

0010200 GPA-12-01  
0010201 ZA-12-02  
File Number: ZA-12-02



**City of Seaside**  
Resource Management Services | Planning Division

**APPLICATION FOR GENERAL PLAN AND ZONING AMENDMENT**

CHECK AS APPROPRIATE:    GENERAL PLAN AMENDMENT    ZONING AMENDMENT

**GENERAL PLAN AMENDMENT:**    \$ \_\_\_\_\_ (See Fee Schedule)

**ZONING AMENDMENT:**    \$ \_\_\_\_\_ (See Fee Schedule)

**DEPOSIT REQUIRED:**    \$ \_\_\_\_\_

**Property Information:**

Project Address or Location: Corner of 8th Street and Gigling Road

Assessor's Parcel Number(s): see attached

General Plan Designation: see attached    Zoning District: see attached

Project Description (Provide separate attachment if necessary): see attached

**Applicant Information:**

Name: Monterey Downs, LLC

Mailing Address: 3180 Imjin Parkway, Marina, CA, Suite 102

Phone Contact: 831.883.1400    Email: beth@montereydowns.com

Signature: *Beth Miller* COO

**Property Owner Information:**

Name: multiple owners - see attached

Mailing Address: \_\_\_\_\_

Phone Contact: \_\_\_\_\_    Email: \_\_\_\_\_

**Property Owner's Statement:**

"By my signature, I hereby state that I am the legal owner of record of the property identified in this application and that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

**Signature and Date:** \_\_\_\_\_

If there is more than one owner of the property to be proposed to be General Plan Amendment and/or Zoning Amendment, the signatures of all owners must be provided.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature (REQUIRED): \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature (REQUIRED): \_\_\_\_\_

---

**Each application for a General Plan Map Amendment or Zoning Map Amendment shall include all of the following maps and information:**

- 1) An accurate legal description of the area proposed to be rezoned/amended.
- 2) The names and addresses of all owners of real property within the area proposed to be amended together with the Assessor's Parcel Number of their property.
- 3) Provide Six (6) copies of maps for initial review. Additional maps will be required for final processing of this application. All maps shall be scaled (1 inch = 100 feet. The following information shall be included:
  - a) The location and dimensions of the boundaries of the property to be rezoned/amended.
  - b) The names and widths of all streets within and adjacent to the area proposed to be rezoned/amended.
  - c) All parcels of land that have any part within three hundred (300) feet of any part of the property proposed to be rezoned/amended.
  - d) A small location map clearly showing the location of the property within the community.
  - e) Size of the area proposed to be rezoned/amended in square feet or acres.
  - f) All access points to the property proposed to be rezoned/amended.
  - g) A north arrow (north should be to the top of the map).
  - h) One (1) 8½ inch by 11 inch copy of the map in PDF on a flash drive or CD.
  - i) Any additional information which would illustrate the proposed rezoning or plan amendment.

**PART I: GENERAL PLAN LAND USE MAP OR ZONING MAP AMENDMENT**

<u>EXISTING CONDITIONS</u>	<u>PROPOSED CONDITIONS</u>
GENERAL PLAN DESIGNATION: see attached	GENERAL PLAN DESIGNATION: Monterey Downs Specific Plan
ZONING DISTRICT: see attached	ZONING DISTRICT: Monterey Downs Specific Plan

A) EXPLAIN IN DETAIL WHY THE GENERAL PLAN AMENDMENT AND/OR ZONING AMENDMENT IS NEEDED: (provide separate attachment if necessary)

see attached

---



---



---

B) EXPLAIN WHY THE PROPERTY IS MORE SUITABLE FOR THE USES ALLOWED IN THE PROPOSED GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT THAN FOR THE USES ALLOWED IN THE EXISTING GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT:

see attached

---



---



---

C) EXPLAIN WHY THE USES ALLOWED IN THE CURRENT GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT WOULD NOT BE DETRIMENTAL TO SURROUNDING PROPERTIES:

see attached

---



---



---

**PART II: TEXT AMENDMENT TO GENERAL PLAN AND/OR ZONING ORDINANCE**

A) THE REQUEST IS TO AMEND THE GENERAL PLAN: CHAPTER(S) \_\_\_\_\_,  
SECTION(S) \_\_\_\_\_, ON PAGE(S) \_\_\_\_\_.

B) THE REQUEST IS TO AMEND THE ZONING ORDINANCE: CHAPTER(S) \_\_\_\_\_,  
SECTION(S) \_\_\_\_\_, ON PAGE(S) \_\_\_\_\_.

C) THE PRESENT WORDING OF THE TEXT TO BE AMENDED IS:

see attached

---

---

---

---

---

---

D) THE PROPOSED WORDING OF THE TEXT TO BE AMENDED IS:

---

---

---

---

---

---

E) THE PURPOSE FOR REQUESTING THIS TEXT AMENDMENT IS:

---

---

---

---

---

---

**DECLARATION OF CAMPAIGN CONTRIBUTIONS  
(PLANNING COMMISSION & CITY COUNCIL)**

California Government Code Section 84308 prohibits a Commissioner or Council Member from voting on a project if he or she has received campaign contributions in excess of \$250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify him or herself from voting on the project. Failure to do so may lead to revocation of the permit.

Each applicant or authorized agent must declare below whether any such contributions have been made to any of the Commissioners or Council Member(s) listed below.

**Check one:**

The applicant(s), their agents, employees, family, and/or any person with a financial interest in the project HAVE NOT CONTRIBUTED over \$250 to any Commissioner(s) or Council Member(s) within the past year.

The applicant(s), their agents, employees, family, and/or any person having a financial interest in the project HAVE CONTRIBUTED over \$250 to the Commissioner(s) or Council Member(s) listed below within the past year.

COMMISSIONER/COUNCIL MEMBER: \_\_\_\_\_

COMMISSIONER/COUNCIL MEMBER: \_\_\_\_\_

**Applicant or Authorized Agent:**

Name: Beth Palmer, COO  
(Please Print)

Signature: BETH PALMER

Date: 7/16/12

**Current Planning Commissioners:**

- Paul Muga, Chair
- Amy Taketomo, Vice-Chair
- Mary Claypool
- Michael Lechman
- John Owens
- John Robinson

**Current City Council Members:**

- Felix H. Bachofner, Mayor
- Steve Bloomer, Mayor Pro Tem
- Dennis J. Alexander
- Alvin Edwards
- Ian N. Oglesby

**Administrative Use Only**

Application Number: GPA-12-01 / ZA-12-01

Fee Amount: \_\_\_\_\_

Date of Submittal: \_\_\_\_\_

Taken By: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

**Environmental Assessment**

**Phase I – Exempt**

- No Significant Impact
- Emergency Exclusion
- Categorically Exempt (Class \_\_\_\_\_)
- Ministerial Exclusion

**Phase II – Not Exempt**

- A previous Negative Declaration or EIR has been prepared in conjunction with the file number \_\_\_\_\_ for this project.
- Project will require an Environmental Review

## **Monterey Downs Specific Plan and Annexation**

### **General Plan and Zoning Amendment Application**

#### **EXPLAIN IN DETAIL WHY THE GENERAL PLAN AMENDMENT AND/OR ZONING AMENDMENT IS NEEDED:**

In order to have a well-planned coordinated development, a Specific Plan and Annexation are being requested for the subject properties. The process of creating the Specific Plan will require General Plan and Zoning Amendments. As part of the annexation process, the City is required to amend their General Plan and Zoning codes to designate the annexed lands.

#### **EXPLAIN WHY THE PROPERTY IS MORE SUITABLE FOR THE USES ALLOWED IN THE PROPOSED GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT THAN FOR THE USES ALLOWED IN THE EXISTING GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT:**

The subject properties are currently split between two jurisdictions with a variety of land use designations. The Fort Ord Reuse Plan calls for larger development to be designed and developed as well-planned "Villages" that create a live/work balance. The proposed Specific Plan General Plan and Zoning designations will ensure for a coordination planned community.

#### **EXPLAIN WHY THE USES ALLOWED IN THE ~~CURRENT~~ PROPOSED GENERAL PLAN DESIGNATION AND/OR ZONING DISTRICT WOULD NOT BE DETRIMENTAL TO SURROUNDING PROPERTIES:**

The proposed General Plan and Zoning Designations are consistent with the Fort Ord Reuse Plan which is the master plan document for the former military base. All development allowed under the proposed designations fall within the proposed development areas within the Reuse Plan. The proposed designations land uses will be internally compatible and compatible with the surround land uses ensuring that the designation will not be detrimental to the surrounding properties.