



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, December 13, 2023
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a viewing and listening virtually or telephonically. Participation by members of public through this means is at their own risk.*

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To view in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To listen by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - **Before the Meeting via Email:** Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, members of the public participating in person and wishing to address the Planning Commission may approach the podium when the Chair calls for public comment.

1. **CALL TO ORDER**

2. **ROLL CALL**

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority

vote is required).

4. PUBLIC COMMENT FOR COMMISSIONS

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM OCTOBER 25 AND NOVEMBER 21, 2023

6. BUSINESS ITEMS

A. USE PERMIT UP-23-07 AND ARCHITECTURAL REVIEW APPLICATION AR-23-21. DARRYL CHOATES, APPLICANT AND PROPERTY OWNER, REQUESTS USE PERMIT APPROVAL FOR AN EVENT CENTER, INCLUDING A MEETING FACILITY AND RECREATIONAL FACILITY-INDOOR, AT 510 BROADWAY AVENUE (APN 011-303-014) CONNECTED TO AN EXISTING NIGHTCLUB AT 500 BROADWAY (APN: 011-303-013), AND AN ARCHITECTURAL REVIEW FOR PROPOSED CHANGES TO THE EXTERIOR FAÇADE OF BOTH PROPERTIES, LOCATED IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(A) OF THE CEQA GUIDELINES

B. MASTER SIGN PROGRAM MSP-23-02. SIGNS BY VAN, INC., APPLICANT, AND STACEY DIAZ, PROPERTY OWNER, REQUEST APPROVAL OF A MASTER SIGN PROGRAM FOR THE TWO-TENANT SITE LOCATED AT 1020 ORD GROVE AVENUE (APN: 011-102-001) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 11 UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15311(A)

C. ARCHITECTURAL REVIEW APPLICATION AR-23-20. SEASIDE ACQUISITION GROUP, APPLICANT, AND CITY OF SEASIDE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A NEW GOLF COURSE MAINTENANCE COMPLEX ON THE BAYONET-BLACKHORSE GOLF COURSE LOCATED ON THE SOUTH SIDE OF MONTEREY ROAD APPROXIMATELY 440 FEET EAST OF LUZON ROAD (APN: 031-051-055) IN THE V-FO (FORT ORD VISITOR SERVING COMMERCIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2 UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15302

D. ARCHITECTURAL REVIEW APPLICATION AR-23-16. CHARLIE

HAZELBAKER OF KB BAKEWELL, APPLICANT, AND GREATER VICTORY TEMPLE CHURCH, OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A NEW THREE-STORY, 21-UNIT MULTIFAMILY AFFORDABLE HOUSING PROJECT LOCATED AT 1620 BROADWAY AVENUE (APN: 012-631-003) ON THE GREATER VICTORY TEMPLE CHURCH SITE IN THE HIGH-DENSITY RESIDENTIAL (RH) ZONING DISTRICT. THIS PROJECT IS EXEMPT CLASS 32 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332

E. MINOR USE PERMIT MUP-15-01. A HEARING TO CONSIDER THE REVOCATION OF MINOR USE PERMIT MUP-15-01 FOR A THERAPEUTIC MASSAGE BUSINESS LOCATED AT 885 BROADWAY AVENUE (APN: 011-545-001) DUE TO VIOLATIONS OF THE CONDITIONS OF APPROVAL. THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15061(d) AND 15270 OF THE CEQA GUIDELINES

F. MINOR USE PERMIT MUP-18-02. A HEARING TO CONSIDER THE REVOCATION OF MINOR USE PERMIT MUP-18-02 FOR A THERAPEUTIC MASSAGE BUSINESS LOCATED AT 704 BROADWAY AVENUE (APN: 011-292-020) DUE TO VIOLATIONS OF THE CONDITIONS OF APPROVAL. THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTIONS 15061(d) AND 15270 OF THE CEQA GUIDELINES.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 27, 2023
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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