

RESOLUTION No. 13-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE APPROVAL OF TEXT AMENDMENTS TO TITLE 17 OF THE SEASIDE MUNICIPAL CODE (ZONING CODE) AND PHASED DEVELOPMENT OF A 120-BED YOUTH HOSTEL AT 4420 SIXTH AVENUE.

WHEREAS, the Central California Council of American Youth Hostels has applied for the following entitlements:

1. Text amendments to Title 17 (Zoning Code) of the Seaside Municipal Code to add “youth hostel” definition to the zoning code and make “youth hostel” a use permit in the Commercial Mixed Use Zoning District; and
2. A use permit for the phased development of a 120-bed youth hostel at 4420 Sixth Avenue (project site).

WHEREAS, the proposed development of a phased 120-bed youth hostel in combination with the requested text amendments has deemed as a project that is subject to the preparation of an Initial Study in accordance with the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, the City of Seaside has prepared an Initial Study to evaluate text amendments and phased development of a 120-bed youth hostel on the project site; and

WHEREAS, the Initial Study and the Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed amendments were circulated for a period of 30 days beginning on July 18, 2013 and ending on August 16, 2013; and

WHEREAS, the proposed project is designed to conform with the Seaside General Plan, Title 17 (Zoning Code) of the Seaside Municipal Code, and Fort Ord Base Reuse Plan; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the Mitigated Negative Declaration and proposed in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission, at a duly noticed public hearing on August 28, 2013 considered oral comments and written information concerning the Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission has considered Initial Study and recommends that the City Council adopts a Mitigated Negative Declaration for the proposed project provided as Attachment 1 based on the following findings:

1. A Mitigated Negative Declaration has been prepared and circulated in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Evidence: The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project were prepared, posted and circulated for a period of thirty days with the Monterey County Recorders Office and State Clearinghouse and is on file with the City of Seaside Community Development Department located at 440 Harcourt Avenue, Seaside, California.

Evidence: All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Mitigation Monitoring and/or Reporting on Conditions of Approval (hereafter "the MMRP") has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may have a significant effect on the environment.

Evidence: The project does not involve impacts which are individually limited but cumulatively considerable, because the described project will incorporate both project-specific mitigation measures and cumulative mitigation measures to avoid significant impacts of the project in the context of continued growth and development in the City of Seaside.

Evidence: The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, because all adverse effects of the project will be mitigated to an insignificant level.

Evidence: All comments received on the Initial Study have been considered as well as all evidence in the record, whether or not substantial which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the City's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. The conclusions of the Mitigated Negative Declaration are reasoned and based on factual foundation.

2. The proposed project is consistent with the goals and policies of the 2004 Seaside General Plan. The proposed project is consistent with each of these compatibility criteria. The proposed project is also in conformance with the following applicable General Plan goals and policies.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-5.2: Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: Proposed use is overnight visitor accommodation, providing a basic level of accommodation at a price point that is below most lodging choices on the Monterey Peninsula. The proposed project will attract new visitors to the City and provide additional jobs.

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.4: During redevelopment and revitalization activities, ensure quality architectural and design themes.

Evidence: The proposed project utilizes the existing buildings on the project site, with minor additions adding about 15 percent to the existing square footage. The proposed renovations to existing buildings maintain the existing architectural style while the additions add a more modernistic style that is compatible with the existing architecture.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The proposed project would pay the City's development impact fees that are applicable to commercial project on the former Fort Ords. The proposed project includes an on-site garden area that would be available to the public. The proposed renovations to existing buildings maintain the existing architectural style while the additions add a more modernistic style that is compatible with the existing architecture. The proposed project is located on existing streets on the former Fort Ord. Water, sewer, storm drainage, and electrical infrastructure is already provided to the site.

Goal LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.

Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.

Evidence: The proposed project has a specific water supply allocation of 5.5 acre-feet per year, which was transferred to the City of Seaside from the California Department of Parks and Recreation for the development of a youth hostel facility. The project is estimated to use less than the full allocation, even with an average occupancy of 100%. The initial study indicates that the proposed project would be served adequately by the existing wastewater conveyance and treatment infrastructure. Storm water would be utilized on-site to the extent feasible.

Goal LU-6: Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.

Policy LU-6.2: Ensure new development and re development projects provide adequate sewage collection infrastructure.

Evidence: The initial study indicates that the proposed project would be served adequately by the existing wastewater conveyance and treatment infrastructure.

Fort Ord Reuse Plan Conformance

The project site is within the former Fort Ord, and subject to consistency with the Fort Ord Reuse Plan. The proposed project has two components, one of which is a legislative action and one of which is a development entitlement. In accordance with Fort Ord Reuse Authority Master Resolution Section 8.01.020, the zoning amendment must be brought to the Fort Ord Reuse Authority Board of Directors for a consistency determination. The proposed youth hostel development project is an entitlement approval, and the consistency determination would be made by the Fort Ord Reuse Authority staff, subject to appeal to the Board of Directors. The Fort Ord Reuse Authority tacitly endorsed the site for this use when it transferred the site to the City specifically for this purpose.

The site is part of Fort Ord Reuse Plan polygon 20e, which is designated as Planned Development Mixed Use. The mixed use areas surrounding the west end of the CSUMB are planned as retail and service centers. Polygon 20e is listed for both convenience/specialty retail and neighborhood retail. No specific land uses are listed for the Planned Development Mixed Use designation, but in general they are intended to offer the opportunity to find convenient goods and services, thus reducing the need for automobile travel. The proposed project would compliment the land uses elsewhere in the vicinity as discussed below. One particular program is applicable to the proposed project:

Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.

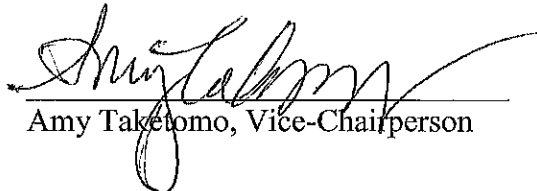
Institutional Land Use Policy A-1: The City of Seaside shall review and coordinate with the universities, colleges and other school districts or entities the planning of both public lands designated for university-related uses and adjacent lands.

Seaside Institutional Land Use Program A-1.3. The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.

Evidence: The proposed project includes text amendments to the zoning code that would affect the City's territory adjacent to CSUMB. Per this program, the City has a duty to "promote compatibility of uses" in considering changes to the zoning code that would affect lands adjacent to the University. The proposed youth hostel use is compatible for several reasons: 1) it provides a low-cost overnight accommodation; 2) it provides accommodations that especially appeal to younger travelers and college students; 3) it provides a convenient location for purchase of travel accessories geared toward low-cost travel; 4) it offers occasional programs that could be of interest to students or faculty; and (5) it provides an additional informal dining and socializing opportunity within walking distance of the CSUMB campus core. This latter project feature would also benefit students and faculty at the Monterey College of Law, and employees at the Department of Defense building, Base Realignment Commission (BRAC) offices, and Presidio Police Department that are situated within ½ to one mike from the site..

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 28th day of August 2013 by the following votes:

AYES: K. Dodson, M. Lechman, J. Owens, J. Robinson, D. Ross, A Taketomo
NOES: None
ABSENT: P. Mugan
ABSTAIN: None


Amy Taketomo, Vice-Chairperson

ATTEST:


Planning Commission Secretary