

ORDINANCE NO. 1007

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, ADOPTING TEXT AMENDMENTS TO TITLE 17 (ZONING CODE) OF THE SEASIDE MUNICIPAL CODE (S.M.C) TO ESTABLISH A NEW LAND USE CATEGORY AND DEFINITION FOR A YOUTH HOSTEL FACILITY UNDER CHAPTER 17.24 AND 17.70 OF THE SMC, RESPECTIVELY.

THE CITY COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

Section 1. General Purpose and Findings. The purpose of this Ordinance is for the adoption of the following text amendments to the S.M.C.:

- A. A text amendment to S.M.C. Chapter 17.24 (Commercial Zones) of the Seaside Zoning Code to establish a new land use category, "Youth Hostel," subject to Use Permit approval in the CMX (Commercial Mixed Use) Zoning District; and
- B. A text amendment to S.M.C Chapter 17.70 (Definitions) of the Seaside Zoning Code to establish a new land use definition for a "Youth Hostel" facility.

Section 2. In accordance with the California Environmental Quality Act Guidelines, the proposed text amendments have been deemed as a project that are subject to the preparation of an Initial Study to evaluate the environmental impacts the text amendments and use permit application for the phased development of a proposed 120-bed youth hostel that is being processed in conjunction with the text amendments.

Section 3. The Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed text amendments and use permit application was circulated for a 30-day public review period beginning on July 18, 2013 and ending on August 16, 2013.

Section 4. In accordance Section 17.64.040 of the Seaside Municipal Code, the Seaside Planning Commission held a duly noticed public hearing to consider the adoption of the text amendments described under Section 1. Following the closure of the public hearing, the Planning Commission adopted Resolution No. 13- recommending approval of this Ordinance to the City Council.

Section 5. In accordance with Section 17.64.050.A of the Seaside Municipal Code, the City Council held a public hearing on October 3, 2013, to conduct the first reading of the following

text amendments (additions in underline) and provided in Code form as Attachment 1 to the Ordinance:

- A. Section 17.24.030 of the Seaside Municipal Code is amended to add a new land use category for “Youth Hostel,” allowed with Use Permit approval under the “Service – General” heading of Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) as follows:

Land Use	CD	CMX	CC	CRG	CA	CH
<u>Youth Hostel</u>	:	<u>UP</u>	:	::	::	::

- C. Section 17.70 of the Seaside Municipal Code is amended to add new definitions as follows:

“Youth Hostel. A dormitory style lodging facility, similar to “Organizational House”, operated by membership organization providing short term lodging (No longer than 30-days) for members only; includes a self-serve kitchen for guests, meeting space and residential staff quarters.”

Section 6. Severability. The provisions of this Ordinance shall be severable, and if any clause, sentence, paragraph, subdivision, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Legal Construction. The provisions of this Ordinance shall be construed as necessary to effectively carry out its purposes, which are hereby found and declared to be in furtherance of public health, safety, and welfare.

Section 8. Effective Date. This Ordinance shall become effective thirty (30) days after its final passage and adoption at a duly noticed public hearing for the second reading of the proposed text amendments.

Section 9. The City Clerk shall certify to the adoption of this Ordinance and shall, within fifteen (15) days after passage, publish a summery of this Ordinance in accordance with Section 36933 of the Government Code of State of California with the names of City Council members voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Seaside on the 3rd day of October, 2013, and passed to print; and

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside, State of California, on the 17th day of October, 2013 by the following vote:

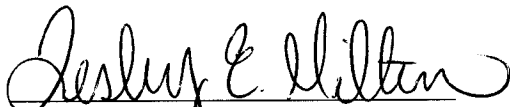
AYES:	4	Council Members:	Alexander, Oglesby, Pacheco, Rubio
NOES:	0	Council Members:	None
ABSENT:	1	Council Members:	Edwards,
ABSTAIN:	0	Council Members:	None

APPROVED:



Ralph Rubio, Mayor

ATTEST:



Lesley E. Milton, City Clerk

Proposed Text Amendments

Text Amendment to Add Youth Hostel as Land Use Classification to Chapter 17, Section 17.24.030.B, Table 2-4 of the Seaside Municipal Code

CITY OF SEASIDE MUNICIPAL CODE – TITLE 17 – ZONING ORDINANCE

Commercial Zones

17.24.030

TABLE 2-4 (continued) Allowed Land Uses and Permit Requirements for Commercial Zones	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 17.52.070)					
	UP	Use Permit required (see Section 17.52.070)					
	S	See cited Section for permit requirement					
	—	Use not allowed					
	PERMIT REQUIRED BY ZONE						Specific Use Regulations
LAND USE: (1)	CD	CMX	CC	CRG	CA	CH	

SERVICES - GENERAL

Catering service	—	—	MUP	MUP	—	P	
Child day care center	UP(2)	UP(2)(6)	UP	UP	—	—	
Construction Contractor Base	—	—	—	—	—	P	
Drive-through service	—	—	UP(4)	UP(4)	—	—	
Kennel, animal boarding	—	—	—	—	—	UP	
Lodging - Hotel or motel	—	—	UP	UP	—	—	
Maintenance facility	—	—	—	—	—	UP	
Maintenance service - Client site services	—	—	—	—	—	P	
Mortuary, funeral home	—	—	UP	—	—	—	
Personal services	P(5)	P(5)	P(5)	P(5)	—	—	
Personal services - Restricted	—	—	—	—	—	UP	
Public safety facility	UP	UP	UP	UP	UP	UP	
Repair service - Equipment, large appliances, etc.	—	—	—	—	—	P	
Social service organization	—	UP	UP	—	—	—	
Therapeutic Massage	UP	UP	UP	—	—	—	
Vehicle services - Major repair/body work	—	—	—	—	UP	P	
Vehicle services - Minor maintenance/repair	—	—	—	—	UP	P	
Youth Hostel	—	UP	—	—	—	—	

Youth Hostel added as an allowable use with a Use Permit

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	—	—	—	—	UP	
Broadcasting studio	MUP(2)	MUP(2)	MUP	—	—	MUP	
Parking facility, public or commercial	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	—	UP	—	UP	
Utility facility	UP	UP	UP	UP	UP	UP	
Vehicle storage	—	—	—	—	—	UP	

Key to Zoning District Symbols

CD	Downtown Commercial	CRG	Regional Commercial
CMX	Commercial Mixed Use	CA	Automotive Regional Commercial
CC	Community Commercial	CH	Heavy Commercial

Notes:

- (1) See Article 7 for land use definitions.
- (2) Use allowed only on second or upper floors; Office - Business/service may be allowed on ground floor with Minor Use Permit.
- (3) Use allowed only on a site north of Light Fighter Drive.
- (4) Use limited to the establishments existing in the City as of December 4, 2006.
- (5) Beauty and nail salons limited to the existing as of December 4, 2006.
- (6) Use may be approved on street-fronting ground floor in a CMX zone on a local street.

Text Amendment to add definition for a Youth Hostel to Chapter 17.70 of the Seaside Municipal Code

CITY OF SEASIDE MUNICIPAL CODE -- TITLE 17 -- ZONING ORDINANCE

Definitions Y

Y. Definitions, "Y."

Yard. An area between a lot line and a structure, unobstructed and unoccupied from the ground upward, except for projections permitted by this Zoning Ordinance. See also "Setback," and Section 17.30.100 (Setback Requirements and Exceptions).

- 1. **Front Yard.** An area extending across the full width of the lot between the front lot line and the primary structure.
- 2. **Rear Yard.** An area extending the full width of the lot between a rear lot line and the primary structure.
- 3. **Side Yard.** An area between a side lot line and the primary structure extending between the front and rear yards.

Text Amendment to include definition for a Youth Hostel

Youth Hostel. A dormitory style lodging facility, similar to 'Organizational House', operated by membership organization providing short term lodging (No longer than 30-days) for members only; includes a self-serve kitchen for guests, meeting space and residential staff quarters."

Z. Definitions, "Z."

Zero Lot Line. The location of a building on a lot in such a manner that one or more building sides rests directly on a lot line.

Zoning District. Any district established by Section 17.14 (Zoning Map), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.).

Zoning Ordinance. The City of Seaside Zoning Ordinance, Title 17 of the Seaside Municipal Code, referred to herein as "this Zoning Ordinance."