



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, January 8, 2025
6:00 PM

NOTICE: *The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. 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 or participate 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 or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR 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 by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.
5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

1. CALL TO ORDER

2. ROLL CALL - PLANNING COMMISSION

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

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

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION UP-2024-006 AND ARCHITECTURAL REVIEW APPLICATION AR-2024-004. DAN MATTERSON, APPLICANT AND OWNER, REQUESTS USE PERMIT APPROVAL FOR A PROPOSED SECOND-STORY DECK TO PROJECT 4'-10" INTO THE 15' REAR SETBACK; AND ARCHITECTURAL REVIEW APPROVAL FOR THE DESIGN OF THE DECK. THE PROJECT IS LOCATED AT 1060 AMADOR AVENUE (APN: 012-272-044) IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES.

B. MASTER SIGN PROGRAM MSP-2024-004. PROPERTY OWNER, THE ARAGON LLC, AND APPLICANT MONTEREY SIGNS, INC., REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW THE CREATION OF THREE WALL SIGNS, A FREESTANDING PYLON SIGN, AND WINDOW SIGNS AT THE TWO-TENANT COMMERCIAL BUILDING LOCATED AT 1333 AND 1325 FREMONT AVENUE (APN 011-333-015) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) 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:
January 22, 2025
6:00 p.m.

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>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: January 8, 2025

SUBJECT: USE PERMIT APPLICATION UP-2024-006 AND ARCHITECTURAL REVIEW APPLICATION AR-2024-004. DAN MATTERSON, APPLICANT AND OWNER, REQUESTS USE PERMIT APPROVAL FOR A PROPOSED SECOND-STORY DECK TO PROJECT 4'-10" INTO THE 15' REAR SETBACK; AND ARCHITECTURAL REVIEW APPROVAL FOR THE DESIGN OF THE DECK. THE PROJECT IS LOCATED AT 1060 AMADOR AVENUE (APN: 012-272-044) IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends approval of Use Permit application UP-2024-006 and Architectural Review application AR-2024-004.

BACKGROUND

A stop-work order was issued by Seaside's Building Inspector on March 3, 2023 regarding a rear yard stair and a structure over the hot tub. The stairway was demolished and the applicant submitted an Architectural Review application on April 19, 2024. The City issued a compliance notice on November 7, 2024 after receiving and substantiating a complaint and listed the unpermitted construction activities at the rear deck as an existing violation. Therefore, given the history of complaints filed and violations issued, the Zoning Administrator elected to refer the application to the Planning Commission per SMC 17.62.070.D.2.

PERMIT ANALYSIS

Seaside Municipal Code Section (SMC) 17.30.100.E, Table 3-5 *Allowed Architectural Projections Into Setbacks* allows for an uncovered and unenclosed above-ground deck or second-story or higher cantilevered balcony to project a maximum of six feet into the rear setback (15 feet), with any projection greater than three feet being subject to Use Permit approval by the Planning Commission. Required findings are outlined in SMC 17.62.070 (Use Permit or Minor Use Permit).

The proposed second-story deck will extend an existing deck, increasing the area by approximately 110 square feet (SF), with the proposed dimensions varying from 10 to 12 feet in depth, on the east and west sides respectively, by 8'-9" in width. The deck measures 8'-9" in height, to the deck floor, and an additional 4'-0" to the top of the railing. The deck is proposed to project 4'-10" into the required rear setback of 15', resulting in an observed rear setback of 10'-2". The side setbacks are compliant at more than 5'-0".

ARCHITECTURAL REVIEW

SMC 17.62.030 requires Architectural Review for all new second-story elements and the review considerations include architectural considerations, such as the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, and colors.

The proposed deck expansion will be constructed with pressure-treated redwood for the deck framing and flooring, with plywood panels painted in Behr Pinecone Path that will create a solid barrier around the perimeter. This design will be similar to the front balcony design (Attachment 2: Site Photos) and the overall scale of the deck, from width to height and materials used, is complementary to the existing two-story home.

CEQA

1. The project is Categorically Exempt, Class 3, from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) of the CEQA Guidelines:

Evidence: The exemption includes the construction of new accessory structures. As such, the proposed 110 square foot second-story deck is considered an accessory structure and is exempt from CEQA.

REQUIRED FINDINGS

In accordance with SMC 17.62.070.F. Findings and decision, the review authority may approve a Use Permit or Minor Use Permit only after first finding all of the following:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: The proposed second-story deck is considered an accessory structure to the primary residential use and complies with all applicable regulations, with the proposed projection into the rear setback permitted through Use Permit approval.

2. The proposed use is consistent with the General Plan and any applicable specific

plan.

Evidence: The proposed second-story deck is designated as Neighborhood General in the General Plan, which allows for anything from single-family to low-rise multifamily up to three stories or 36 feet.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: All characteristics of the second-story deck are compatible with the planned future residential land uses in the vicinity. Additionally, the side and rear of the site is surrounded by hedges that obscure the views to/from the adjacent properties.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: Adequate access and utilities are available on the site. The site meets the development requirements and the proposed deck expansion is physically suitable for the site.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: Granting the Use Permit and Architectural Review approval would not be detrimental to the public interest, health, safety, convenience, or welfare and such an accessory structure has no potential to be materially injurious to persons, property, or improvements in the vicinity and zone district.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Project Plans
 3. Attachment 2: Site Photos
-

**PLANNING COMMISSION
RESOLUTION NO. 25-01**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION UP-2024-006 FOR A PROPOSED SECOND-STORY DECK TO PROJECT 4'-10" INTO THE 15' REAR SETBACK AND ARCHITECTURAL REVIEW APPLICATION AR-2024-004 FOR THE DESIGN OF THE DECK LOCATED AT 1060 AMADOR AVENUE (APN: 012-272-044) IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, Dan Matterson, Property Owner and Applicant, applied for Use Permit Application UP-2024-006 and Architectural Review Application AR-2024-004; and

WHEREAS, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning Use Permit Application UP-2024-006 and Architectural Review Application AR-2024-004 at a duly noticed public hearing that the Planning Commission held on January 8, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following finding:

- 1. The project is Categorically Exempt, Class 3, from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) of the CEQA Guidelines:**

Evidence: The exemption includes the construction of new accessory structures. As such, the proposed 110 square foot second-story deck is an accessory structure and is exempt from CEQA.

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application UP-2024-006:

- 1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Evidence: The proposed second-story deck is considered an accessory structure to the primary residential use and complies with all applicable regulations, with the proposed projection into the rear setback permitted through Use Permit approval.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: The proposed second-story deck is designated as Neighborhood General in the General Plan, which allows for anything from single-family to low-rise multifamily up to three stories or 36 feet.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: All characteristics of the second-story deck are compatible with the planned future residential land uses in the vicinity. Additionally, the side and rear of the site is surrounded by hedges that obscure the views to/from the adjacent properties.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: Adequate access and utilities are available on the site. The site meets the development requirements and the proposed deck expansion is physically suitable for the site.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: Granting the Use Permit and Architectural Review approval would not be detrimental to the public interest, health, safety, convenience, or welfare and such an accessory structure has no potential to be materially injurious to persons, property, or improvements in the vicinity and zone district.

BE IT FURTHER RESOLVED, the Planning Commission approves Use Permit Application UP-2024-006 and Architectural Review Application AR-2024-004 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

3. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

4. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

5. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
 - a. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

7. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
9. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.

10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of January 15, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

11. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 8th day of January 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

USE PERMIT APPLICATION No. UP-2024-006
and
ARCHITECTURAL REVIEW APPLICATION No. 2024-04
RESOLUTION No. 25-01

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

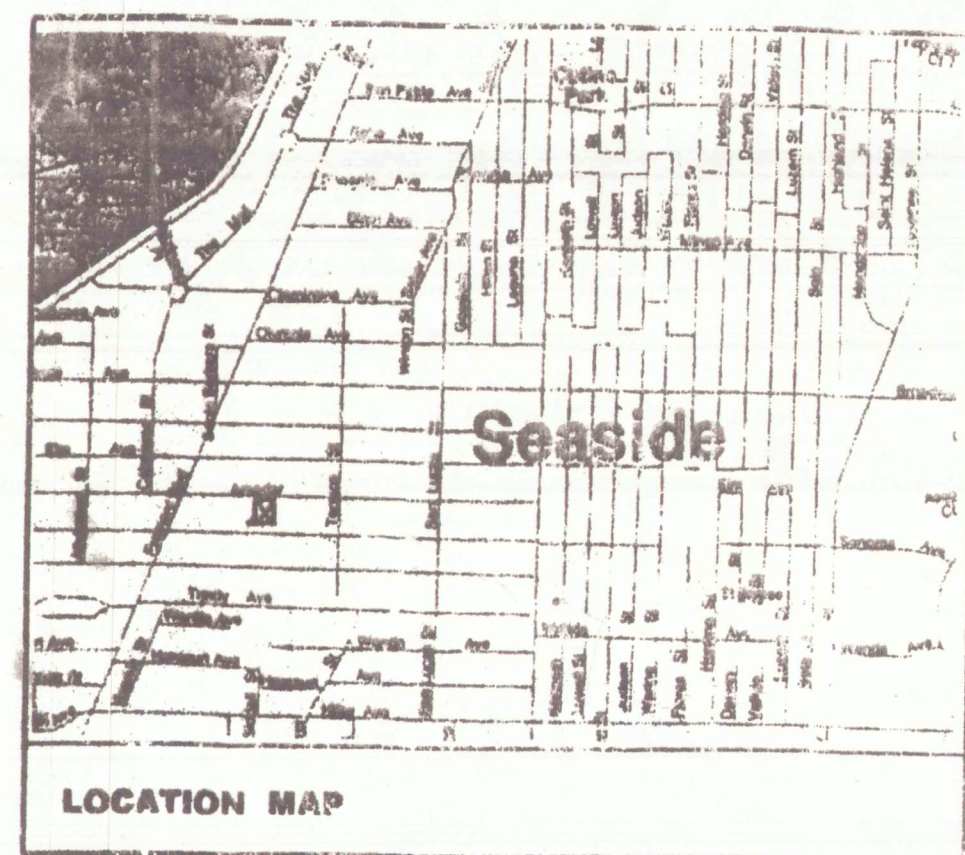
Date

GENERAL NOTES:

1. All trades shall verify exact location of all utilities, prior to bidding. Failure to do so shall not constitute grounds for extra.
2. Verify all dimensions, prior to bidding and report any discrepancies to DESIGNER.
3. All glazing shall comply with the U.S. Consumer Product Safety Commission Standard for architectural glazing materials, 16 CFR Part 1201.
4. All SUBCONTRACTORS shall provide a certificate of insurance for (Workmen's Compensation) to primary CONTRACTOR prior to beginning any work on job site.
5. Openings to be caulked and sealed, i.e. around joints in window and doors, wall sole plates, opening for utility piping and wiring, etc.

6. The CONTRACTOR shall verify all dimensions and conditions at site prior to commencement of construction.
7. All work shall conform to the requirements of the Uniform Building Code 1994 edition with the local amendments.
8. All work shall conform to the best practice prevailing in the various trades comprising the work.
9. The CONTRACTOR shall provide adequate bracing and shoring for all structural members during all phases of construction.
10. The CONTRACTOR shall ensure proper placement of all openings, sleeves, curbs, conduits, bolts, inserts, etc. prior to placement of concrete and any now specifically shown on the drawings and be located and subject to approval by the owner prior to placement of concrete.

12. All hoses used in connection with any construction activities shall be equipped with a shutoff nozzle. When an automatic shut off nozzle can be purchased or otherwise obtained for the size or type of the hose in use. The nozzle shall be an automatic shut off nozzle.
13. No potable water may be used for compaction or dust control purposes. In construction activities where there is a reasonably available source of reclaimed or other subpotable water approved by the Monterey County Health Department and other appropriate for such use.
14. Strap water heaters to wall and/or fasten to floor to resist lateral forces equal to 100% of gravity load.
15. Provide sewer back flow prevention device (airtight trap).
16. Provide vents for gas fired equipment within 14" of the appliance. Not more than 2-90 degree angles.
17. All new roofs shall be class A or class B UBC 3204 city ordinance.

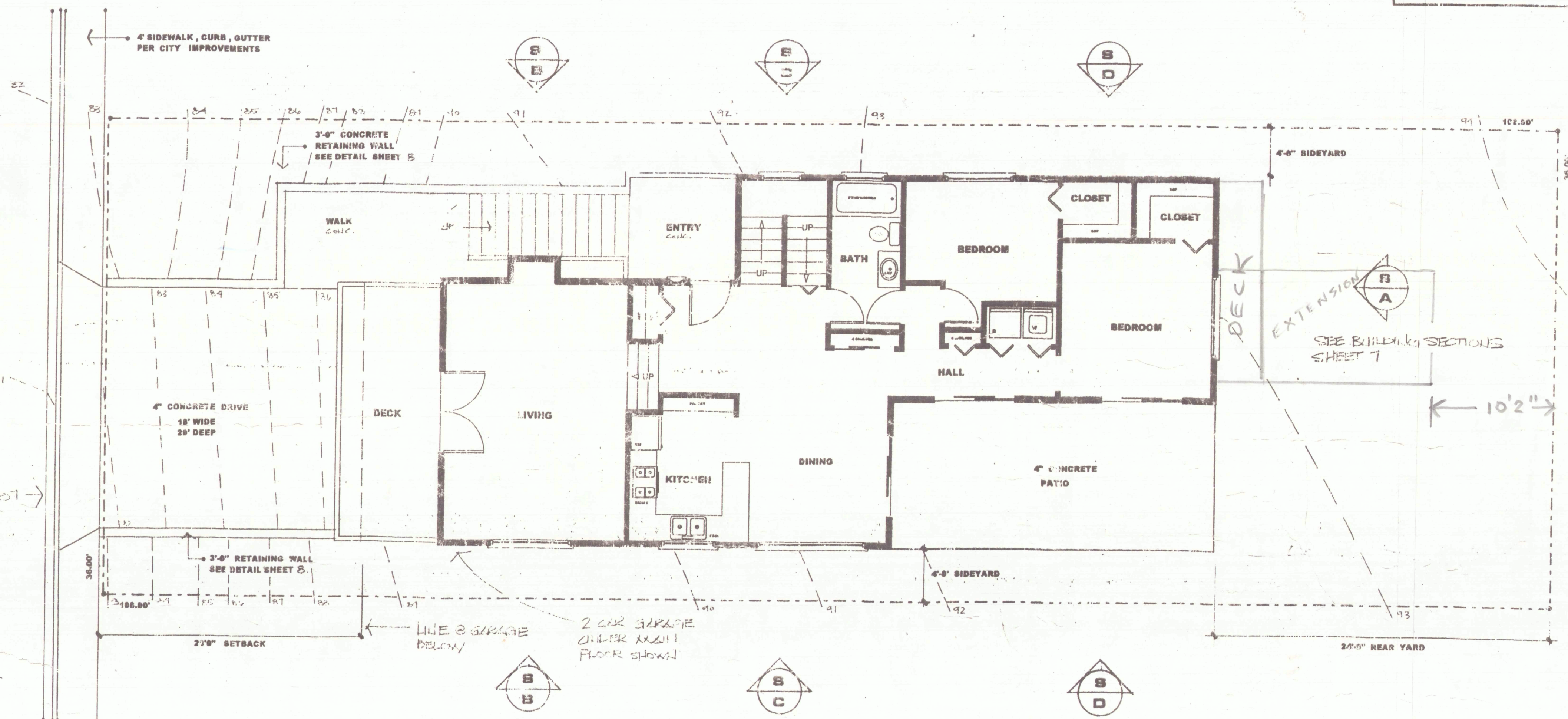


JUNE 1999

APPROVED
PLANS
NO REAR
STAIRS

AMADOR STREET

RENEWAL PER CT-01
CITY OF MONTEREY
MAX 15%



SITE PLAN

3/16"=1'-0"

CONSTRUCTION NOTES:

1. The use of plumbing pipe as an electrical ground is prohibited.
2. Glazing in areas subject to human impact (ABV, tub/shower), shall be of safety glass or tempered glass.
3. Shower area walls shall be finished with a smooth nonabsorbent surface to a height of 70" above drain inlet.
4. Glazing used in doors and panels of shower and tub enclosures shall be fully tempered glass. Laminated safety glass or approved plastic of a shatter resistant type.
5. Toilet shall have maximum 1 1/2 gallons/flush. Showerhead flow shall not exceed 2 1/2 gallons per minute at 40 psi. Water pressure in building shall be limited to 50 psi or less. All hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system 2.2 GPM at lav and sink faucets.

6. The use of solder containing more than .2% of lead in making joints on private or public water supply system is prohibited.
7. Provide a nonremovable backflow prevention device at all hose bibs.
8. All prefab fireplaces shall have tight fitting doors. Outside combustion air intake (6 sq. in. min.) and a tight fitting damper, 2" minimum to combustible materials.
9. All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
10. Glazing within 24" of any door or within 15" of floor must be of safety glazing materials. Windows that apply shall be marked by S.G.
11. No person shall tap into any fire hydrant for any purpose other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from Monterey County Health Department.

RESIDENCE FOR:

DAN MATTERSON
10 CHUALAR PLACE
MONTEREY, CALIFORNIA

AT:

1060 AMADOR STREET
LOT 102
SEASIDE, CALIFORNIA
A.P.N. 012-272-044

DESIGNER:

CORRIGAN CONSTRUCTION
114 WEBSTER STREET
MONTEREY, CALIFORNIA

CONSULTING ENGINEER:

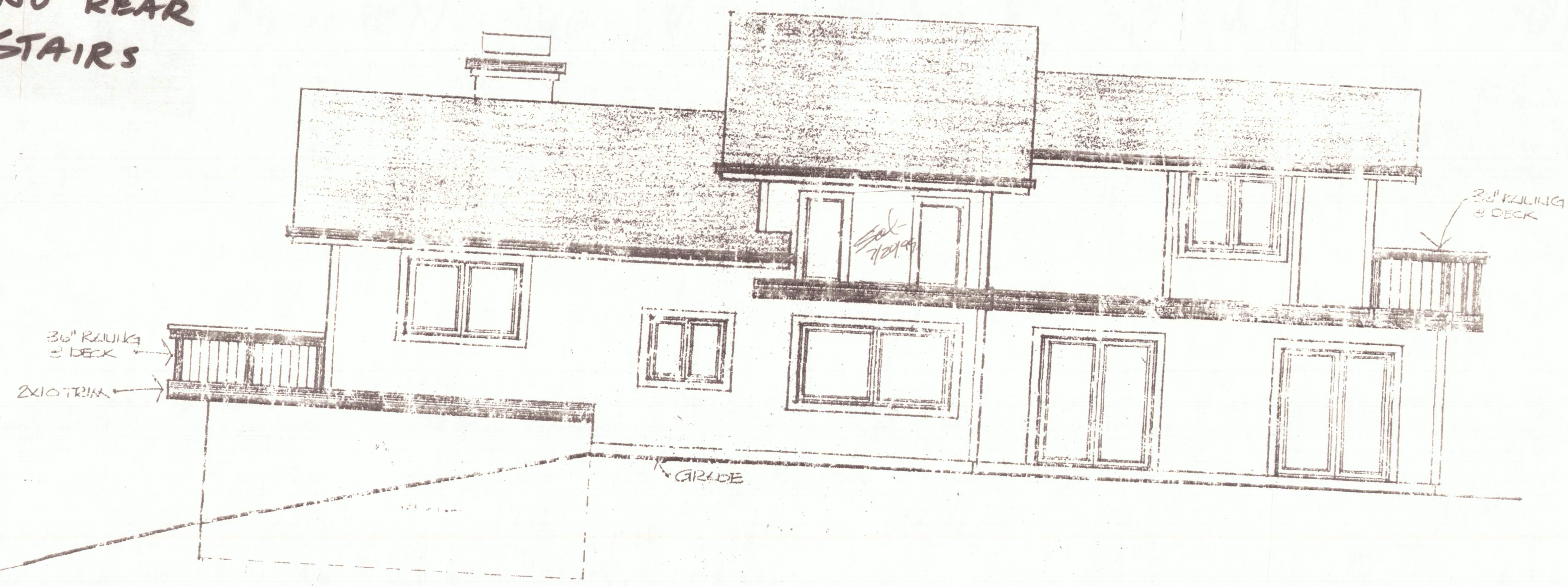
ALEXANDER OTT
603 PALM AVENUE
SEASIDE, CALIFORNIA

1/6

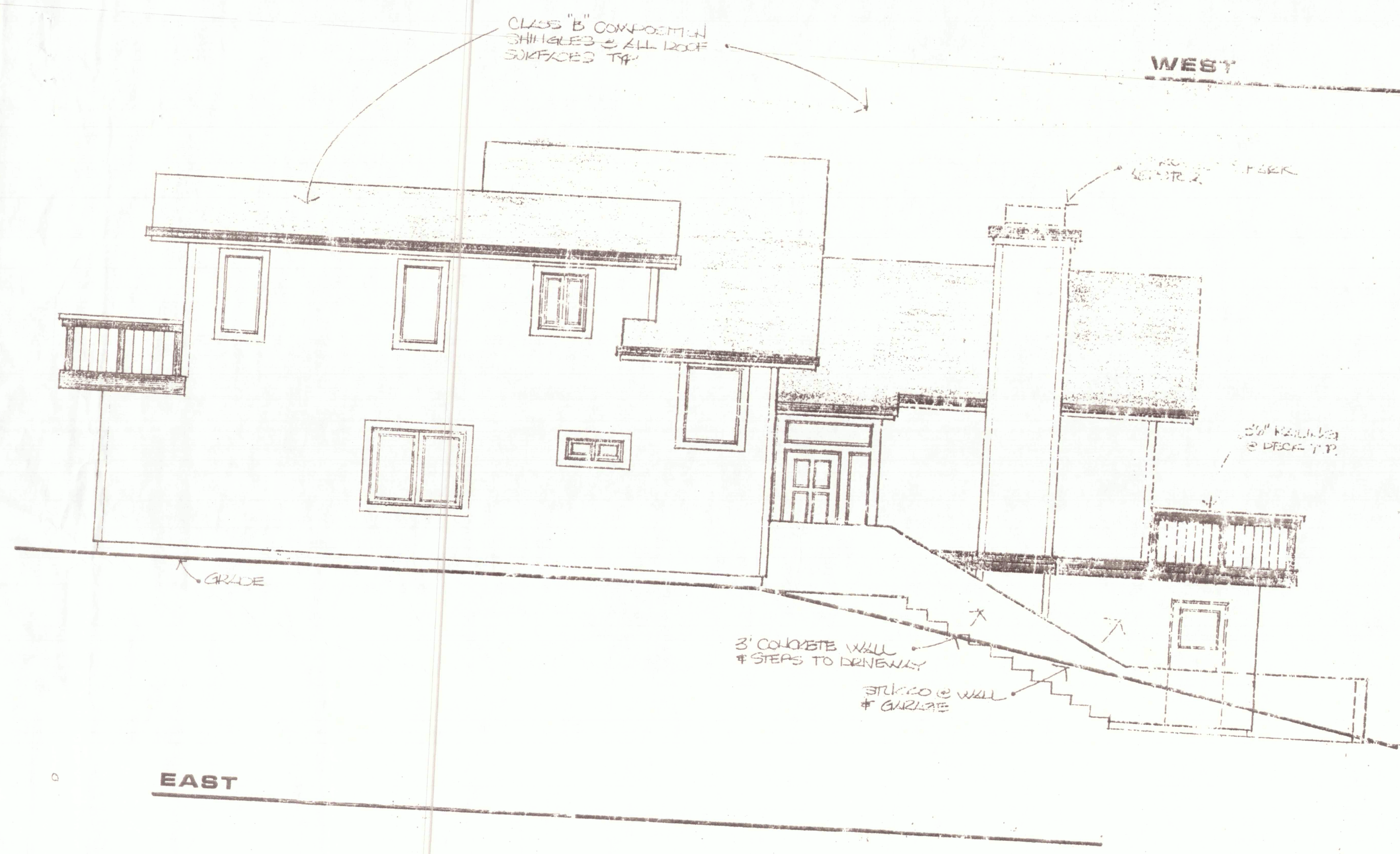
APPROVED
PLAN
NO REAR
STAIRS



SOUTH



WEST



EAST

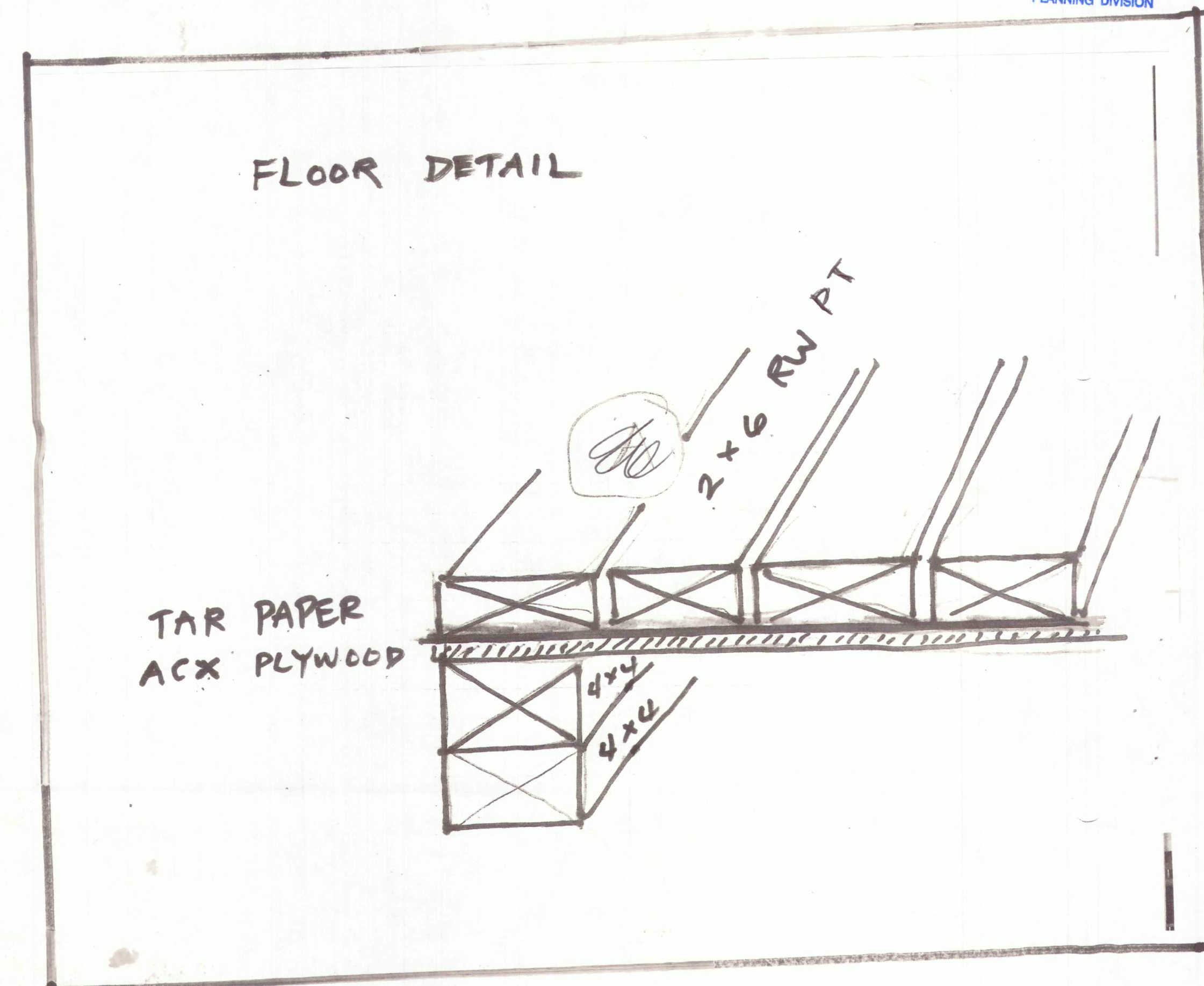
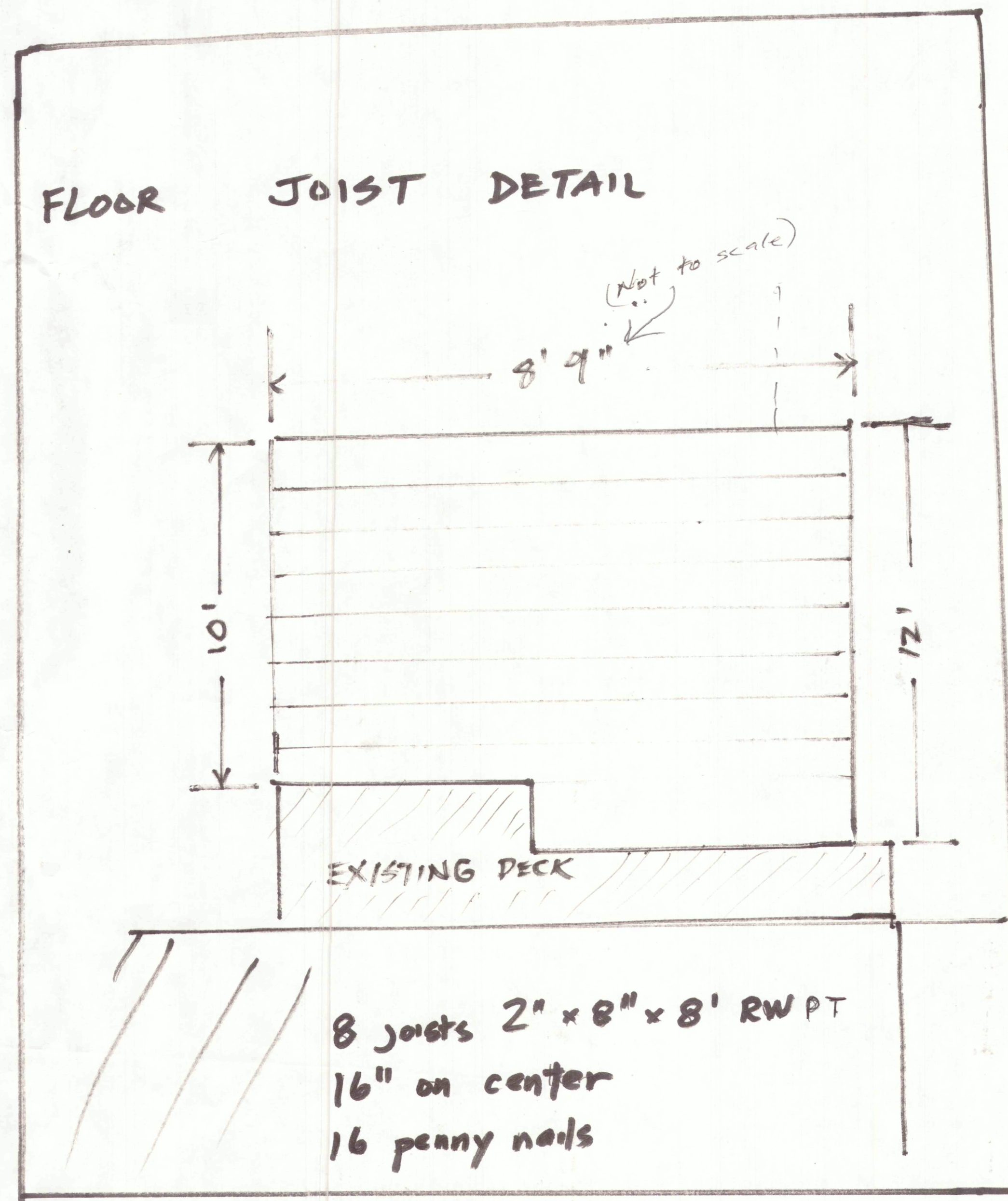


NORTH

NEW RESIDENCE
1060 AMADOR STREET, LOS ANGELES, CALIFORNIA

Drawn by	
Scale	
Drawn by	
Job	
Sheet	3

2/6



RECEIVED
APR 19 2024
CITY OF SEASIDE
PLANNING DIVISION

NOTES:

STAIRS REMOVED DUE TO DRY ROT. (BUILDER USED DOUGLAS FIR INSTEAD OF REDWOOD AS DESIGNED)

STAIRS NOT REPLACED DUE TO SKUNKS ON BACK PORCH, MANY TIMES.

LOOKING TO PROVIDE COVER FOR HOT TUB AS WELL AS SKUNK FREE AREA.

I DID NOT REALIZE HOW BIG THE HOT TUB WAS. REPLACEMENT COVER WAS \$1,100 AND 2 MONTH WAIT.

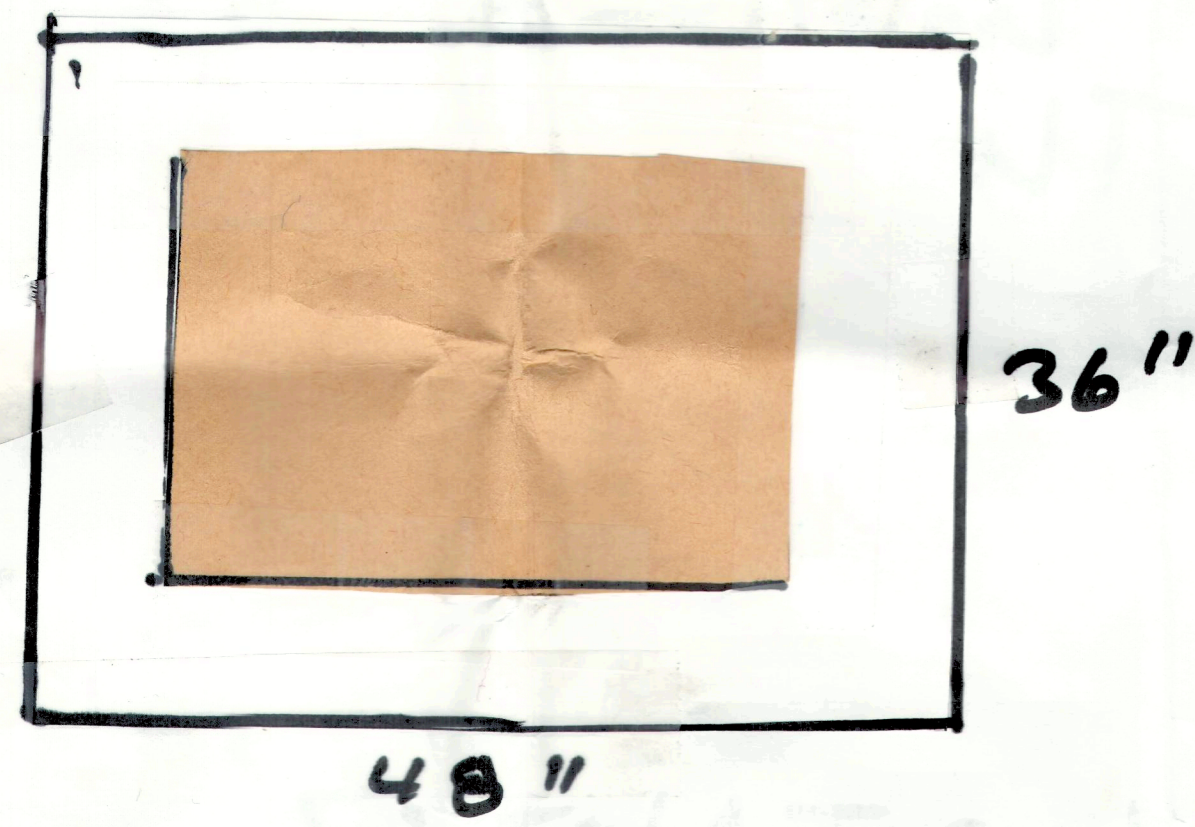
THE SUN JUST FRIES THE PLASTIC; TEMPORARY COVERS JUST DON'T WORK WITH THE WIND THIS LOCATION GETS

ALL WOOD IS PRESSURE TREATED REDWOOD.

6/6

A

ALL DECKS WILL
HAVE 1-4 PANELS
OF THIS DESIGN,
DEPENDING ON WIDTH OF SPOT.

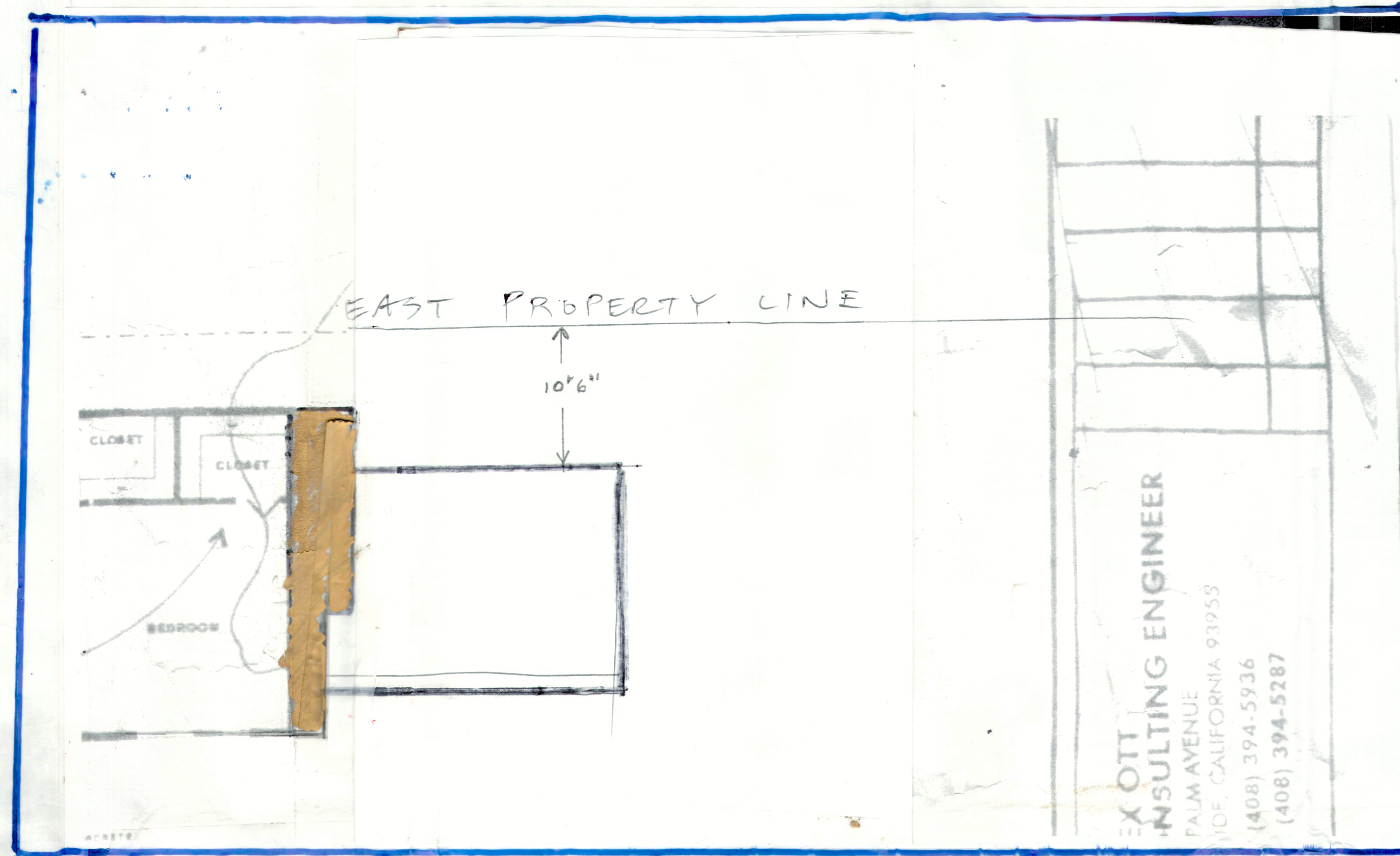


EXCEPTION:

EAST WALL WILL HAVE
FLAT BROWN PAINT
TO MINIMIZE REFLECTION,

see 5/6

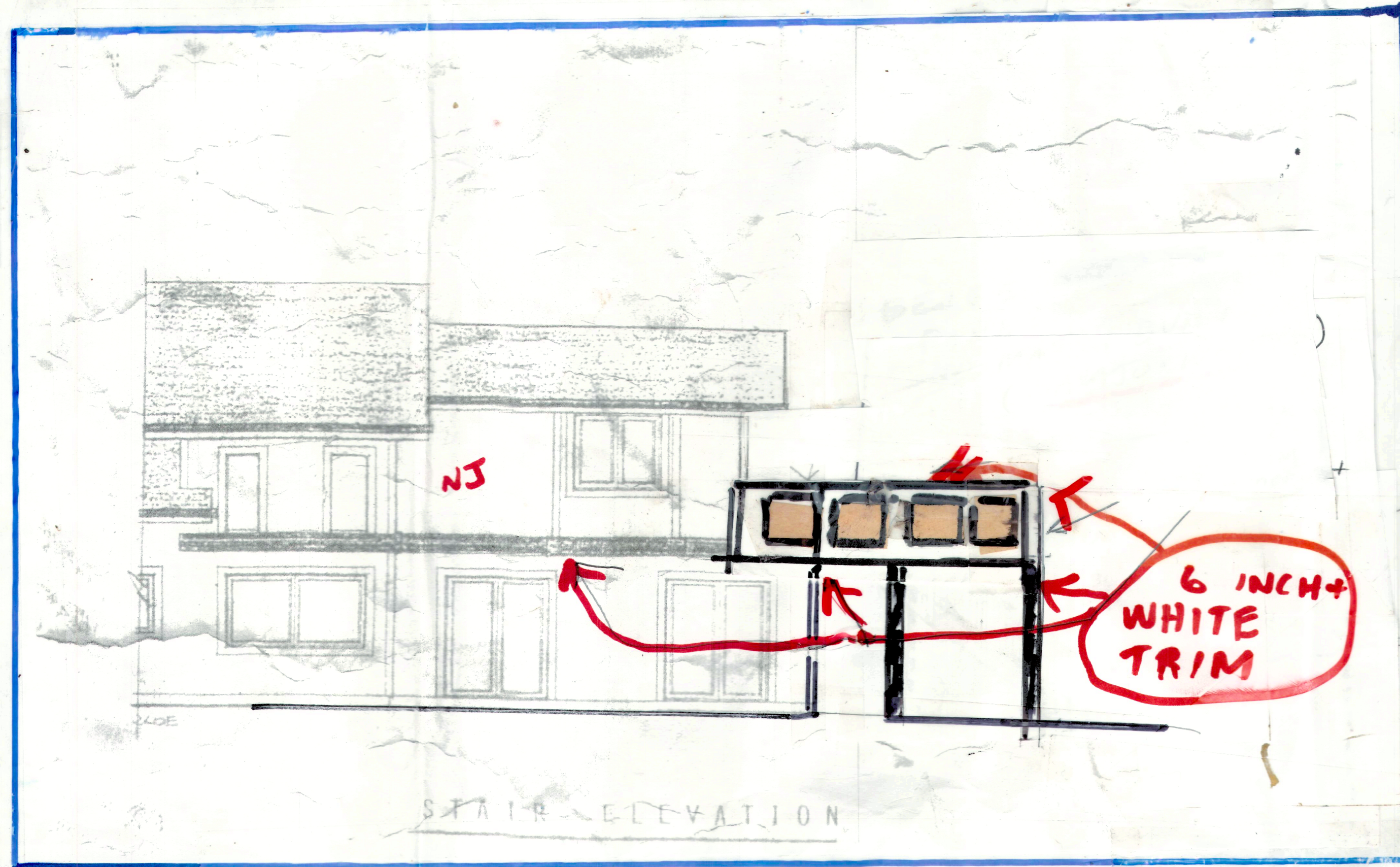
POSSIBLY ALSO BROWN
THE SOUTH SIDE



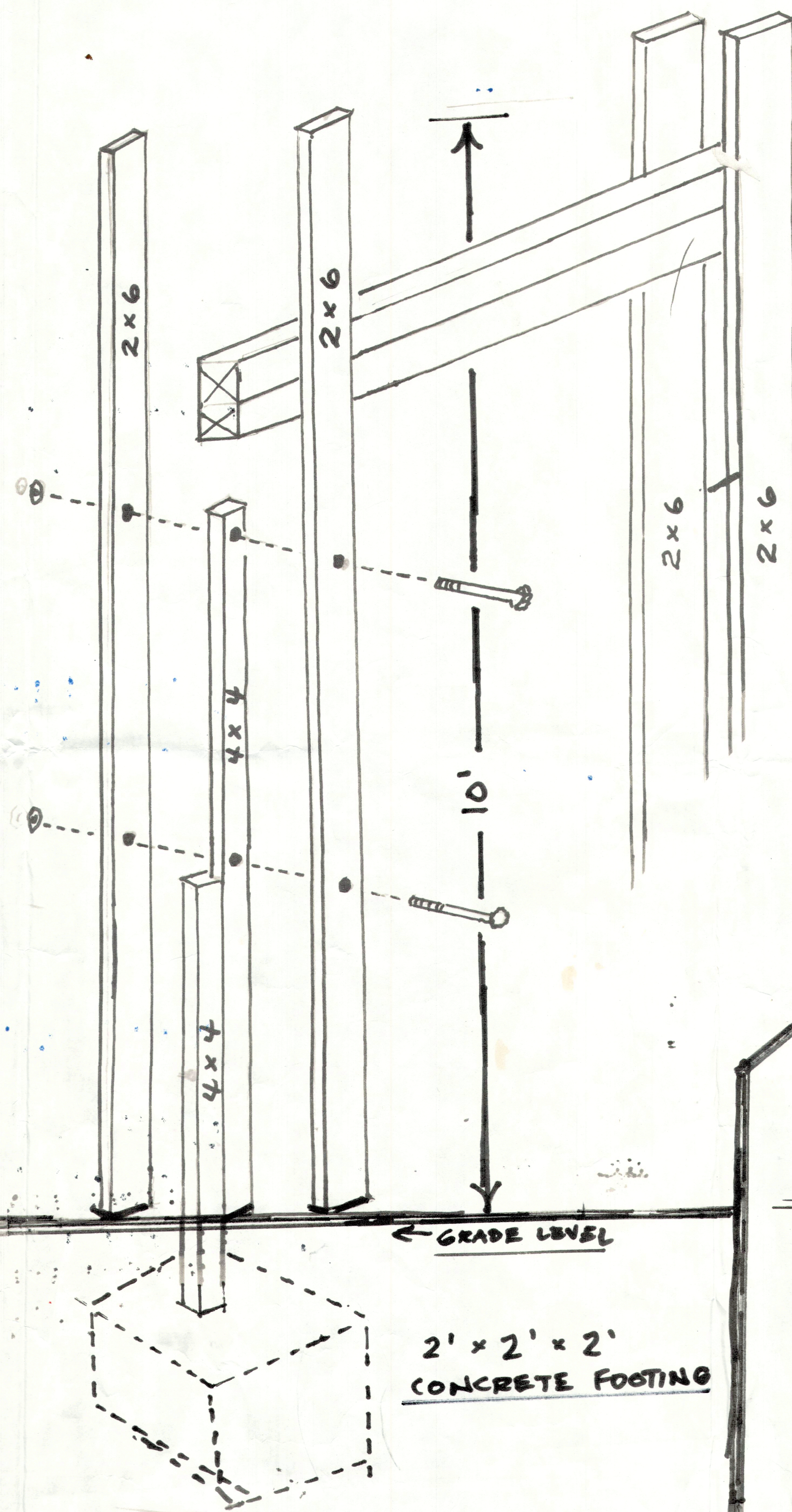
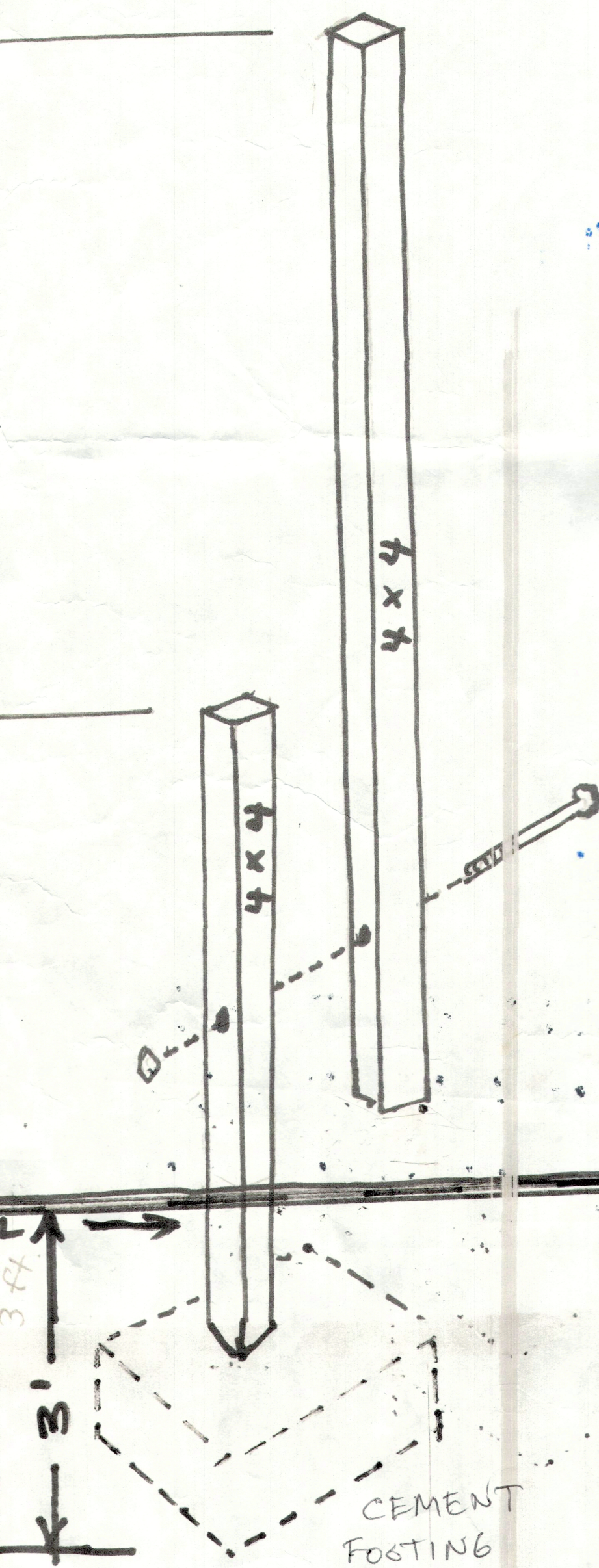
RECEIVED

APR 19 2024

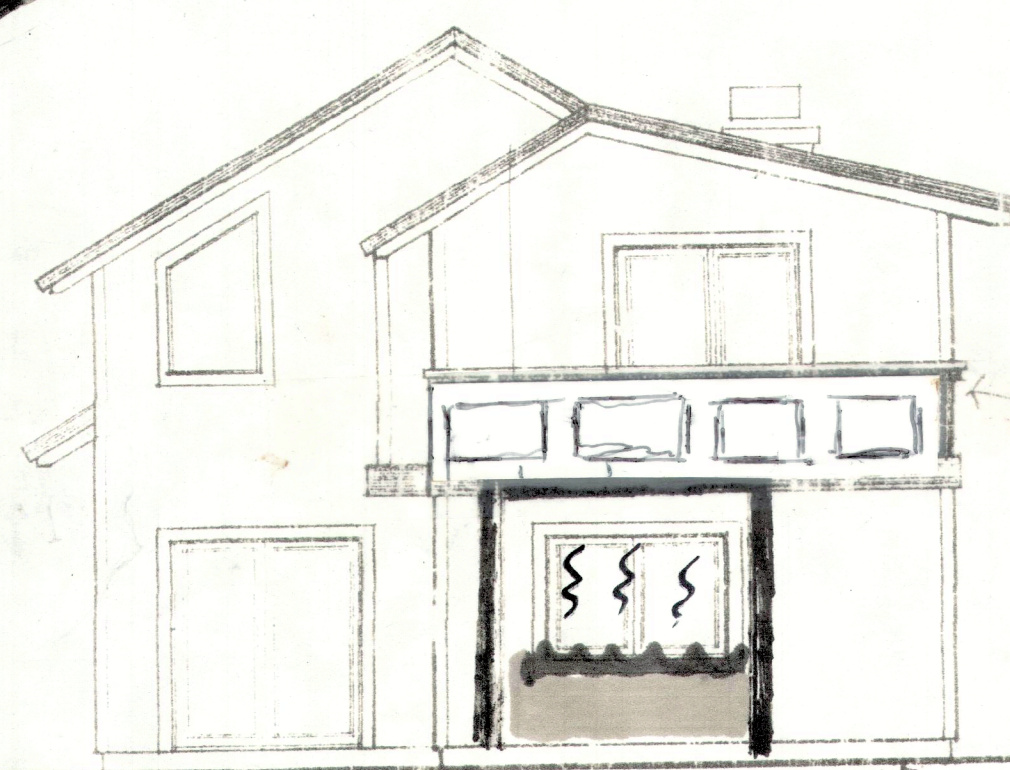
CITY OF SEASIDE
PLANNING DIVISION



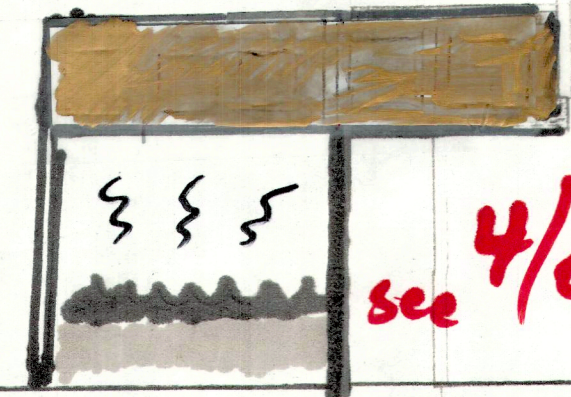
**SUPPORT DETAIL
FOUR SUPPORTS**



4x4
4x4



SOUTH

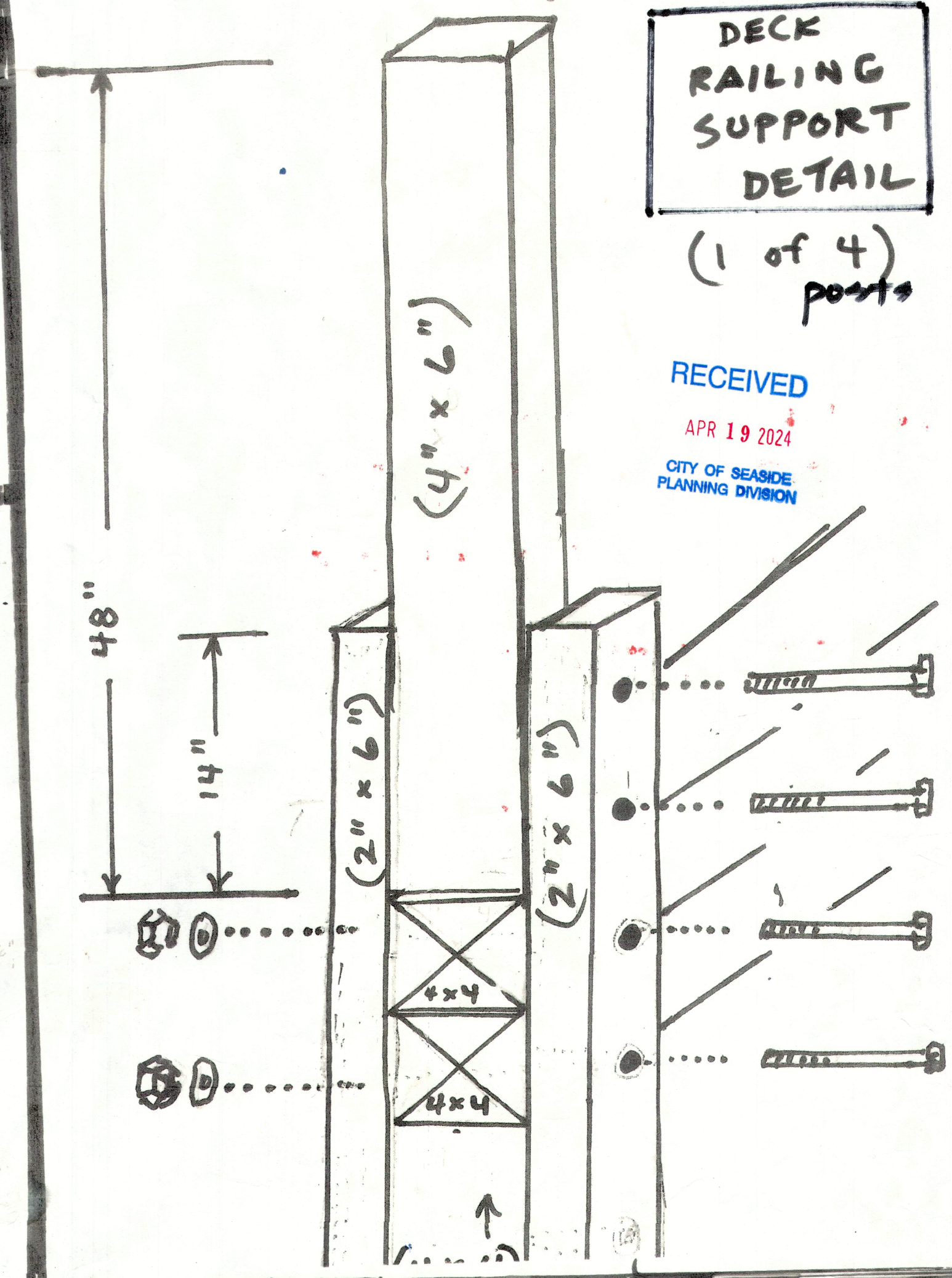


EAST

**DECK
RAILING
SUPPORT
DETAIL**

(1 of 4)
posts

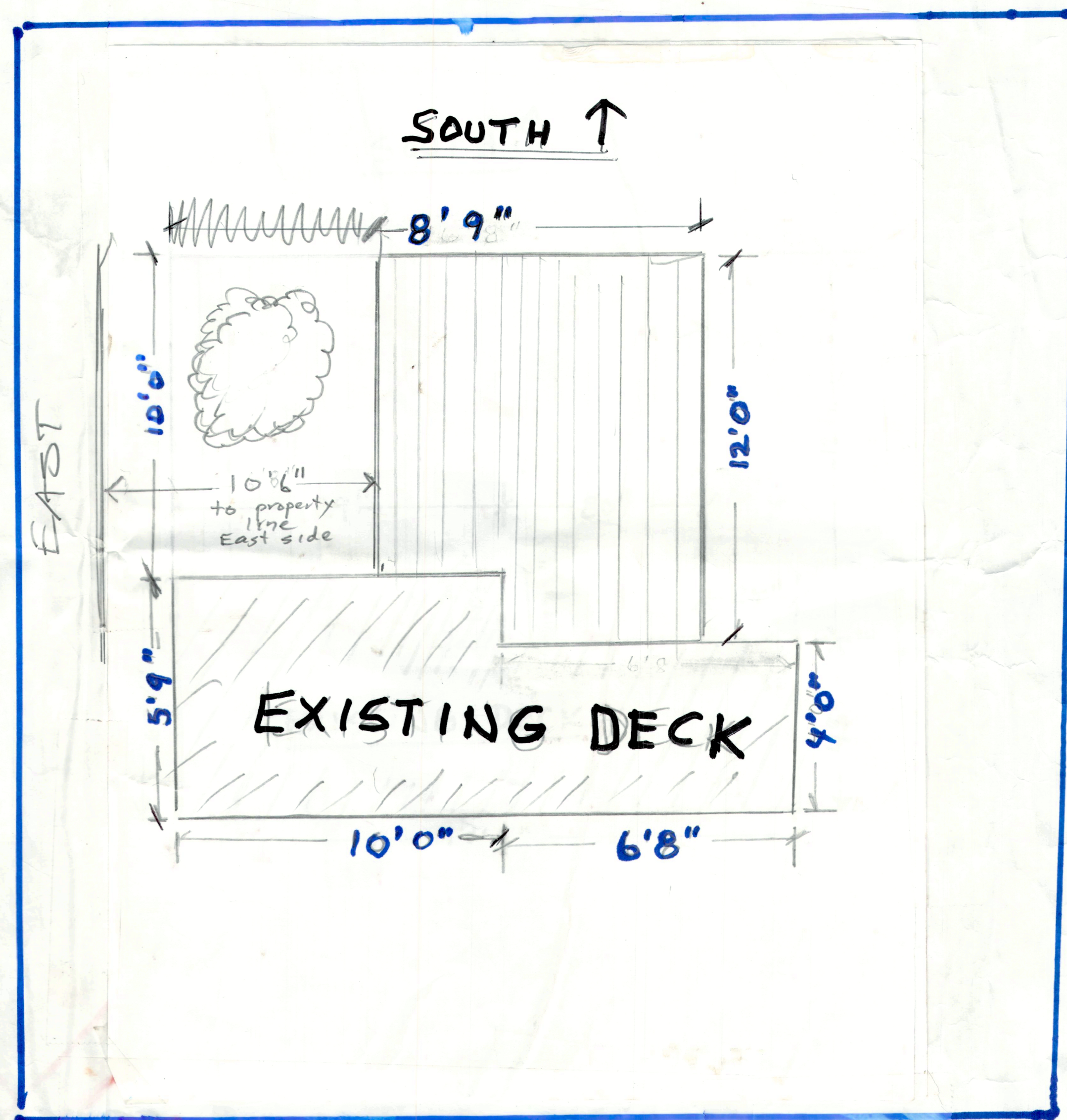
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APR 19 2024
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PLANNING DIVISION



7" x 5/8"
galvanized
bolts
and hardware
for joints
construction grade

5/6

REAR DECK



NAVAJO WHITE DECK PANELS: DETAIL

36" x 48" 1/2" plywood panels
attached by 3" screws & 3/4" nails
attached to 2"x6" deck framing
trimmed in miscellaneous white
trim, or just paint.

See 4/6

6/6

amended









**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: January 8, 2025

SUBJECT: MASTER SIGN PROGRAM MSP-2024-004. PROPERTY OWNER, THE ARAGON LLC, AND APPLICANT MONTEREY SIGNS, INC., REQUEST APPROVAL OF A MASTER SIGN PROGRAM TO ALLOW THE CREATION OF THREE WALL SIGNS, A FREESTANDING PYLON SIGN, AND WINDOW SIGNS AT THE TWO-TENANT COMMERCIAL BUILDING LOCATED AT 1333 AND 1325 FREMONT AVENUE (APN 011-333-015) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES.

RECOMMENDATION

The purpose of this item is to consider a Master Sign Program to allow additional on-premise signs for a two-tenant building. A Master Sign Program is required per Seaside Municipal Code (SMC) 17.40.030.B.

Staff recommends the Commission approve Master Sign Program MSP-2024-004 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The two-tenant 3,600 square foot (SF) building at 1325 and 1333 Fremont Boulevard is located on one 6,750 SF parcel in the Community Commercial (CC) zoning district. The existing tenants are Ink Press Studios, a custom print shop, and Rooter King, a plumbing business.

Various uses surround the site. Two restaurants are located directly to the south; a food market and a psychic are located to the north. More commercial uses are located to the east across Fremont Boulevard. Residential uses occupy parcels to the west.

PROJECT DESCRIPTION

The project proposes a Master Sign Program (MSP) to allow for three new wall signs, window signs, and the existing pylon sign.

STAFF ANALYSIS

A Master Sign Program is required by SMC 17.40.030.B because the site has two or more tenants. Master Sign Programs may grant exceptions to the maximum size and number of signs based on design features including architectural style, proportion to landscaping, site visibility, and building mass.

In accordance with SMC 17.40.070 Table 3-16, and as shown in Table 1 below, the maximum allowed sign area for the parcel without utilizing a Master Sign Program is 112.5 SF including an 18.5 SF freestanding sign allowance. The proposed sign area is a total of 122 SF including the 45 SF freestanding sign as shown in Table 2.

Table 1. Maximum Allowed Sign Area as a Function of Frontage

Category	Length (feet)	Allowed Sign Area (SF)
Primary frontage	74	74
Secondary frontage	40	20
	Total	94
Additional freestanding sign allowed at 0.25 SF per foot of primary frontage	74	18.5

Table 2. Proposed Sign Locations and Area (excluding window signs)

Sign Location	Description	Sign Area (SF)
Above garage entry	Wall sign	45
Above main retail entry	Wall sign	16
Above main retail entry	Wall sign	16
Freestanding pylon	Suite A	27
Freestanding pylon	Suite B	18
	Total	122

Although not particularly long, the building is tall and presents a large appearance to both Fremont Boulevard and Hamilton Avenue. Therefore, the size of the proposed signs is in keeping with the architectural presentation of the building.

The primary material for allowed signs would be aluminum and acrylic. Vinyl graphics and window signs would be allowed, as would polyurethane paint. Each of these materials is durable and suitable for outdoor use.

REQUIRED FINDINGS

1. The project is categorically exempt (Class 11) from the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) of the CEQA Guidelines.

Evidence: The existing uses on the parcel are commercial. Approving the project would allow the creation of on-premise signs.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
-

**PLANNING COMMISSION
RESOLUTION NO. 25-02**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. MSP-2024-004 TO ALLOW THE CREATION OF THREE WALL SIGNS, A FREESTANDING PYLON SIGN, AND WINDOW SIGNS AT THE TWO-TENANT COMMERCIAL BUILDING LOCATED AT 1333 AND 1325 FREMONT AVENUE (APN 011-333-015) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, The Aragon LLC., Property Owner, and Monterey Signs, Inc., Applicant, applied for Master Sign Program No. MSP-2024-004; and

WHEREAS, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the Master Sign Program application No. MSP-2024-004 at a duly noticed public hearing that the Planning Commission held on January 8, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following finding:

- 1. The project is Categorically Exempt, Class 11, from the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) of the CEQA Guidelines:**

Evidence: The existing uses on the parcel are commercial. Approving the project would allow the creation of on-premise signs.

BE IT FURTHER RESOLVED, the Planning Commission approves Master Sign Program application MSP-2024-004 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site.

The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.

3. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

5. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

6. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

7. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

9. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.
10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of January 15, 2025. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
11. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 8th day of January 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

MASTER SIGN PROGRAM APPLICATION No. MSP-2024-004
RESOLUTION No. 25-02

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

MASTER SIGN PLAN

1333 Fremont Blvd
Seaside, CA 93933

SUITE A

BUILDING ID

FABRICATED ALUMINUM CHANNEL LETTERS / FLAT CUT ALUMINUM OR ACRYLIC DIMENSIONAL LETTERING. MAXIMUM OF 5" DEPTH. LETTERS CAN BE ILLUMINATED.

Maximum of 45 SQ. FT.

PYLON SIGN

(2) 96" X 36" ACRYLIC INSERTS WITH TRANSLUCENT VINYL GRAPHICS FOR EXISTING FREESTANDING, INTERNALLY ILLUMINATED, DOUBLE SIDED PYLON SIGN.

27 SQ. FT.

SUITE B

BUILDING ID

FABRICATED ALUMINUM CHANNEL LETTERS / FLAT CUT ALUMINUM OR ACRYLIC DIMENSIONAL LETTERING. MAXIMUM OF 5" DEPTH. LETTERS CAN BE ILLUMINATED.

Maximum of 16 SQ. FT.

WINDOW VINYL

ALL WINDOW VINYL TO BE DIE CUT OR PRINTED, HIGH PERFORMANCE VINYL APPLIED TO EXTERIOR SURFACE OF WINDOWS.

Shall not occupy more than 25 percent of the total window area

PYLON SIGN

(2) 96" X 24" ACRYLIC INSERTS WITH TRANSLUCENT VINYL GRAPHICS FOR EXISTING FREESTANDING, INTERNALLY ILLUMINATED, DOUBLE SIDED PYLON SIGN.

18 SQ. FT.



CUSTOMER Rooter King

CONTACT Jon Mata

PHONE (831) 632-0490

ADDRESS 1333 Fremont Blvd, Seaside, CA 93933

EMAIL jon@montereysigns.com

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Designer: Christian Lozada

PAGE:

01

COVER SHEET

SHEET INDEX

- Page 1 Cover Sheet
- Page 2 Sheet Index
- Page 3 Site Map
- Page 4 Suite A Building ID
- Page 5 Suite B Building ID & Window Vinyl
- Page 6 Pylon Sign
- Page 7 Typical Sign Type - Flat Cut Acrylic or Aluminum
- Page 8 Typical Sign Type - Fabricated Aluminum



CUSTOMER Rooter King

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Designer: Christian Lozada



SCALE: 1/2" = 10'



**MONTEREY
SIGNS**

PH: 831.632.0490
855 Broadway Ave.
Seaside, CA 93955

CUSTOMER	Rooter King	CONTACT	Jon Mata	PHONE	(831) 632-0490
ADDRESS	1333 Fremont Blvd, Seaside, CA 93933	EMAIL	jon@montereysigns.com		

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Designer: Christian Lozada

BUILDING ID

FABRICATED ALUMINUM CHANNEL LETTERS / FLAT CUT ALUMINUM OR ACRYLIC DIMENSIONAL LETTERING.
MAXIMUM OF 5" DEPTH. LETTERS CAN BE ILLUMINATED.
SIGN SHALL BE LOCATED AT LEAST 1 FOOT FROM THE VERTICAL EDGES OF WALL.

Maximum of 45 SQ. FT.



SCALE: NTS

**MONTEREY
SIGNS**
PH: 831.632.0490
855 Broadway Ave.
Seaside, CA 93955

CUSTOMER	Rooter King	CONTACT	Jon Mata	PHONE	(831) 632-0490
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Designer: Christian Lozada

DIMENSIONAL LETTER PLACEMENT AREAS MAY BE USED SIMULTANEOUSLY AND MAY BE USED FOR ANY TENANT

BUILDING ID

FABRICATED ALUMINUM CHANNEL
LETTERS / FLAT CUT ALUMINUM OR
ACRYLIC DIMENSIONAL LETTERING.
MAXIMUM OF 5" DEPTH.
LETTERS CAN BE ILLUMINATED.

Maximum of 16 SQ. FT.



Permanent window signs shall not occupy more than 25 percent of the total window area. Shall be either printed and/or contour cut vinyl graphics applied to window.

The lowermost portion of the entire window(s) (a minimum of 24 inches) shall be clear of any signs in order to allow for unobstructed observation by security personal (e.g., City police, private security). Window signs shall be allowed only on windows located on the ground level and second story window of a window frontage. Window signs shall consist of individual letters, logos, or symbols.

SCALE: NTS



**MONTEREY
SIGNS**

PH: 831.632.0490
855 Broadway Ave.
Seaside, CA 93955

CUSTOMER Rooter King

CONTACT Jon Mata

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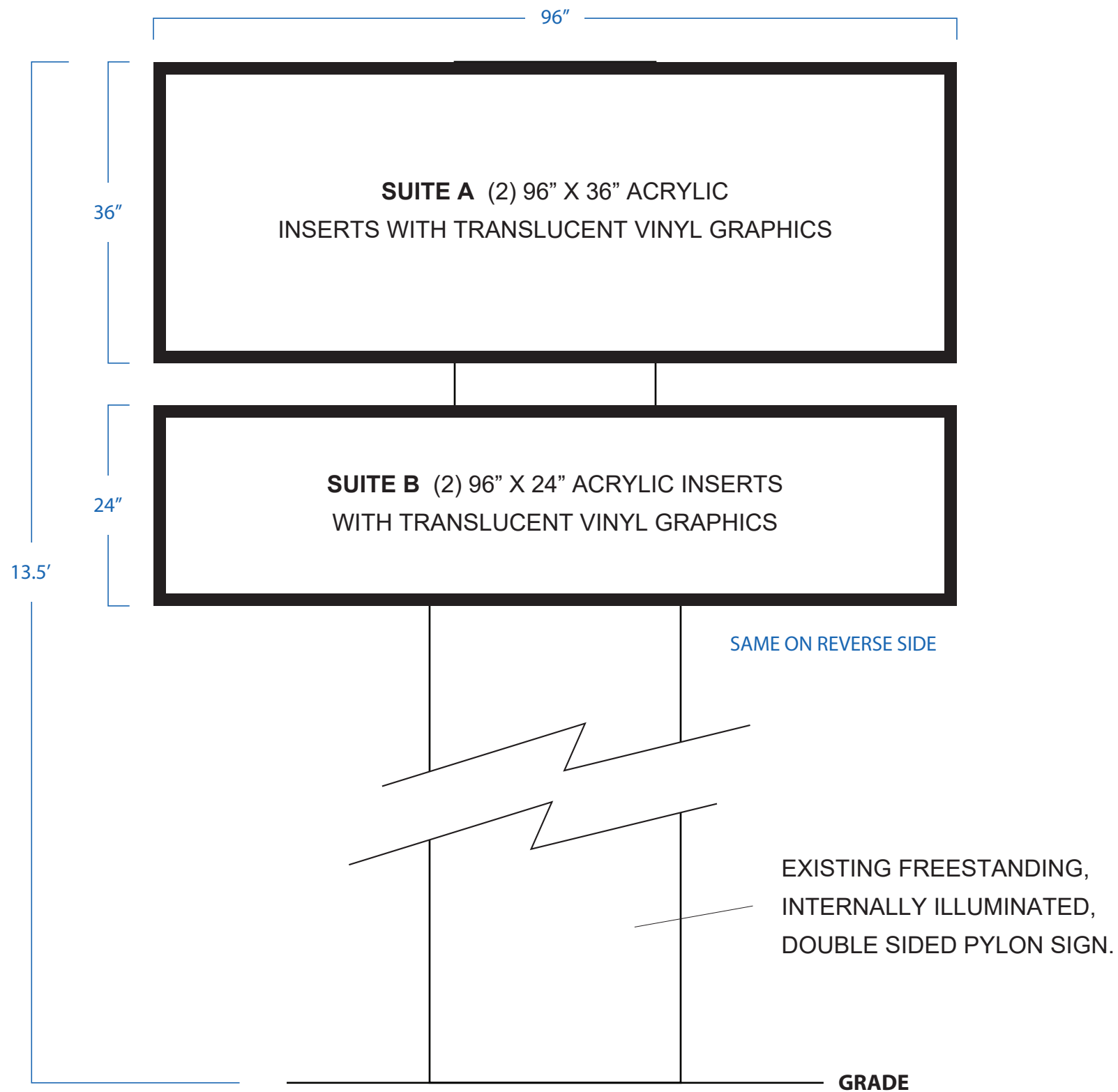
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Designer: Christian Lozada

PAGE:

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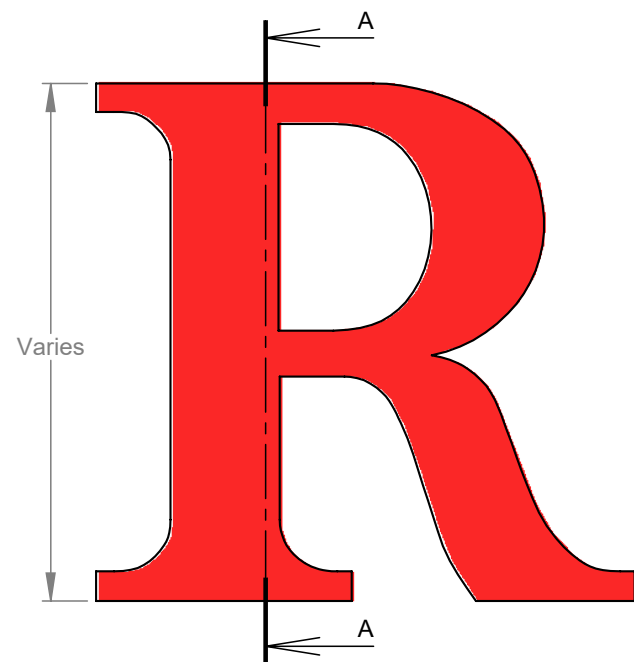
**SUITE B
BUILDING ID**



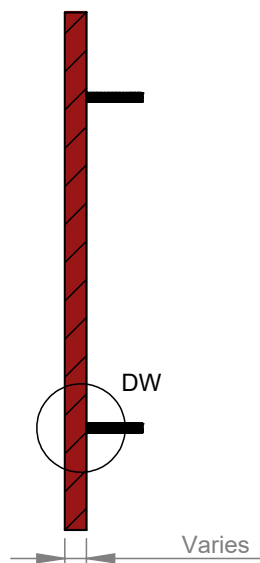
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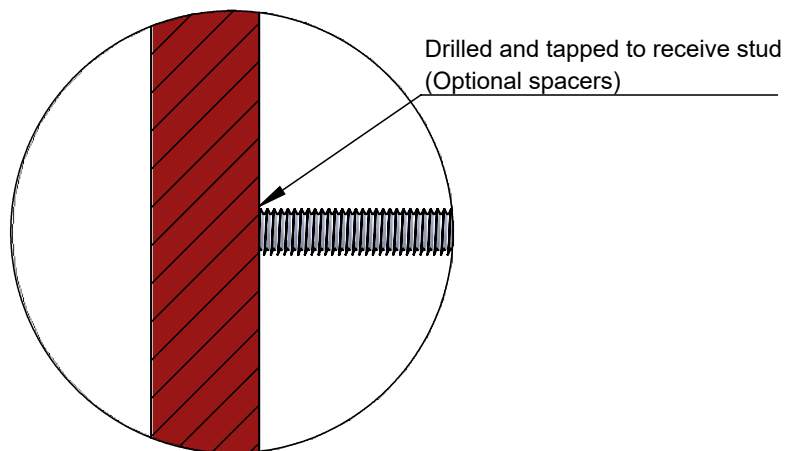
**SIMILAR SPECS FOR ALUMINUM LETTERS*



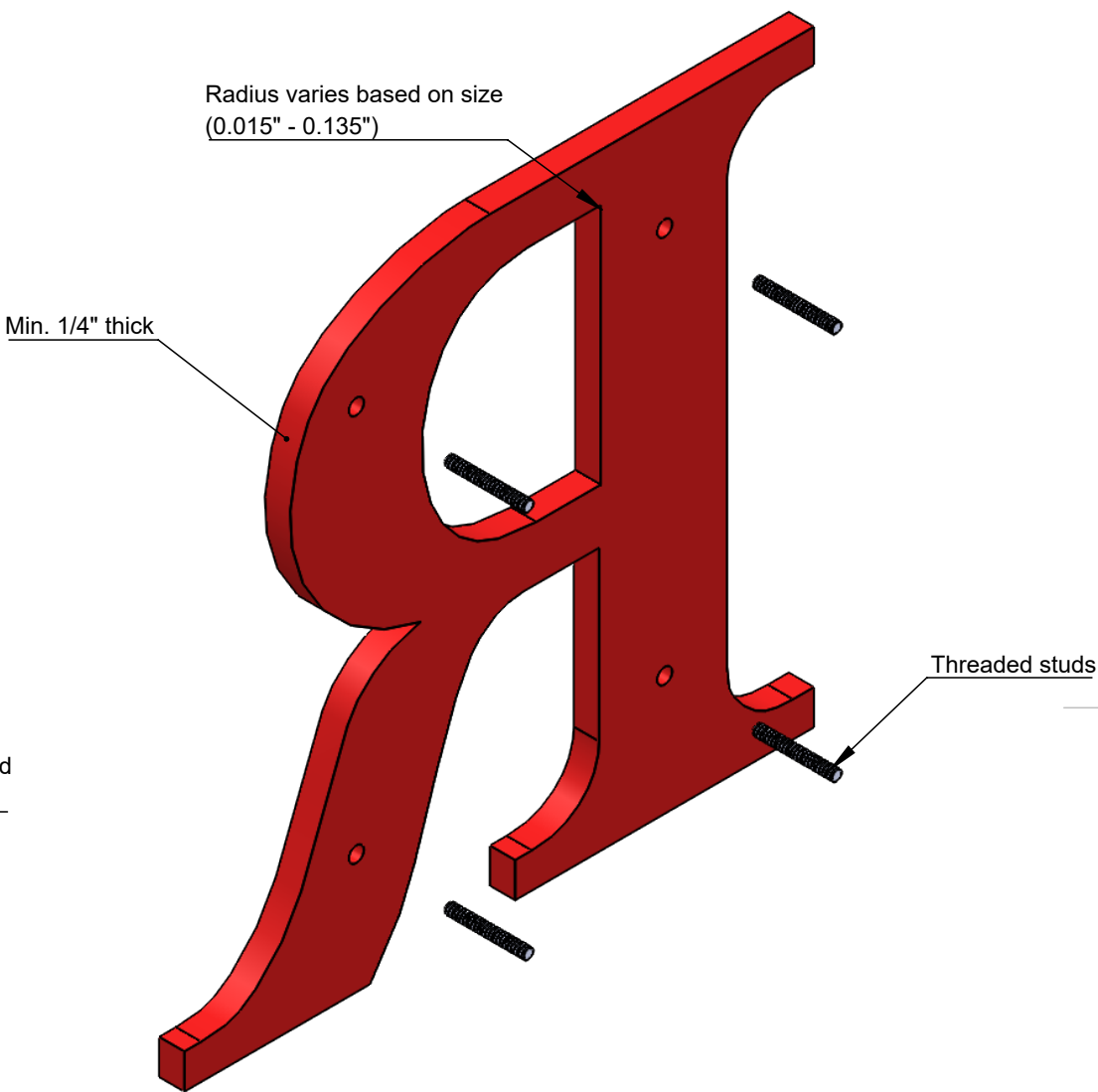
FRONT VIEW II SCALE 1:5



SECTION A-A II SCALE 1:5



DETAIL DW II SCALE 1:1



ISOMETRIC BACK VIEW II SCALE 1:3

- NOTES:**
- Laser Cut Acrylic
 - Min. .250" stroke
 - Available Gauges: 1/4", 3/8", 1/2", 3/4", 1" and 1.5"
 - Pigmented Acrylic or sprayed with Acrylic Polyurethane Paint
 - Standard Gemini letter styles or per vector art

TITLE:

FLAT CUT ACRYLIC - FLUSH STUD MOUNT

MATERIAL:

**IMPACT MODIFIED
ACRYLIC**

PRODUCT TYPE:

FLAT CUT ACRYLIC

SCALE: NTS



CUSTOMER Rooter King

CONTACT Jon Mata

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Christian Lozada
Designer: Christian Lozada

PAGE:

07

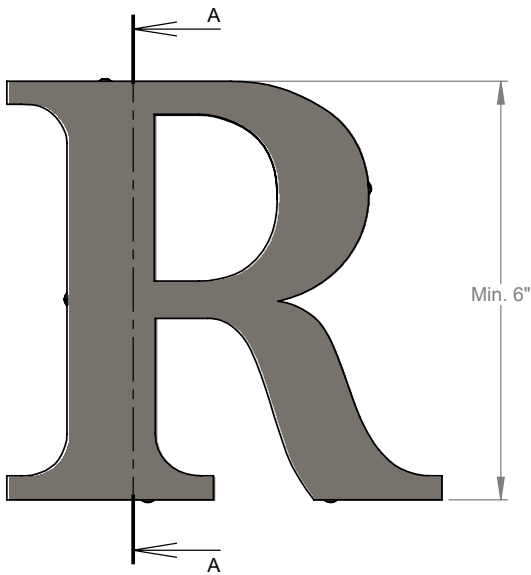
**TYPICAL SIGN TYPE
FLAT CUT ACRYLIC**



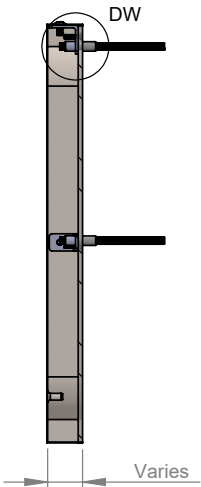
OPTIONAL LIGHTING OPTIONS



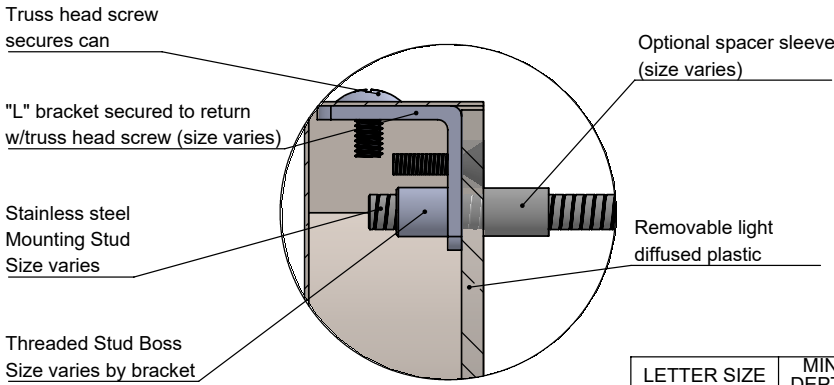
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FRONT VIEW II SCALE 1:5



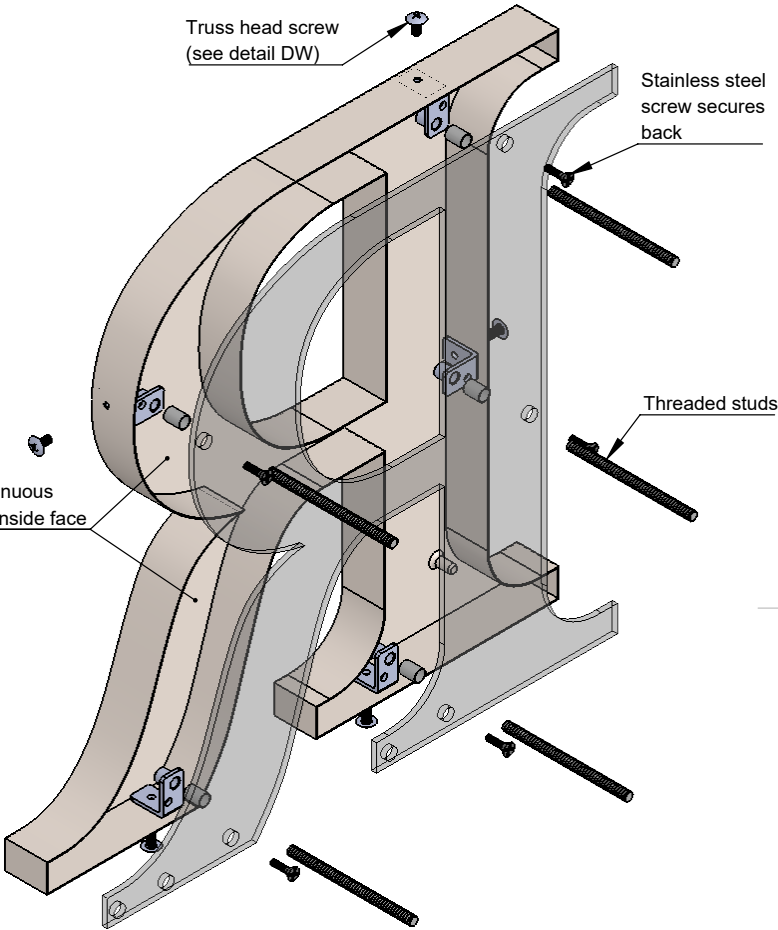
SECTION A-A II SCALE 1:5



DETAIL DW II SCALE 1 : 1

- NOTES:**
- Tie backs required (not supplied) on letters > 8" high
- BACK OPTIONS**
- Clear Plastic: 6-24" high - 0.118 thick, over 24" - 0.236" thick
 - Light diffused plastic
- MATERIAL OPTIONS**
- Standard - 304 prefinished stainless steel
 - Optional - 316 prefinished stainless steel (more corrosion resistant)
 - 304 prefinished stainless with titanium coating

LETTER SIZE	MIN. DEPTH	STUD	BRACKET
6" to 24"	1.0"	10 - 24	Medium
over 24"	1.75"	1/4 - 20	Large



ISOMETRIC BACK VIEW II SCALE 1:5

TITLE: METAL FACE - WITH BACK FOR LEDS REMOVABLE CAN MOUNT	
MATERIAL: STAINLESS STEEL	PRODUCT TYPE: FABRICATED METAL

Location Map: 1325-1333

