



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, May 28, 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
Gonzalo Quintero Alcaraz	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

A. APPROVE MINUTES FROM APRIL 23, 2025

6. PUBLIC HEARING

A. USE PERMIT APPLICATION NO.UP-2023-012 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-2023-023. DUSTIN BOGUE, APPLICANT, AND DANIELLE PATTERSON ON BEHALF OF CHARTWELL SCHOOL, OWNER, ARE REQUESTING CERTIFICATION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND), ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM, USE PERMIT APPROVAL FOR THE TWO-PHASE CHARTWELL SCHOOL EXPANSION PROJECT, AND ARCHITECTURAL REVIEW APPROVAL FOR THE ARCHITECTURAL DESIGN, LANDSCAPING AND LIGHTING, LOCATED AT THE EXISTING CHARTWELL SCHOOL CAMPUS AT 2511-2700 NUMA WATSON ROAD IN THE PUBLIC/INSTITUTIONAL (PI) ZONING DISTRICT (APNS: 031-151-022-000, 031-151-060-000, 031-151-061-000).

RECOMMENDATION: Staff recommends the Commission adopt the proposed Resolution to certify an Initial Study/Mitigated Negative Declaration (IS/MND) and adopt a Mitigation Monitoring and Reporting Program, and then adopt the proposed Resolution to approve Use Permit Application No. UP-2023-012 for the

Chartwell School Expansion project and approve Architectural Review application No. AR-2023-023 for the architectural design, landscaping and lighting.

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:
June 11, 2025
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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