

Consistency Determination

City of Seaside Zoning Code

August 10, 2018

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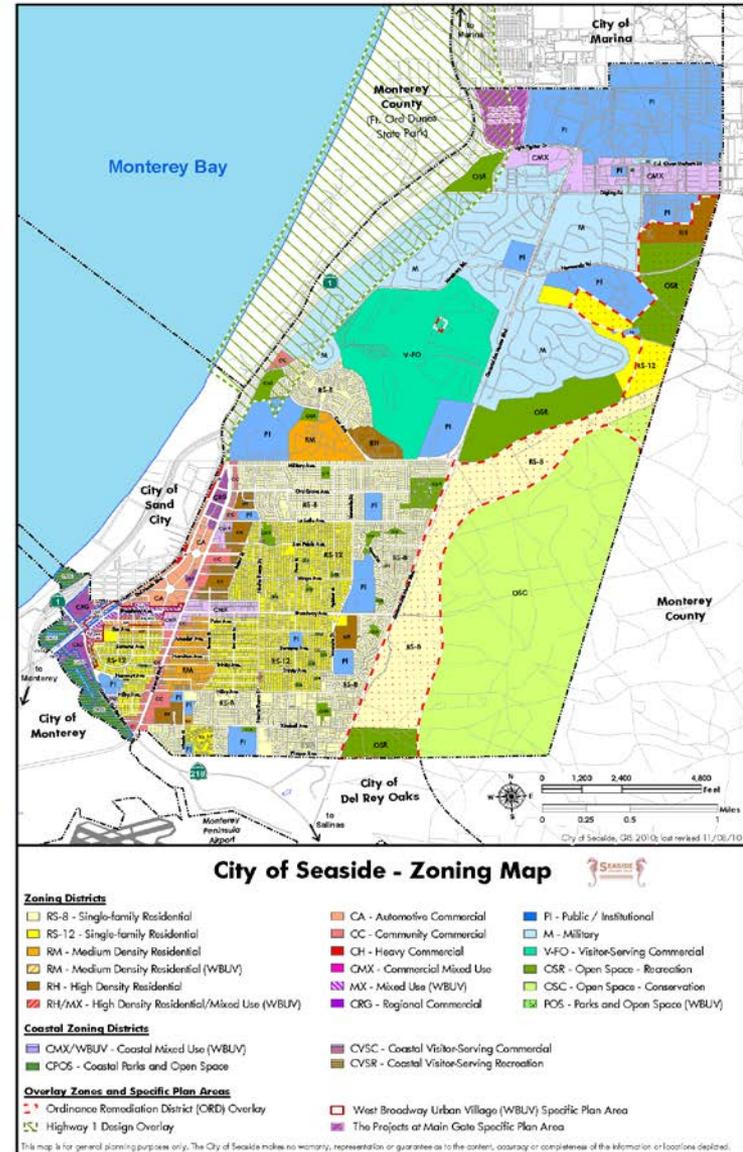
Legislative Land Use Decision

- 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?

