Consistency Determination
City of Seaside Zoning Code
August 10, 2018

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Consistency Determination Process

Legislative Land Use Decision
- General Plans (GP)
- GP Amendments
- Zoning

Development Entitlement
- Parcel maps
- Conditional use permits
- Individual project entitlements
• Ordinances amending Seaside Zoning Code are consistent with the Base Reuse Plan (BRP)
  ▪ 2006 zoning code
  ▪ 2014 zoning code
  ▪ 2014-2018 zoning errata adopted by City Council
  ▪ Current zoning map
  ▪ Consistency Determination Analysis Table, Worksheet, and RUDG Checklist
This submittal is consistent both in land use designations and zoning areas on former Fort Ord with the 2004 Seaside GP which the FORA Board deemed consistent.

Zoning for high density residential is more dense than BRP, but, as above, the FORA Board found 2004 Seaside GP overall consistency with BRP.

New zoning code updates include new types of uses, such as brewery with restaurant, daycare centers, smoke shops, game centers, youth hostel, veterinary clinics, etc.

New development standards added to enhance the appearance of the streetscape.
• Land Use/Designation/Density
• Habitat Management Plan (HMP) Implementation
• Regional Urban Design Guidelines (RUDG)
• Base Reuse Plan (BRP) Policies and Programs
• Development Resource and Management Plan (DRMP)
  • Water Usage (6,600 + Augmentation)
  • Residential Units
• Fair Share Contribution
• Prevailing Wage
Recommendation

Staff and Administrative Committee recommend the FORA Board approve a Resolution, certifying Seaside Zoning Code consistency with the BRP.
Questions?