
 - City of Seaside to address during General Plan update

- City of Seaside Presentaion...