



# City of Seaside 2013 Zoning Code Update – FORA Consistency Determination

FORA Board Meeting  
Friday, June 13, 2014



# Seaside Zoning Code Update

- ❖ In accordance with Section 8.01.020 of the Fort Ord Reuse Plan, the City of Seaside is requesting a finding of consistency with the Fort Ord Reuse Plan for the adoption of text amendments to Title 17 of the Seaside Municipal Code (Seaside Zoning Code).

# Project Background

- ❖ General Plan Update adopted in 2004 – Deemed consistent with Base Reuse Plan (BRP)
- ❖ Comprehensive Zoning Code Update adopted in 2006 - Deemed consistent with Base Reuse Plan (BRP)
  - ❖ Planning Commission (PC) requested staff to monitor the directed to assess the implementation of the Zoning Code and within five years to identify any changes/updates would be needed to address general implementation of the Zoning Code on a daily basis
  - ❖ PC approved amendments to Zoning Code on December 11, 2013
  - ❖ City Council adopted amendments to Zoning Code on February 20, 2014

# Project Background

- ❖ Proposed text amendments are intended to fix existing procedures, issues and standard zoning regulations in order to streamline the City's permit processing.
- ❖ No changes have been to the General Plan Land Use Map/Zoning Map or any of the land use categories within the Zoning Code that would affect or alter the finding of consistency that were adopted for the 2004 Seaside General Plan and 2006 Zoning Code.

# Zoning Text Changes

## ❖ Text Amendments consist of:

- **Minor changes to clarify how an existing regulation would be implemented:** e.g. Residential Decks, Residential and Commercial Fences, temporary signs, Limited-Term Permits (Fundraiser, Parking Lot Sale, Special Event), and Food Truck locations,
- **Updates to the type of uses that would be permitted or require a use permit:** e.g. Caretaker Units, Cemeteries, Hotel/Motel in Mixed Use Zones, Public Dance/Entertainment, Multi-Family Housing in Mixed Use zones, Live Work Units, Brewery with Restaurant, Smoke Shops prohibitions, and Specialized Educational and Training Facilities,
- **Adding development standards to enhance the image and appearance of the community:** e.g. Sidewalk Use and Connectivity, Landscape Standards for Commercial development, Wind Turbines standards, Design Review thresholds, Outdoor Storage Screening, Trash Enclosure standards, and Recycling standards.

# Zoning Text Changes

- ❖ Amendments do not change any existing land use category of the General Plan or Zoning Code.
- ❖ Amendments do not result in an intensification of land use.
- ❖ All future development would be required to comply with the policies and regulations of the Seaside General Plan, Fort Ord BRP, and applicable regional agencies



# General Plan Update 2014

- ❖ The City of Seaside will initiate an update of the 2004 General Plan in Summer 2014.
- ❖ Policies and programs identified in the Base Reuse Plan (BRP) Reassessment will be reviewed in conjunction with the update of the 2004 General Plan.



# Questions/Comments