



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, December 10, 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.*

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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 participate 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 SEPTEMBER 24, 2025

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION UP-2025-002. EUGENE F AND ROSEMARIE PASQUALE FAMILY TRUST, PROPERTY OWNER, AND VILMA MENDOZA, APPLICANT, REQUEST APPROVAL OF A MEETING FACILITY AT 795 BROADWAY AVENUE (APN 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(A) OF THE CEQA GUIDELINES.

RECOMMENDATION: Staff recommends approval of Use Permit UP-2025-002 subject to the conditions of approval and project plans.

B. ARCHITECTURAL REVIEW APPLICATION AR-2025-022. EUGENE F AND ROSEMARIE PASQUALE FAMILY TRUST, PROPERTY OWNER, AND ERIC WYNKOOP, APPLICANT, REQUEST APPROVAL OF A NEW TRASH ENCLOSURE AT 795 BROADWAY AVENUE (APN 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION: Staff recommends approval of Architectural Review Application AR-2025-022, subject to the conditions of approval and project plans.

- C. ARCHITECTURAL REVIEW APPLICATION AR-2025-023. ABRAHAM MARTINEZ, PROPERTY OWNER AND APPLICANT, REQUESTS APPROVAL OF A SECOND-STORY ADDITION FEATURING TWO BALCONIES TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 1841 YOSEMITE STREET (APN 012-851-007) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.**

RECOMMENDATION: Staff recommends the approval of Architectural Review AR-2025-023 subject to the conditions of approval and the project plans.

- D. SPECIFIC PLAN AMENDMENT SPA-2025-002. A RESOLUTION RECOMMENDING THAT THE SEASIDE CITY COUNCIL APPROVE AN AMENDMENT TO THE CAMPUS TOWN SPECIFIC PLAN MODIFYING THE REVIEW PROCESSES AND SUBMITTAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS. THE PROPOSED ACTION CONSISTS OF A RECOMMENDATION ONLY AND IS THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES. *RECOMMENDED TO BE CONTINUED TO JANUARY 14, 2026***

RECOMMENDATION: Continue Item to the January 14, 2026 Meeting

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 24, 2025
6:00 PM

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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.



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, September 24, 2025
6:00 PM

1. **CALL TO ORDER**

Chair Silva called the meeting to order at 6:00 p.m.

2. **ROLL CALL – PLANNING COMMISSION**

PRESENT: Evans, Silva, Dodson, Alcaraz, Owens, LaMica
ABSENT: Huynh

3. **REVIEW OF AGENDA**

Andrew Myrick, Planning and Housing Manager, has recommended continuing the discussion of Item 6B to the October 22, 2025 meeting.

4. **PUBLIC COMMENT**

None.

5. **APPROVAL OF MINUTES**

Approve Minutes from July 9, 2025

On motion by Commissioner Owens, and second by Evans, and carried by the following vote, the Planning Commission moved to approve the Minutes from July 9, 2025

RESULTS: 5, 0, 1, 1
AYES: Dodson, Silva, Alcaraz, Owens, Evans
NOYES: None
ABSENT: Huynh
ABSTAIN: LaMica

ACTION: APPROVED & ADOPTED RESOLUTION

6. **BUSINESS ITEMS**

A. USE PERMIT APPLICATION UP-2025-008. JAMES DILLON – JIM GISH

INC., PROJECT APPLICANT, AND RYAN AND MEGAN BASSETT, PROPERTY OWNERS, REQUEST APPROVAL OF USE PERMIT APPLICATION UP-2025-008 FOR REDUCTION OF PARKING REQUIRED FOR ADDING 523 SQUARE FEET OF NEW FLOOR AREA TO THE EXISTING 918 SF SINGLE-FAMILY RESIDENCE AT 1372 MILITARY AVENUE (APN 011-036-010) IN THE RS-8 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES.

Eric Azriel, Associate Planner, presented a presentation proposing a reduction of parking required for adding 523 SQ FT of new floor area to the existing 918 SQ FT residence at 1372 Military Avenue. Total of 1441 SQ FT.

PUBLIC COMMENT:

None

On motion by Commissioner Silva, and second by Owens, and carried by the following vote, the Planning Commission moved to accept a modified finding 2A as follows: the increase from 918 SQ FT to 1441 SQ FT requires two parking spaces with at least one of them covered. The existing site design provides no official parking spaces to add two spaces with one of them being covered. This would create an unsafe situation with a covered parking structure adjacent to habitable bedrooms. Therefore, the parking requirement is unreasonable. Approve UP-2025-008 with the condition that the applicant provide two uncovered parking spaces in the configuration of the applicants choosing and that the original driveway approach be removed and original driveway be removed and the sidewalk be restored in that location and we would like to strike finding 2 B.

RESULTS: 6, 0, 1, 0

AYES: Evans, Dodson, Silva, Alcaraz, Owens, LaMica

NOYES: None

ABSENT: Huynh

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

B. SPECIFIC PLAN AMENDMENT SPA-2025-002. A RESOLUTION RECOMMENDING THAT THE SEASIDE CITY COUNCIL APPROVE AN AMENDMENT TO THE CAMPUS TOWN SPECIFIC PLAN MODIFYING THE REVIEW PROCESSES AND SUBMITTAL REQUIREMENTS FOR

DEVELOPMENT APPLICATIONS. THE PROPOSED ACTION CONSISTS OF A RECOMMENDATION ONLY AND IS THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES.

PUBLIC COMMENT:

None

On motion by Commissioner Silva, and second by Dodson, and carried by the following vote, the Planning Commission moved to approve to move Item 6B to October 22, 2025.

RESULTS: 6, 0, 1, 0

AYES: Evans, Dodson, Silva, Alcaraz, Owens, LaMica

NOYES: None

ABSENT: Huynh

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

Commissioner Owens inquired about the delay in rebuilding the house that was previously demolished on Ord Grove. Andrew Myrick, Planning and Housing Manager, indicated that he was not familiar with the property in question.

Commissioner Owens also asked for an update regarding the fence in front of the garage located at Noche Buena and La Salle.

Additionally, Commissioner Owens announced that he will be resigning from the Planning Commission, with his final meeting scheduled for September 24, 2025.

8. REPORTS FROM STAFF

None

9. ADJOURNMENT

With no further business the meeting adjourned at 7:19 p.m.

On motion by Commissioner Dodson, and second by Alcaraz, and carried by the following vote, the Planning Commission moved to adjourn

Respectfully submitted,

**Andrew Myrick, Planning and Housing
Manager**

William Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Eric Azriel, Associate Planner

DATE: December 10, 2025

SUBJECT: USE PERMIT APPLICATION UP-2025-002. EUGENE F AND ROSEMARIE PASQUALE FAMILY TRUST, PROPERTY OWNER, AND VILMA MENDOZA, APPLICANT, REQUEST APPROVAL OF A MEETING FACILITY AT 795 BROADWAY AVENUE (APN 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(A) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends approval of Use Permit UP-2025-002 subject to the conditions of approval and project plans.

BACKGROUND

The 2,130 square foot (SF) building sits on a 4,000 SF lot in the West Broadway Urban Village Specific Plan (WBUV) area in the Mixed Use (MX) zoning district along a primary street (Broadway Avenue). Nearby uses are varied, including a bicycle shop, general retail, food retail, restaurants, a bank, and an auto dealership across the alley to the north. Public parking is located off of the alley to the north of the site.

PROJECT DESCRIPTION

The project proposes changing the use from furniture rental to a conference and Bible studies center. The center would operate Thursday, Friday, and Sunday, from 6:30 PM to 8:30 PM, which will help increase business activity by bringing additional customers

to the West Broadway Urban Village during hours when most other businesses are open. The WBUV classifies this use as “[p[ublic halls, clubs, lodges, meeting facilities,” and allows it on the ground floor along primary streets contingent upon the approval of a Use Permit.

Physically, the project renovates the interior without adding any floor area, updates the parking to comply with current standards, removes one external door, and installs a new trash enclosure. The removal of the external door and installation of the trash enclosure are subject to Architectural Review per the WBUV Chapter 7; the appearance of these external changes are considered separately under Item 6.B for Architectural Review AR-2025-022.

PROJECT ANALYSIS

Parking

Meeting facility uses in the WBUV can fall into one of two categories with regard to parking: general nonresidential if no fixed seats are used or a specific public assembly category if fixed seats are used. General nonresidential uses require one parking space for every 500 SF; fixed-seat public assembly uses require one parking space for every four persons of occupancy (WBUV Ch. 7 B.8.1 and 7.B.8.1.2). The proposed project would make use of unfixed seating. Although the use of unfixed seating causes the proposed meeting facility to comply with the parking requirements, the actual use of parking will likely be significantly higher. Explained below are both the parking calculation showing that requirements are met and the condition of approval to mitigate negative impacts.

Existing parking

The parking standard for general nonresidential use is one parking space for each 500 SF of development, or four parking spaces for the 2,130 SF of floor area. Five on-site parking spaces exist, although they are each smaller than the minimum 9'-0" x 19'-0" (Seaside Municipal Code 17.34.110.D). The WBUV specific plan counts adjacent parking spaces on streets as part of the required parking. One accessible parking space and at least one non-accessible parking space are available on Calaveras Street. Thus, the existing parking consists of five sub-standard parking spaces and at least two compliant parking spaces. Additional public parking is available across the alley to the north of the property.

Proposed parking

The proposed parking consists of three compliant on-site parking spaces including one accessible parking space. Together with at least two parking spaces available on Calaveras Street, this provides more than the required four parking spaces.

Mitigating negative impacts

Although the proposed use would make use of unfixed seating, thereby rendering the

one space per 500 square feet ratio applicable and causing the use to comply with parking requirements of the Specific Plan, the actual parking use will likely be significantly higher than the Specific Plan's formula would indicate. This has the potential to create significant negative impacts on surrounding businesses. To mitigate this, a condition limiting the maximum number of persons to that requested in the application (30) has been included. The Zoning Administrator has the authority to increase this number in the future if actual operations show that sufficient parking remains to accommodate the increase.

Adequacy of the Trash Enclosure

The WBUV specific plan chapter 7 requires that development along alleys shall secure trash bins and screen them from view (WBUV Ch. 7.D.1.3.2). It further specifies that the enclosures shall be durable, washable, resistant to graffiti, and consistent with the overall site and building design (WBUV Ch. 7.D.1.4).

While the Seaside Municipal Code specifies sizes of waste storage areas, the West Broadway Urban Village Specific Plan does not. The area waste hauler GreenWaste determined that for the size of the building and the use, three 65-gallon carts would be sufficient, one each for organics, recycling, and solid waste. Separately, the applicant has applied for and received a waiver for organic waste collection because of minimal production of organic waste. Therefore, in practice, two 65-gallon carts would be in active service. Per GreenWaste, if the site needs more than 65 gallons of waste removed per week, the frequency of the pickups can be increased instead of increasing the cart size.

The project proposes installing the 21 SF "ECOCHIC SPACES INC 94.48 in. W x 31.49 in. D x 48.03 in. H Gray Iron Trash Can Storage, Outdoor Garbage Bin Shed Stores with 3-Trash Cans" (<https://www.homedepot.com/p/ECOCHIC-SPACES-INC-94-48-in-W-x-31-49-in-D-x-48-03-in-H-Gray-Iron-Trash-Can-Storage-Outdoor-Garbage-Bin-Shed-Stores-with-3-Trash-Cans-FCCW540133641/334503944#see-more-details>). As shown in Table 1, the 65-gallon carts from GreenWaste fit inside the proposed trash enclosure.

Table 1. Cart size versus enclosure

	65-Gallon Cart from GreenWaste	Proposed Cart Enclosure (single cart)
Height	42.125"	48.03"
Width	25.25"	29.92"
Depth	26.375"	31.49"

Existing issues that are not remedied

The existing exit door along Broadway Avenue swings into the public right of way a small amount. The front of the building is partially recessed, at a maximum of 3'-2", but it is recessed less than the total swing of the door. Changing the door would require

reconstruction of this portion of the building and is not feasible.

FINDINGS

1. The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) and 15301(c) of the CEQA Guidelines.

Evidence: The majority of the project primarily involves the permitting of interior modifications and a change in use of an existing structure (Section 15301(a)). The exterior modifications change the parking layout of an existing lot to make it compliant with the Americans with Disabilities Act (ADA) and to comply with other current standards and do not create any additional automobile lanes (Section 15301(c)).

2. 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 Zoning Ordinance specifies the West Broadway Urban Village Specific Plan (WBUV) as the controlling standard. The WBUV allows a meeting facility in the MX primary street zone with Use Permit approval. The physical improvements comply with the WBUV.

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

Evidence: The General Plan designates the area WBUV. The WBUV allows a meeting facility in the MX primary street zone with Use Permit approval.

4. 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: The 2,130 SF meeting facility would operate only three days of the week in the evenings and will therefore have minimal impact on nearby uses.

5. 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: The site is already physically developed with the proposed floor area. Access would be improved with the creation of an accessible parking stall and waste storage would be improved with the creation of a trash enclosure. Existing utilities are sufficient for the site.

6. 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: The proposed meeting facility has the potential to create negative impacts to parking availability, depending on the number of persons present. Conditions have been added to the Use Permit to limit the number of individuals at the site. Additionally, the limited hours of the operation have the potential to create the appearance of a vacant storefront, which would detract from the vibrant community envisioned by the WBUV

Specific Plan. A condition has been added to create the appearance of occupancy even during times when the facility is not open. With these conditions in place, allowing the operation of a 2,130 SF meeting facility for religious purposes will not affect the public interest, health, safety, convenience, or welfare because of its small size and similarly will not cause injury to persons, property, or improvements in the vicinity and zone district.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Location Map
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**PLANNING COMMISSION
RESOLUTION NO. 2X-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-2025-002 FOR APPROVAL OF A MEETING FACILITY AT 795 BROADWAY AVENUE (APN: 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA.

WHEREAS, Eugene F and Rosemarie Pasquale Family Trust, Property Owner, and Vilma Mendoza, Applicant, applied for Use Permit No. UP-2025-002; and

WHEREAS, the proposed project has been referred to 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 Use Permit application No. UP-2025-002 at a duly noticed public hearing that the Planning Commission held on December 10, 2025.

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

- 1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) and 15301(c) of the CEQA Guidelines:**

Evidence: The majority of the project primarily involves the permitting of interior modifications and a change in use of an existing structure (Section 15301(a)). The exterior modifications change the parking layout of an existing lot to make it compliant with the Americans with Disabilities Act (ADA) and to comply with other current standards and does not create any additional automobile lanes (Section 15301(c)).

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit No. UP-2025-002:

- 2. 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 Zoning Ordinance specifies the West Broadway Urban Village Specific Plan (WBUV) as the controlling standard. The WBUV allows a meeting facility in the MX

primary street zone with Use Permit approval. The physical improvements comply with the WBUV.

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

Evidence: The General Plan designates the area WBUV. The WBUV allows a meeting facility in the MX primary street zone with Use Permit approval.

4. 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: The 2,130 SF meeting facility would operate only three days of the week in the evenings and will therefore have minimal impact on nearby uses.

5. 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: The site is already physically developed with the proposed floor area. Access would be improved with the creation of an accessible parking stall and waste storage would be improved with the creation of a trash enclosure. Existing utilities are sufficient for the site.

6. 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: The proposed meeting facility has the potential to create negative impacts to parking availability, depending on the number of persons present. Conditions have been added to the Use Permit to limit the number of individuals at the site. Additionally, the limited hours of the operation have the potential to create the appearance of a vacant storefront, which would detract from the vibrant community envisioned by the WBUV Specific Plan. A condition has been added to create the appearance of occupancy even during times when the facility is not open. With these conditions in place, allowing the operation of a 2,130 SF meeting facility for religious purposes will not affect the public interest, health, safety, convenience, or welfare because of its small size and similarly will not cause injury to persons, property, or improvements in the vicinity and zone district.

BE IT FURTHER RESOLVED, the Planning Commission approves Use Permit No. UP-2025-002 subject to the following Conditions of Approval:

Planning:

1. The external door to be removed shall be replaced with a wall built from and finished with materials consistent with the existing wall to either side and painted to match.
2. The proposed trash enclosure shall be installed prior to establishment of use authorized by this approval but only after the trash enclosure is approved via Architectural Review AR-2025-022.
3. A display, to be approved by the Planning Department, shall be placed along the interior of the floor-to-ceiling window panels of the building facing Broadway Avenue. The display shall be aesthetically attractive and designed to add vibrancy to the otherwise empty storefront. Window coverings (curtains, blinds, etc.) may not be used to substantially block interior views, nor may signs be placed on the windows except as allowed by the West Broadway Urban Village Specific Plan.
4. Prior to each nesting season, deterrents shall be installed to prevent the establishment of colonies of birds. Prior to procurement and installation, the applicant shall submit a deterrent plan to the Community Development Department for review and approval. Approved deterrents shall be promptly installed and maintained in working order. Abandoned nests shall be removed. Nothing in this Condition shall be construed to require the applicant to harass any birds with established nests on the site, nor to disturb or remove any nests with eggs or chicks still present.
5. The building exterior, parking lot, and adjacent sidewalks shall be cleaned and maintained such that their condition:
 - a. does not cause depreciation of the values of surrounding property or material detriment to nearby properties and improvements,
 - b. is not detrimental to the public health, safety, or general welfare,
 - c. does not constitute a public nuisance as defined by Civil Code Section 3480, and
 - d. does not constitute visual blight.
6. Sidewalks and surrounding areas shall be maintained free of litter and debris.

7. The number of persons on site shall be limited to the lower of 30 persons or the maximum occupancy permitted for the use under the Building and/or Fire Codes. The Zoning Administrator may increase this value if the applicant demonstrates that
 - a. operation of the facility at a capacity of 30 persons has had limited impact on nearby parking, as demonstrated by a parking survey; and
 - b. that additional public parking spaces will remain available for other businesses to use; and
 - c. the proposed number of persons does not exceed the maximum occupancy for the site as provided by the then-current Building and/or Fire Codes.

8. Meeting facility operations shall be limited to the following days and hours:
 - a. Thursday, Friday, and Sunday, from 6:30 PM to 8:30 PM.Additional hours may be approved by the Zoning Administrator if the applicant can demonstrate through a parking survey that any additional hours will have limited negative effect on nearby businesses.

9. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.

10. 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.

11. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.

12. 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.

13. If necessary, a Water Allocation shall be obtained prior to issuance of implementing Building Permit or establishment of use authorized by this approval.

Building:

14. 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:

15. 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:

16. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.

17. 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.

18. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

19. 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.

20. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of December 17, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time

extensions may be granted 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.

21. 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 10th day of December 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-2025-002
RESOLUTION No. XX-XX**

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.

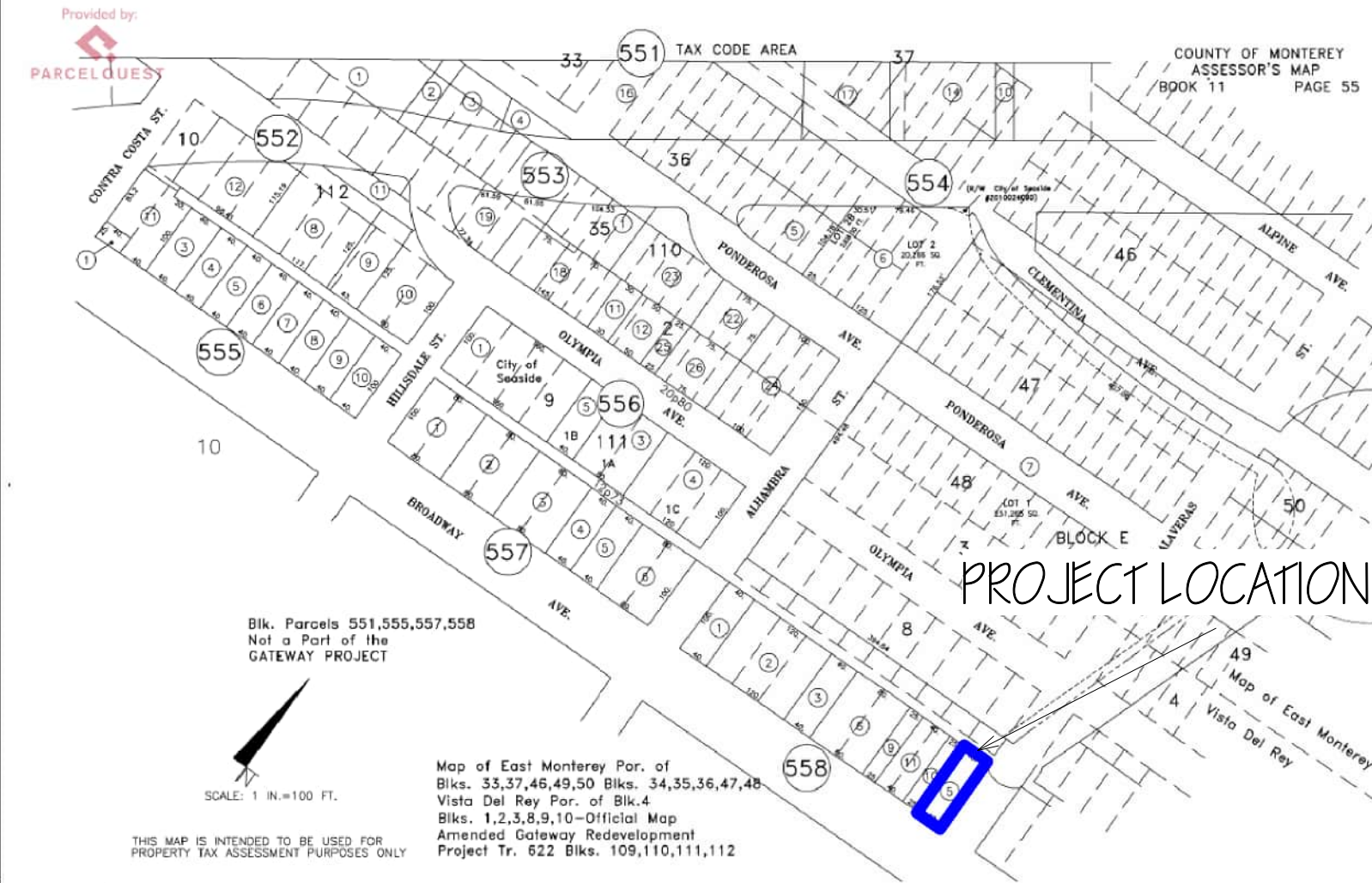
Applicant's Signature

Date

Property Owner's Signature

Date

PROJECT TITLE:
795 BROADWAY TENANT IMPROVEMENTS



LOCATION MAP APN 001-558-005-000

TENANT:

Vilma Mendoza
 1065 Carson St
 Seaside CA 93955
 experthousecleaning20@gmail.com

FIRE WALL CALCULATIONS:
 DEMO 3' - 0"
 NEW (PARTITION/ FILL-IN) WALLS 7' - 6"
 TOTALS 10' - 6"
 NO SPRINKLERS REQUIRED

COMMERCIAL WATER CALCULATIONS:
 N/A

PROJECT INFORMATION

ADDRESS OF PROJECT: 795 BROADWAY AVE. SEASIDE, CA.

APPLICABLE BUILDING CODES

BUILDING 2022 CALIFORNIA BUILDING CODE APPENDICES I AND J
 FIRE 2022 CALIFORNIA FIRE CODE APPENDICES I THRU J
 PLUMBING 2022 CALIFORNIA PLUMBING CODE
 MECHANICAL 2022 CALIFORNIA MECHANICAL CODE
 ELECTRICAL 2022 CALIFORNIA ELECTRICAL CODE
 ACCESSIBILITY CALIFORNIA BUILDING CODE CHAPTER 11B
 ENERGY 2022 CALIFORNIA ENERGY CODE
 OTHER 2022 GREEN STANDARDS BUILDING CODE

BUILDING DATA (SHELL AND TI)

ZONING CLASSIFICATION COMMERCIAL
 CONSTRUCTION TYPE V- B
 SEISMIC DESIGN CATEGORY NO
 AUTOMATIC SPRINKLER SYSTEM NO
 FIRE ALARM SYSTEM NO
 NUMBER OF STORIES 1
 TREE REMOVAL NONE
 GRADING NO
 SLOPE WORK NONE

PROJECT DATA

OCCUPANCY CLASSIFICATION B
 GROSS FLOOR AREA 2130
 TOTAL OCCUPANCY LOAD 113
 MINIMUM # OF REQUIRED EXITS 2

PLUMBING FIXTURE ANALYSIS:

TABLE 2902.1 CBC 2022

OCCUPANCY	OCCUPANCY LOAD	WATER CLOSETS				ADA	LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		RATIO: MEN 1 TO 125	WOMEN 1 TO 66	UNISEX (ADA)	RATIO: 1 PER 200					
A - 3	117	1	1	0	1 EACH M/F	1 PER 200	1 PER 500	1		
ASSEMBLY	ASSUMED BREAKDOWN: 59 WOMEN 58 MEN	PROVIDED 1	PROVIDED 1	PROVIDED 1	UNISEX	PROVIDED	3	1		

NUMBER OF EXITS REQUIRED = 2

SHEET INDEX

ARCHITECTURAL

INFO INFORMATIONAL SHEET
 CBC 1-B ACCESSIBILITY REQUIREMENTS
 A - 100 EXISTING PLANS AND DEMO
 A - 101 PROPOSED SITE PLANS & BINS
 A - 102 PROPOSED FLOOR PLAN AND ELEVATION
 A - 103 IMAGES OF EXISTING

SHEET INDEX CONT.

STRUCTURAL

N/A

MECHANICAL

N/A

PLUMBING

DEFERRED

TECHNICAL SPECIFICATIONS

N/A

ELECTRICAL

DEFERRED

TITLE 24

N/A

PROJECT DESCRIPTION: ARCHITECTURAL DESIGN REVIEW

ADD THE REQUIRED ADA PARKING SPACE AT THE PARKING LOT, PAINTING NEW ADA PARKING LINES OVER (E) ONES AND CREATING NEW PARKING SPACES AT THE REQUIRED CODE WIDTH AND DEPTH. ADD OTHER ADA SIGNAGE AS REQUIRED. CLOSE AND MOVE DOORS IN PARTITION WALLS AS REQUIRED TO FACILITATE ADDING ONE ADA UNISEX RESTROOM AND IMPROVING CIRCULATION AT THE (E) RESTROOMS. ADD THE REQUIRED 3 UNIT 65 GALLON REFUSE BIN STORAGE UNIT.
 NO CHANGES AT: ROOF, ELEVATIONS, LIGHTING, OR LANDSCAPE.

SPECIAL PROJECT NOTES:

PROJECT TEAM: CONSULTANTS

ARCHITECT
 WYNKOOP ARCHITECTURE
 LINCOLN 3 NE OF 8TH AVE
 SUITE #101, CARMEL, CA 93921
 CONTACT: ERIC WYNKOOP
 831-620-5744

MEP

TITLE 24

ENGINEER

 GENERAL CONTRACTOR

GENERAL NOTES:



WYNKOOP ARCHITECTURE
 ERIC MICHAEL WYNKOOP

P.O. BOX 3846 CARMEL, CA
 831-620-5744
 EMAIL: eric@wynkoop.design



DALE ALAN HEINRICH, NCARB
 PRINCIPAL IN CHARGE

DRAWN BY:
 ERIC MICHAEL WYNKOOP
 PROJECT MANAGER

REVISED:
INFO/ A - 101, 103

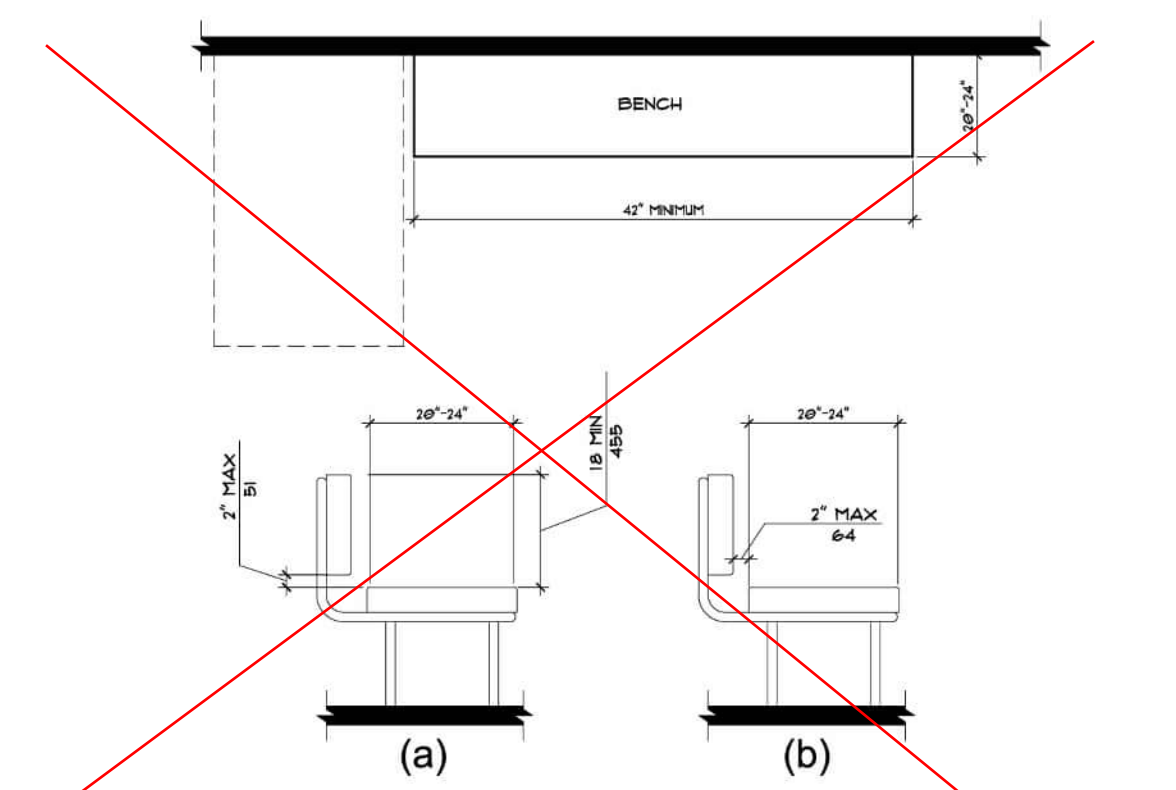
795 BROADWAY

PROJECT INFORMATION

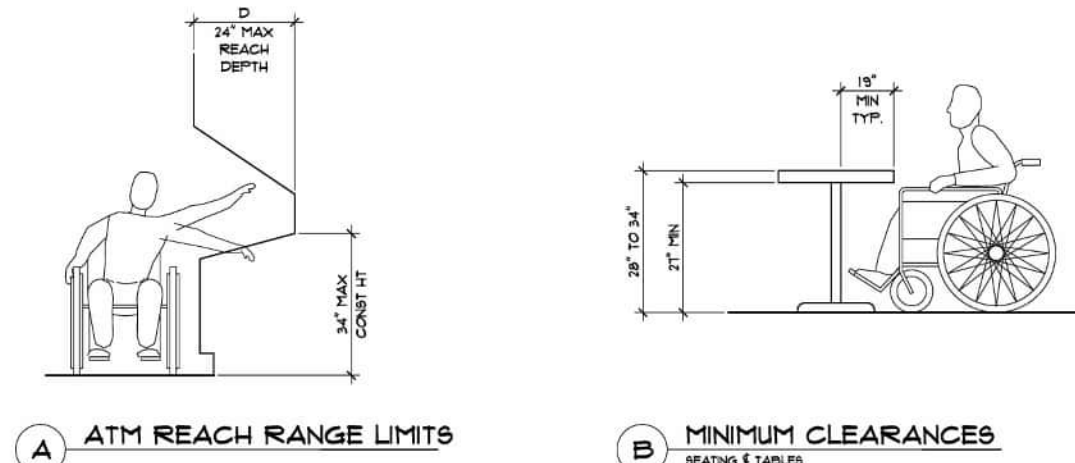
9-28 2025

INFO

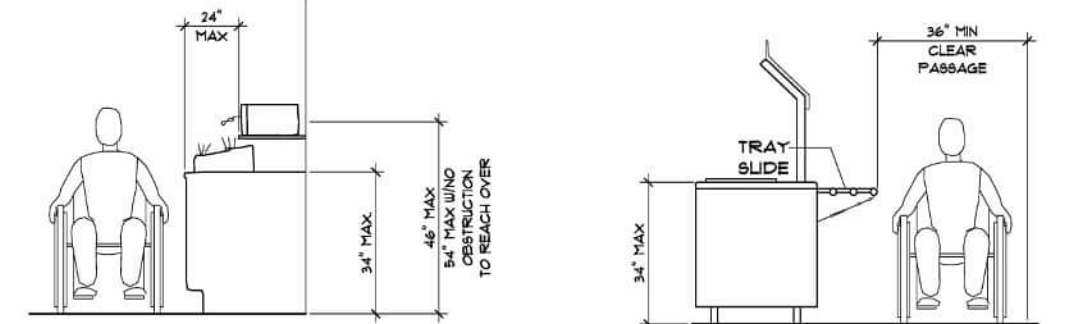
DEFERRED SUBMITTALS:
 1. PLUMBING
 2. ELECTRICAL



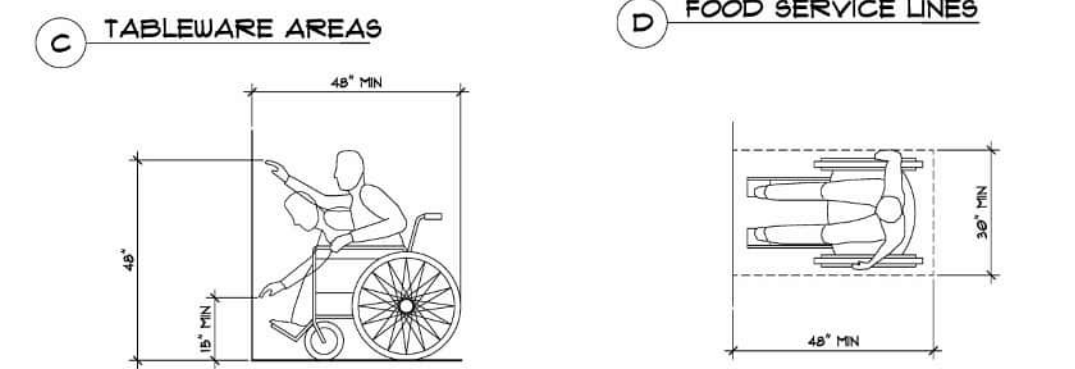
12 ACCESSIBLE BENCH & CHANGING LOCKERS
NTS



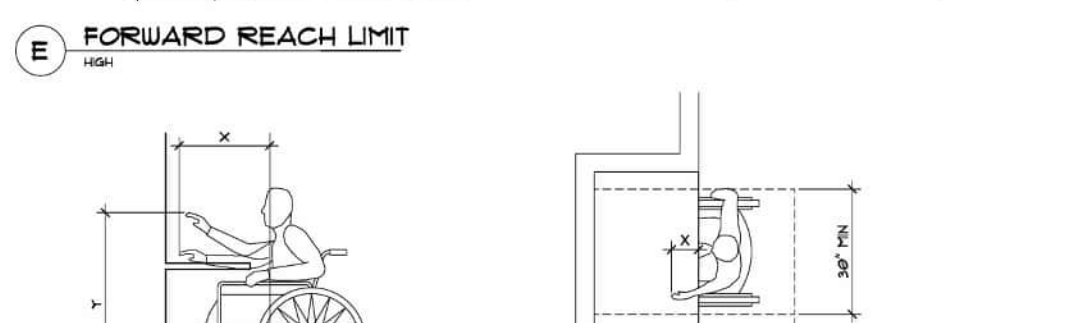
A ATM REACH RANGE LIMITS



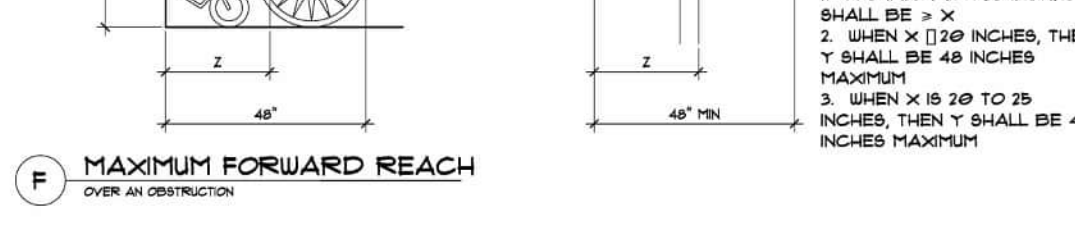
B MINIMUM CLEARANCES
SEATING & TABLES



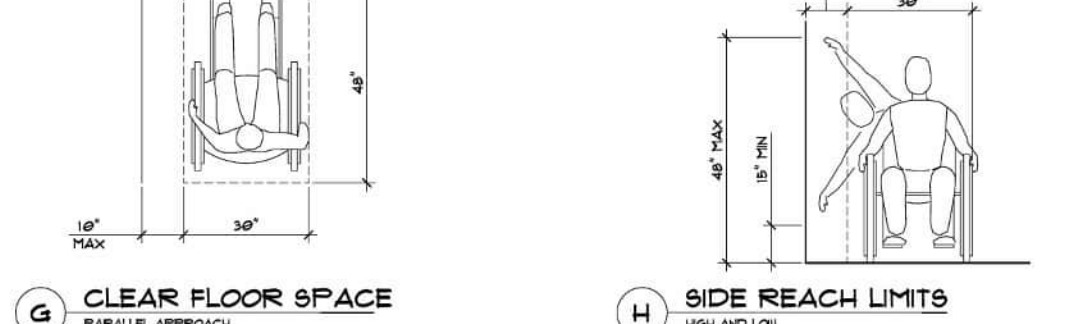
C TABLEWARE AREAS



D FOOD SERVICE LINES



E FORWARD REACH LIMIT
OVER AN OBSTRUCTION



F MAXIMUM FORWARD REACH
OVER AN OBSTRUCTION



G CLEAR FLOOR SPACE
PARALLEL APPROACH

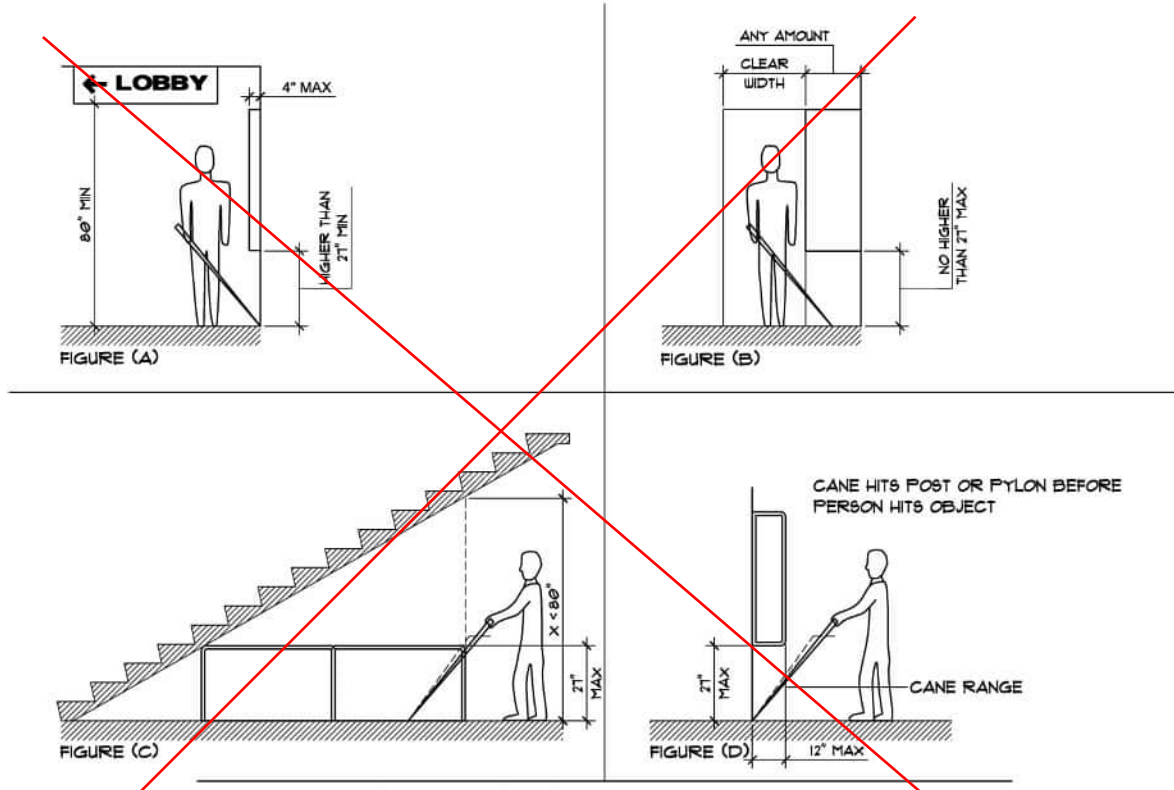


H SIDE REACH LIMITS
OVER AN OBSTRUCTION

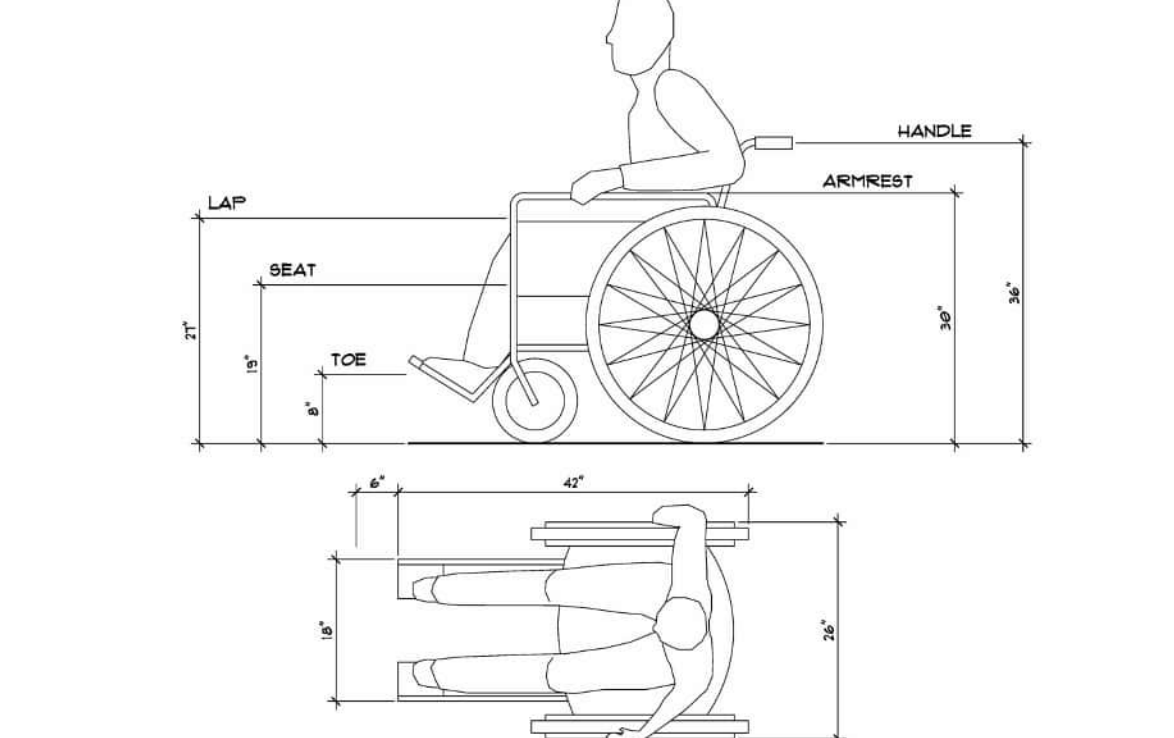


I MAXIMUM SIDE REACH
OVER AN OBSTRUCTION

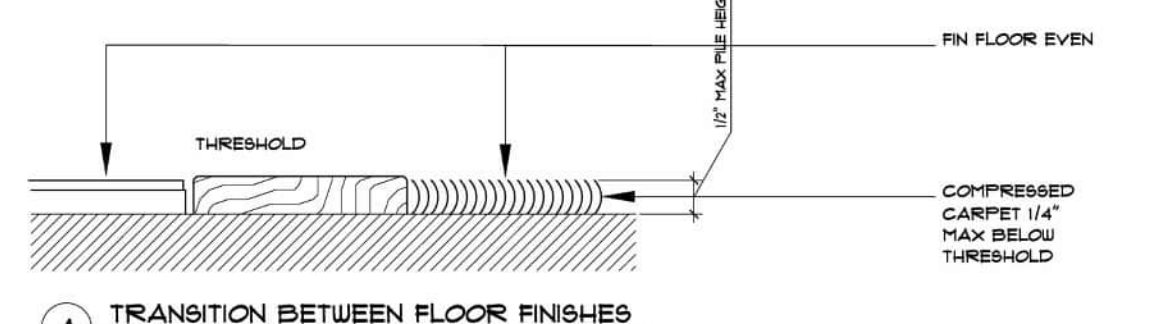
11 REQUIREMENTS - REACH RANGES
3/8" = 1'-0"



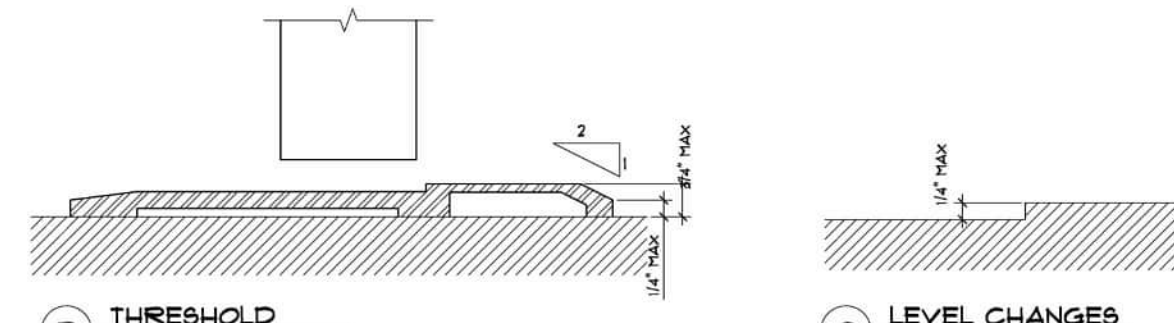
10 PROTRUDING OBJECT REQUIREMENTS
1/4" = 1'-0"



9 DIMENSION REQUIREMENTS
3/4" = 1'-0"



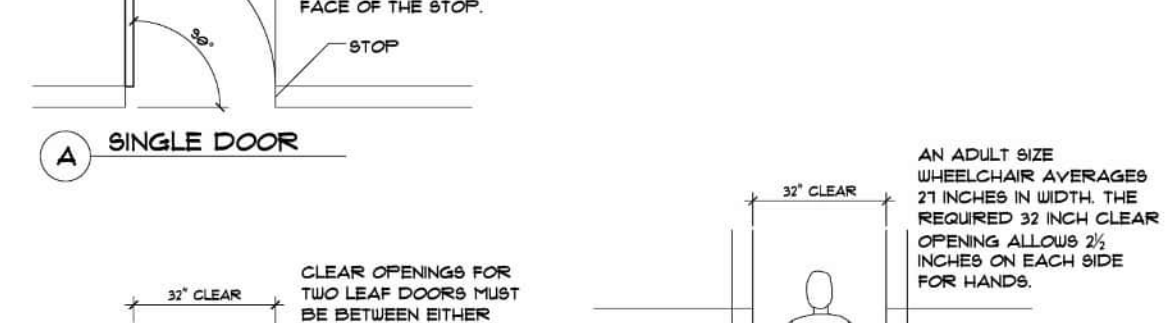
A TRANSITION BETWEEN FLOOR FINISHES



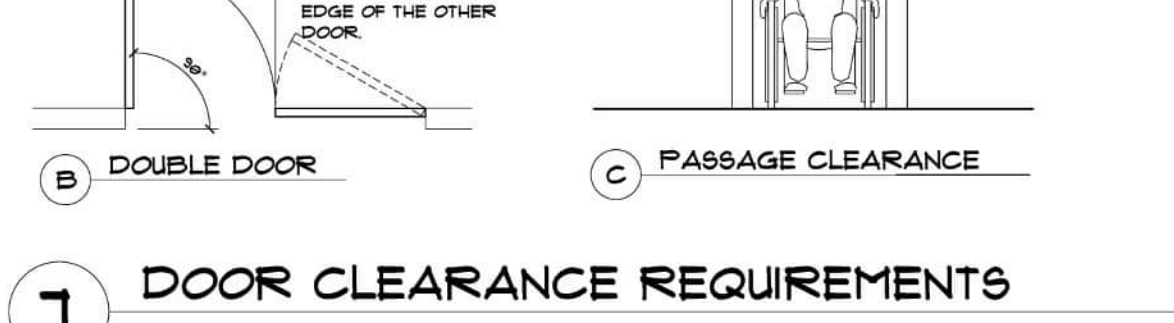
B THRESHOLD



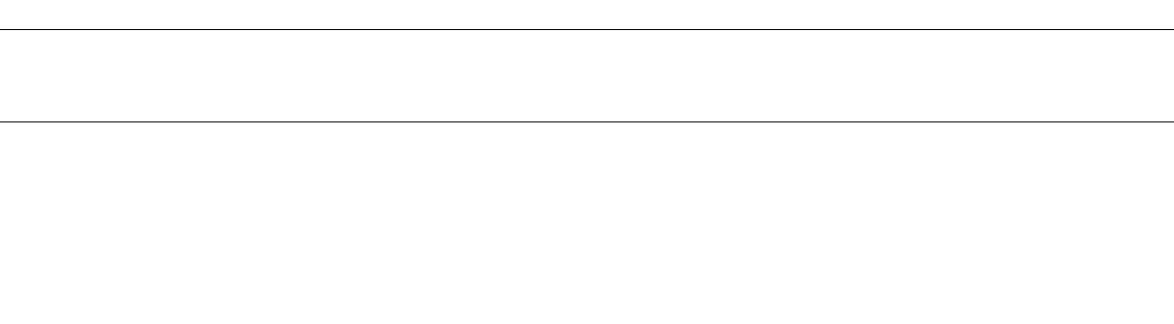
C LEVEL CHANGES



A SINGLE DOOR

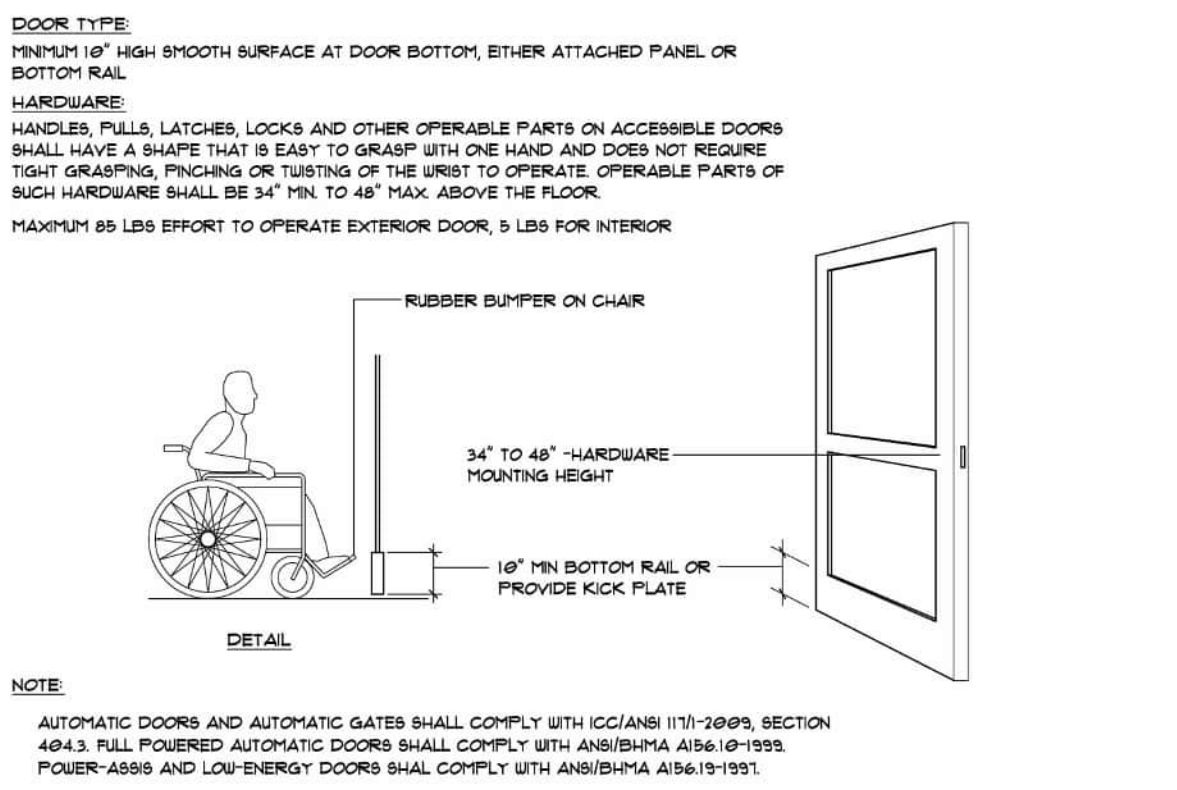


B DOUBLE DOOR

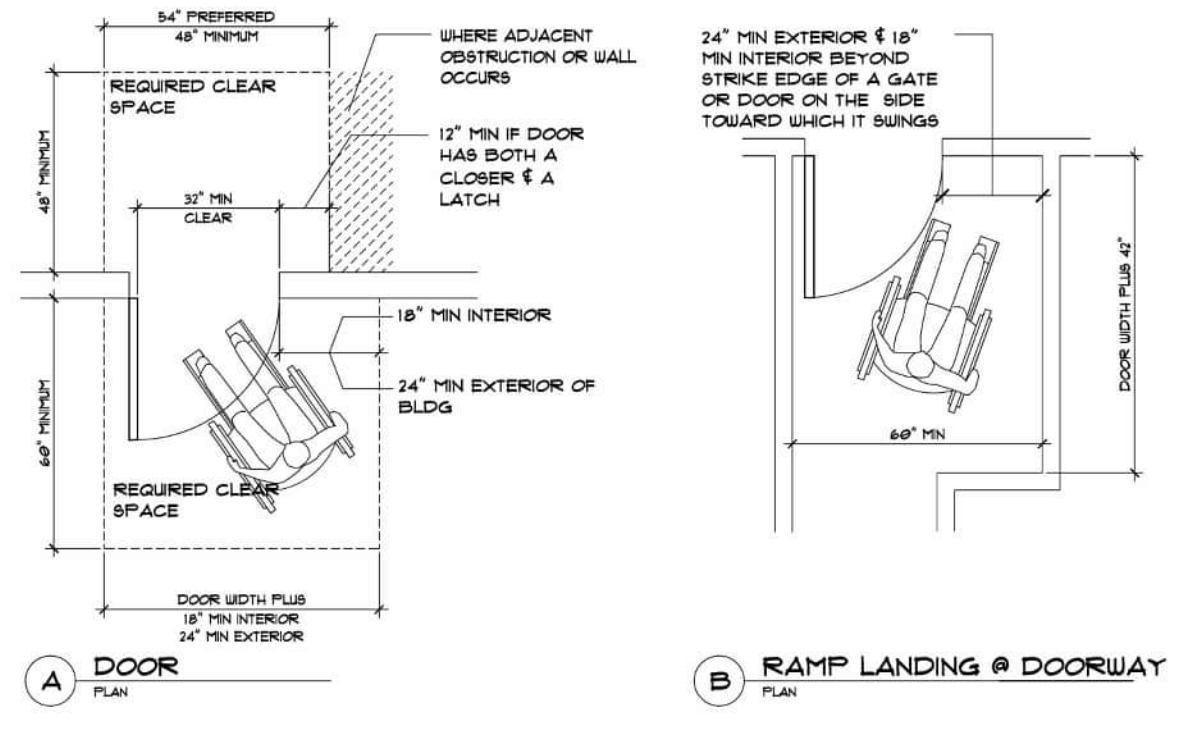


C PASSAGE CLEARANCE

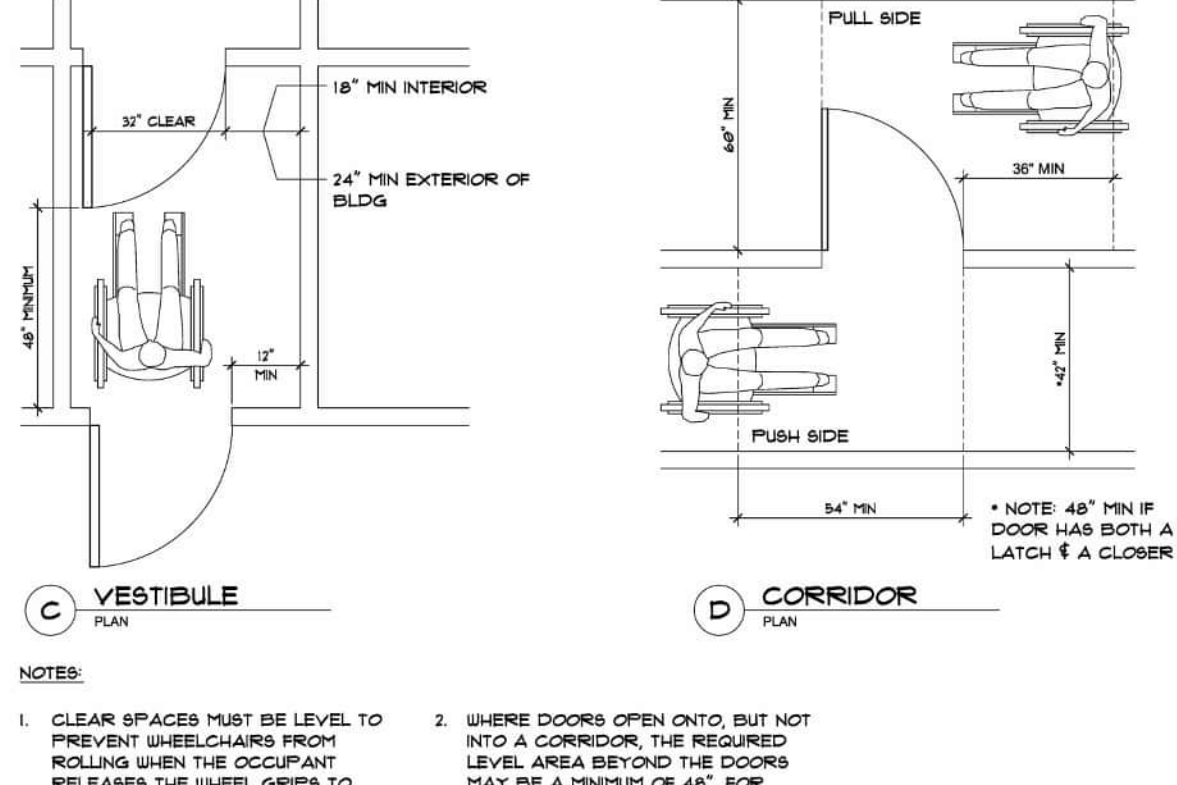
7 DOOR CLEARANCE REQUIREMENTS
3/8" = 1'-0"



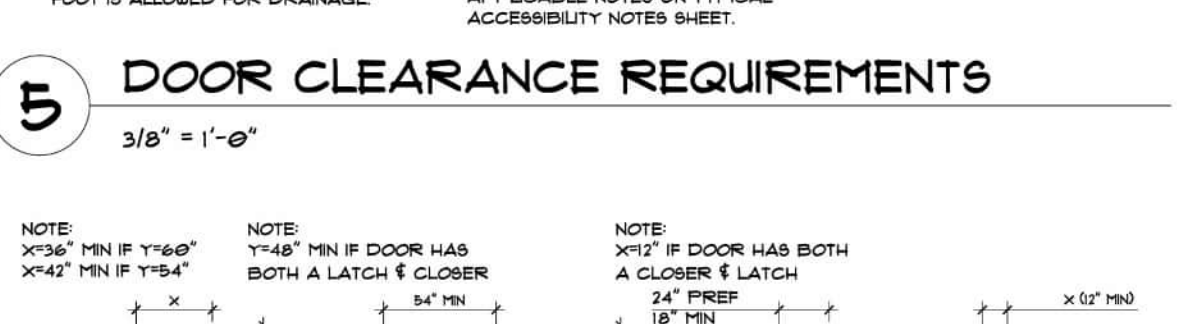
6 DOOR REQUIREMENTS
3/8" = 1'-0"



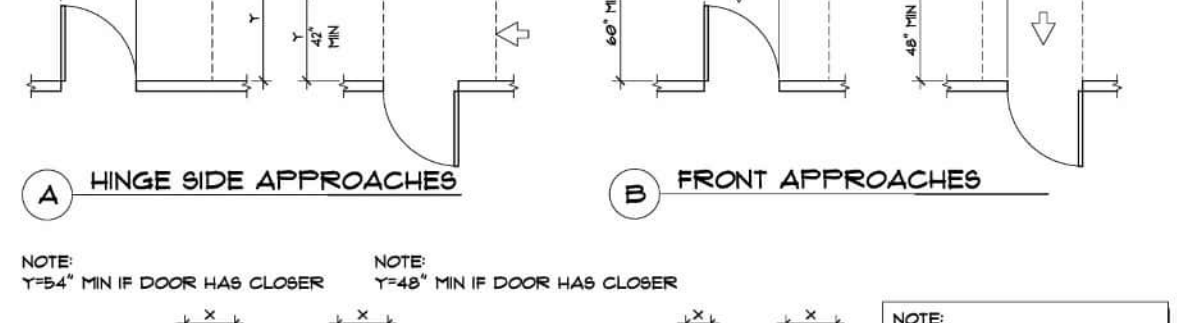
A DOOR PLAN



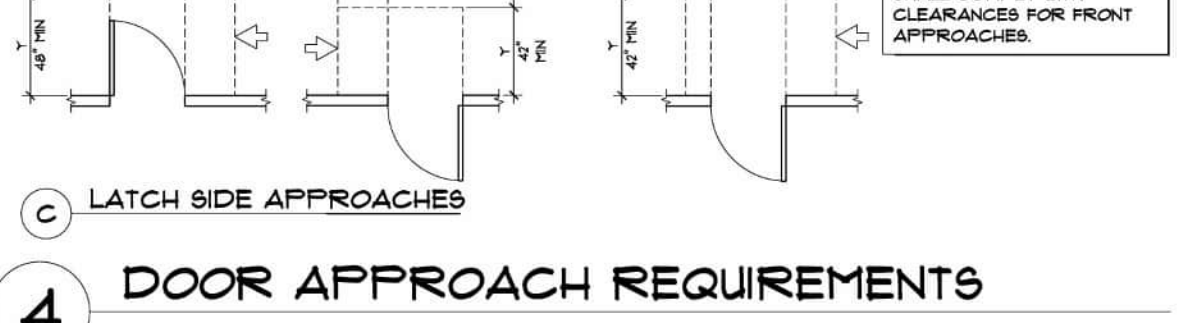
B RAMP LANDING & DOORWAY



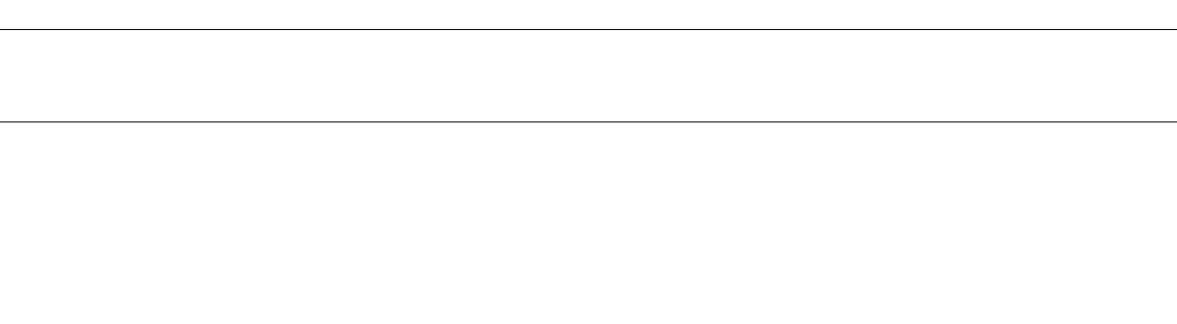
C VESTIBULE PLAN



D CORRIDOR PLAN

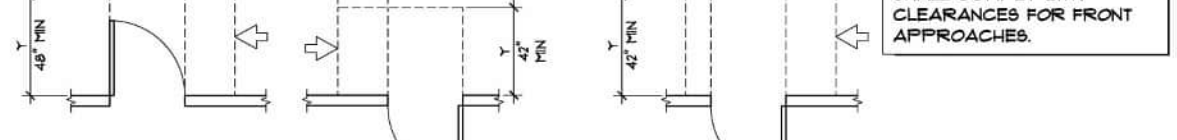


A HINGE SIDE APPROACHES



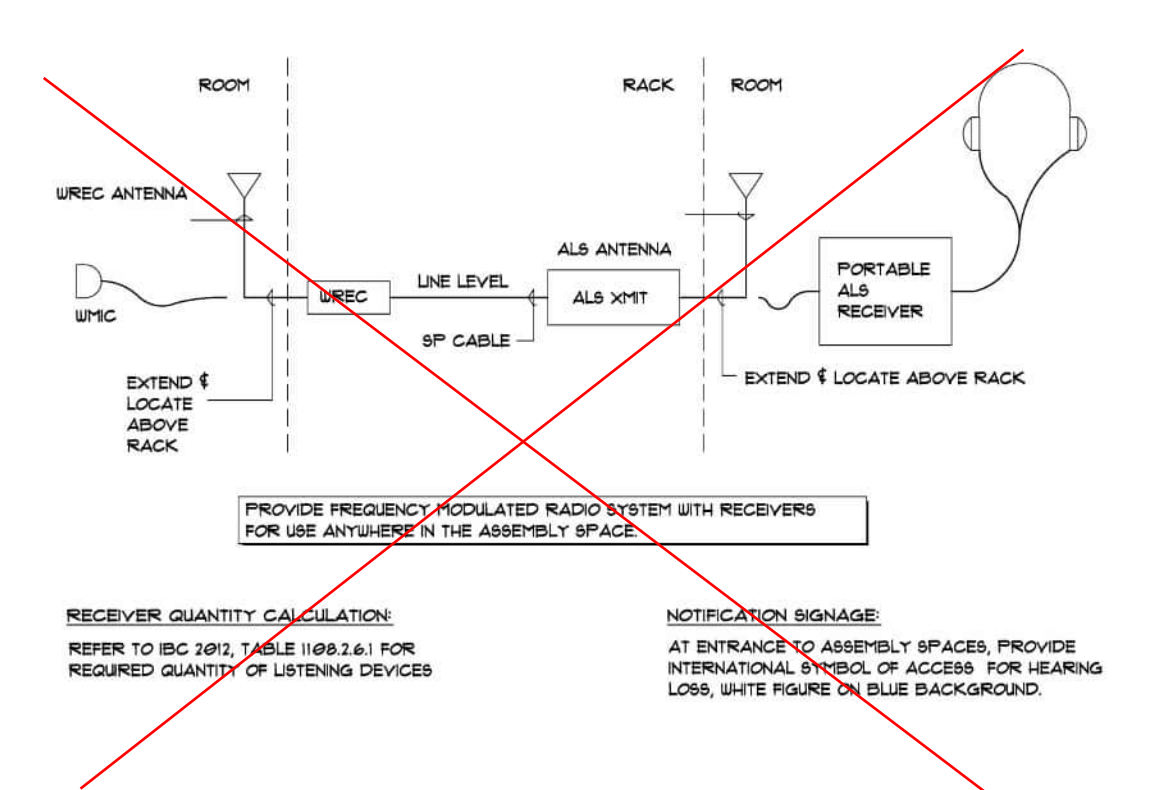
B FRONT APPROACHES

5 DOOR CLEARANCE REQUIREMENTS
3/8" = 1'-0"

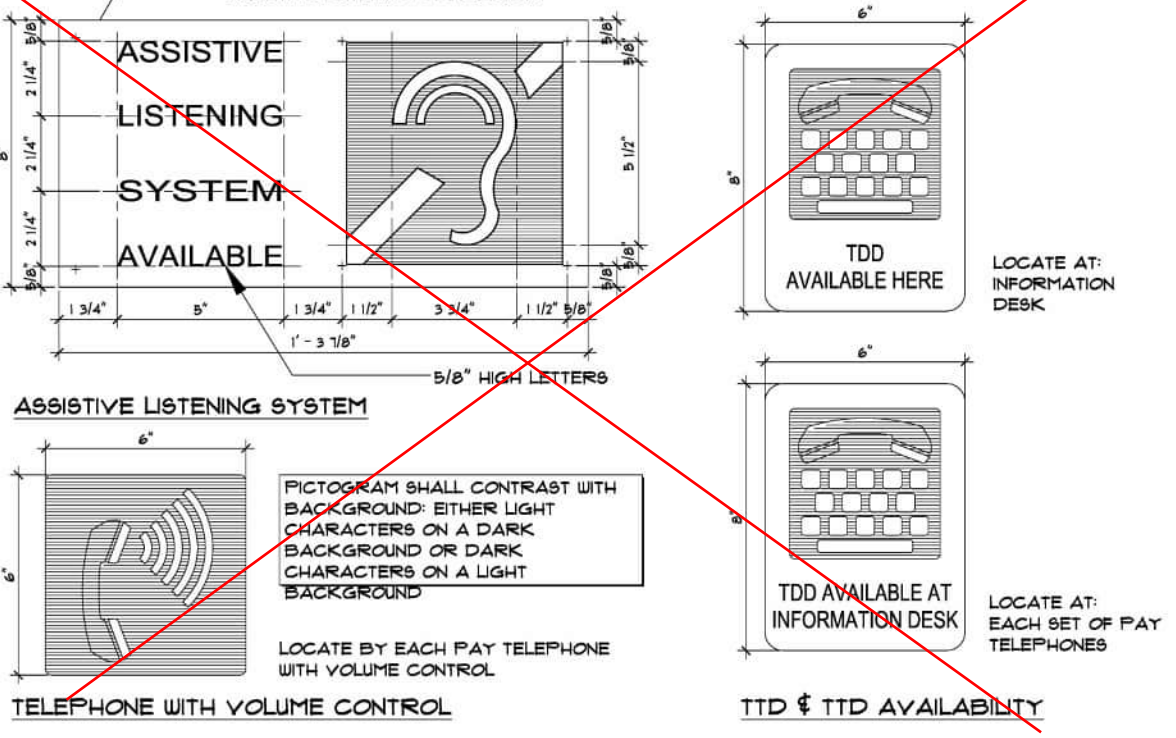


C LATCH SIDE APPROACHES

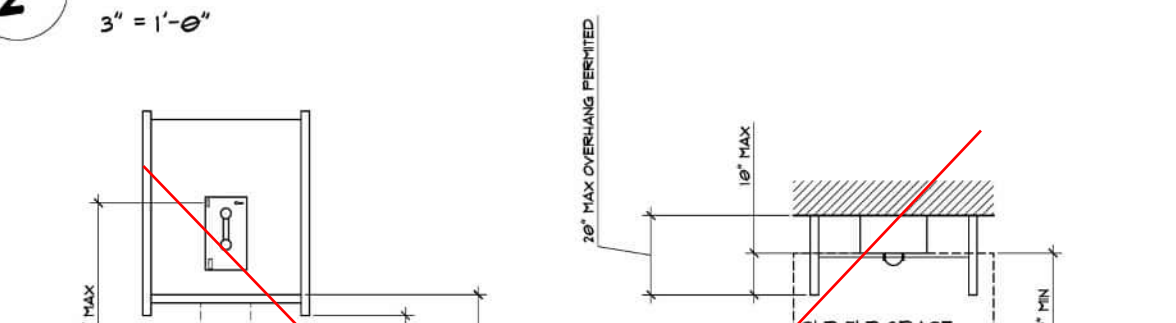
4 DOOR APPROACH REQUIREMENTS
3/16" = 1'-0"



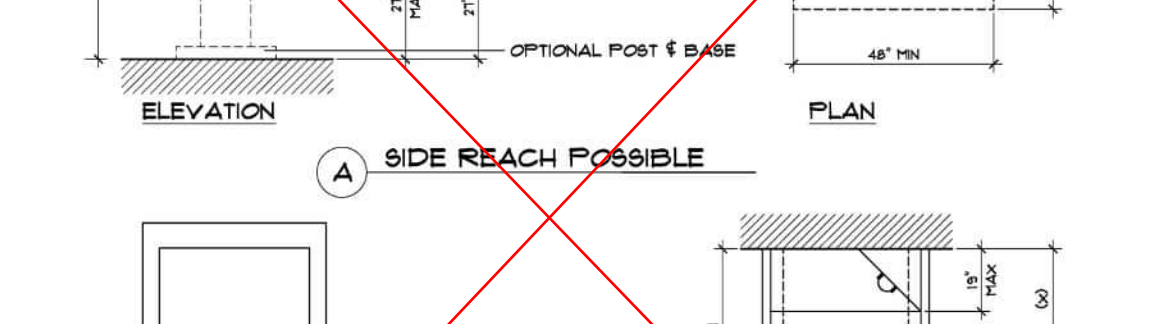
3 ASSISTIVE LISTENING SYSTEM
NTS



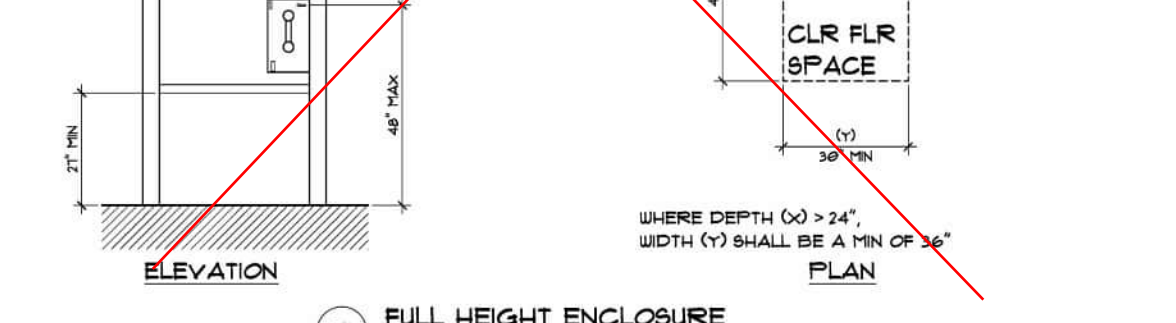
A ASSISTIVE LISTENING SYSTEM



B SIGNAGE
3" = 1'-0"



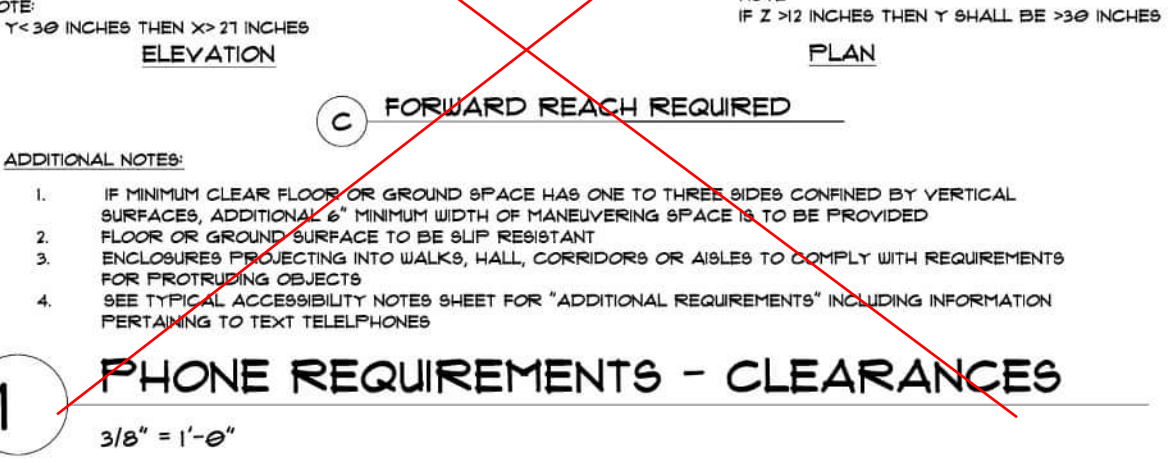
A SIDE REACH POSSIBLE



B FULL HEIGHT ENCLOSURE



C FORWARD REACH REQUIRED



1 PHONE REQUIREMENTS - CLEARANCES
3/8" = 1'-0"



WYNKOOP ARCHITECTURE
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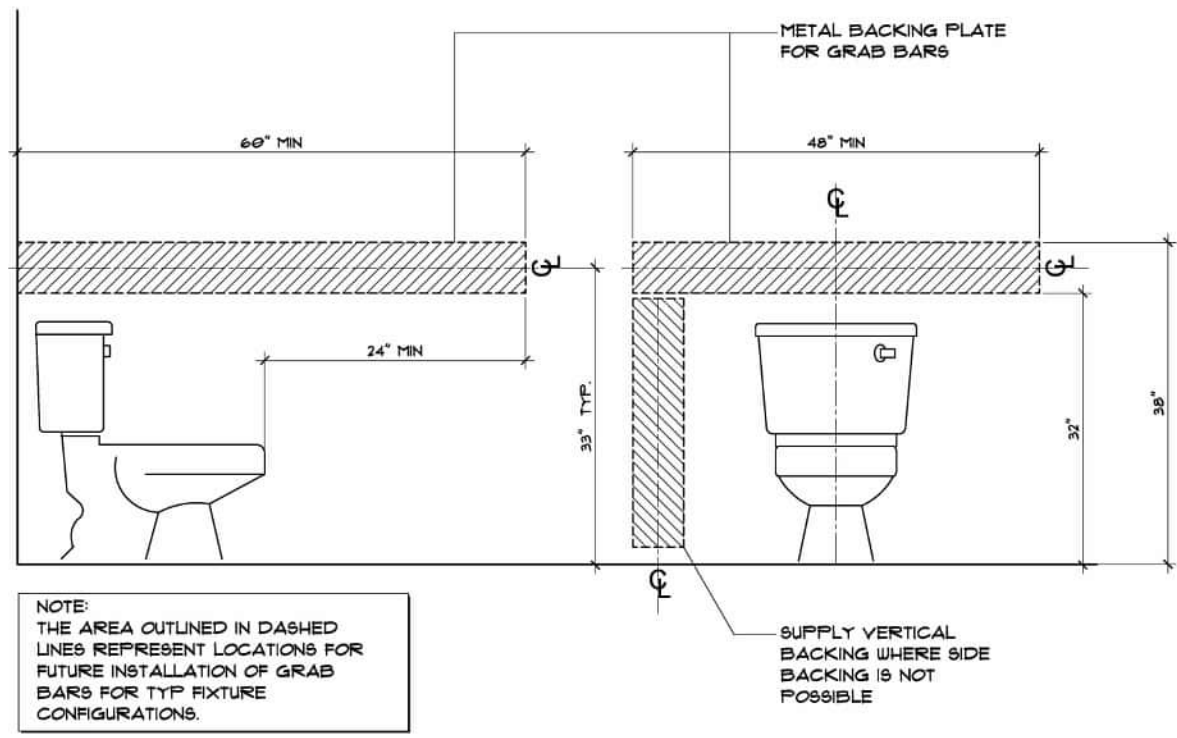
795 BROADWAY
ACCESSIBILITY DETAILS 1 / 5
9-22-2025
CBC 11B-1



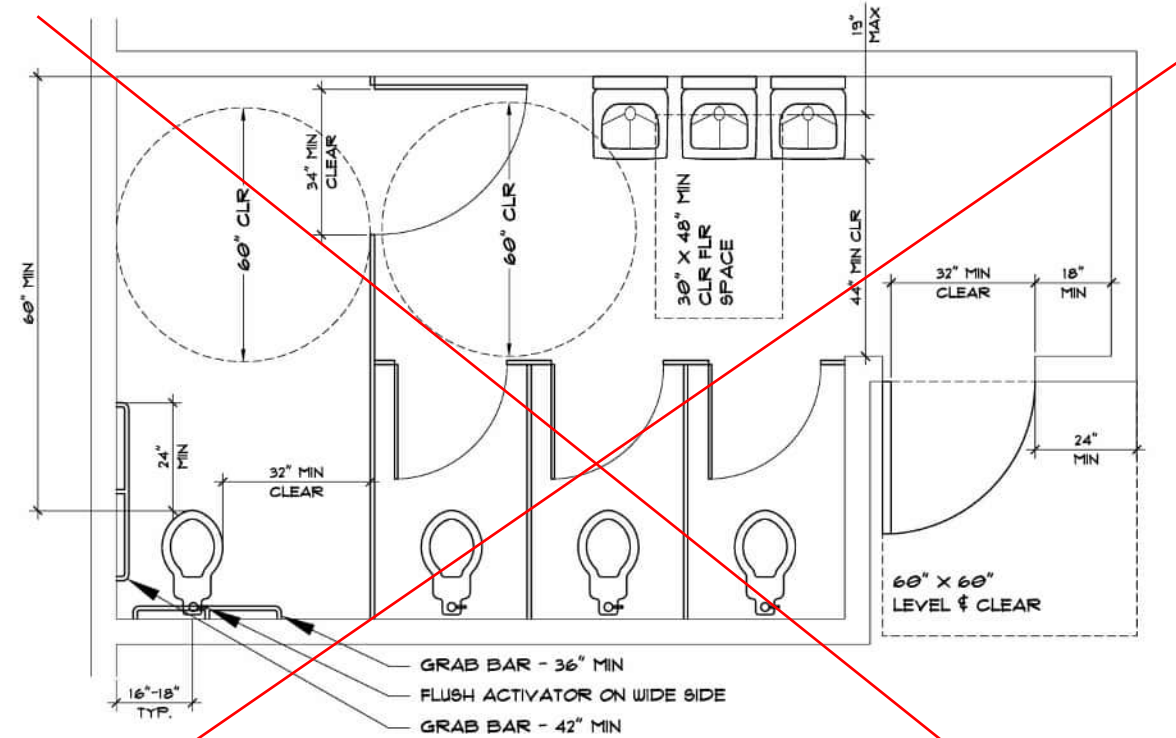
WYNKOOP ARCHITECTURE
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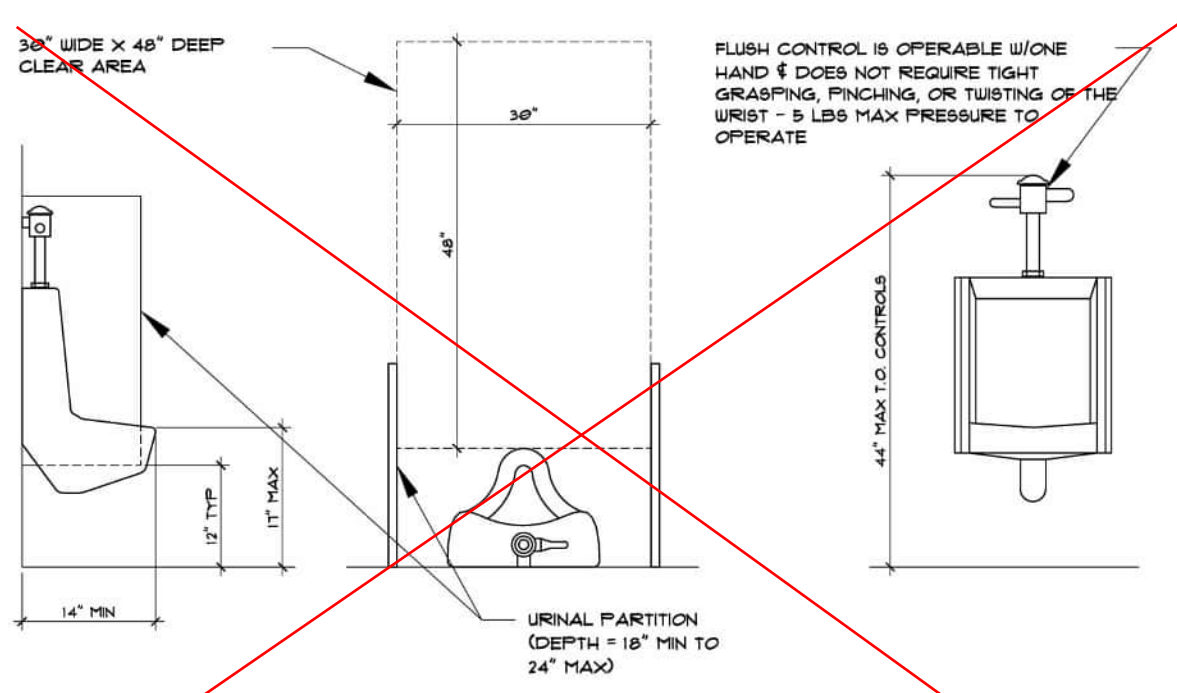
795 BROADWAY
ACCESSIBILITY DETAILS 2 / 5
9-22-2025
CBC 11B-2



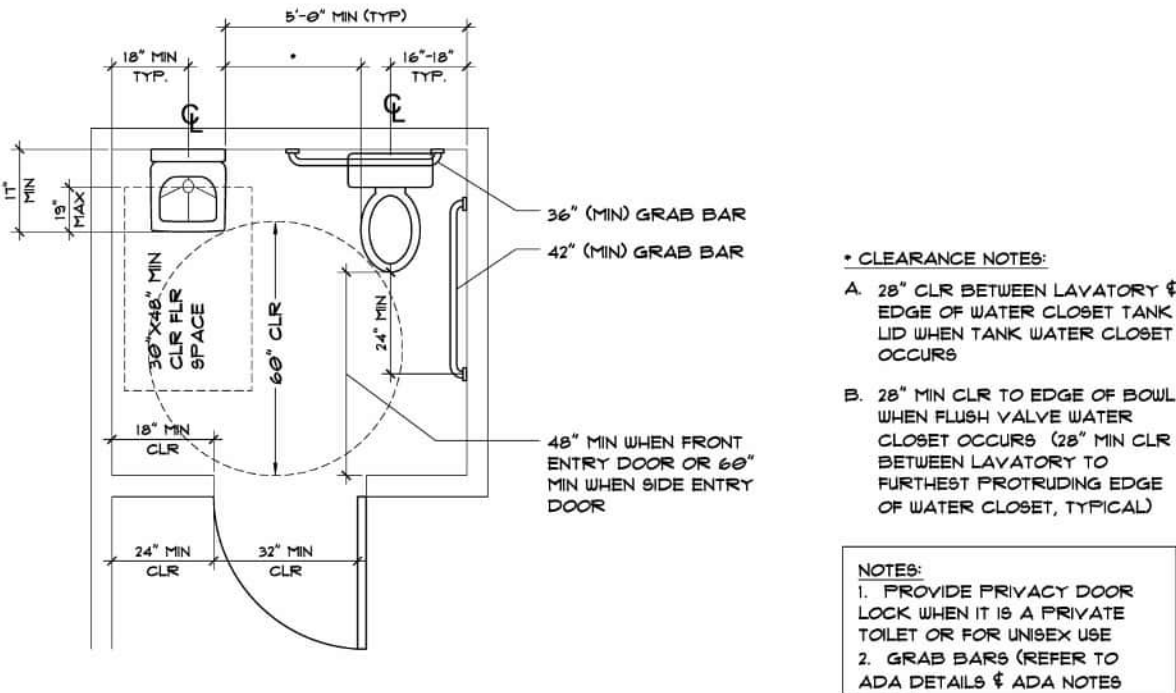
8 GRAB BAR BACKING
3/4" = 1'-0"



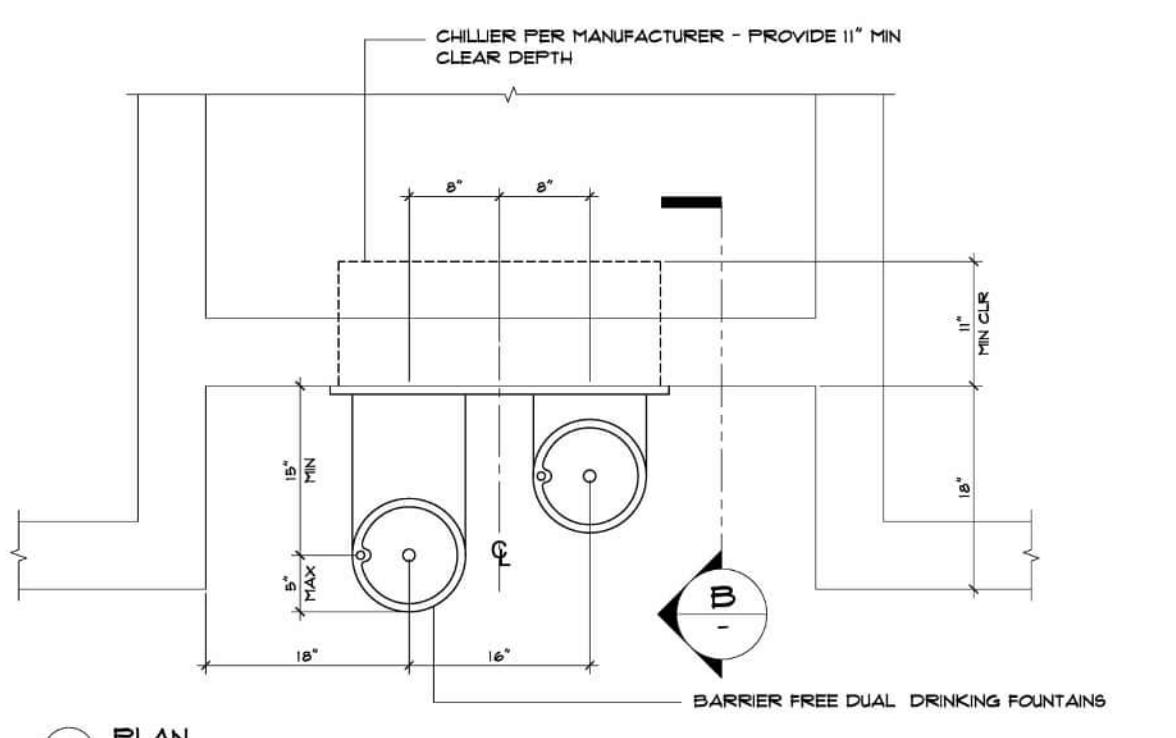
6 MULTIPLE ACCOMMODATION TOILET
3/8" = 1'-0"



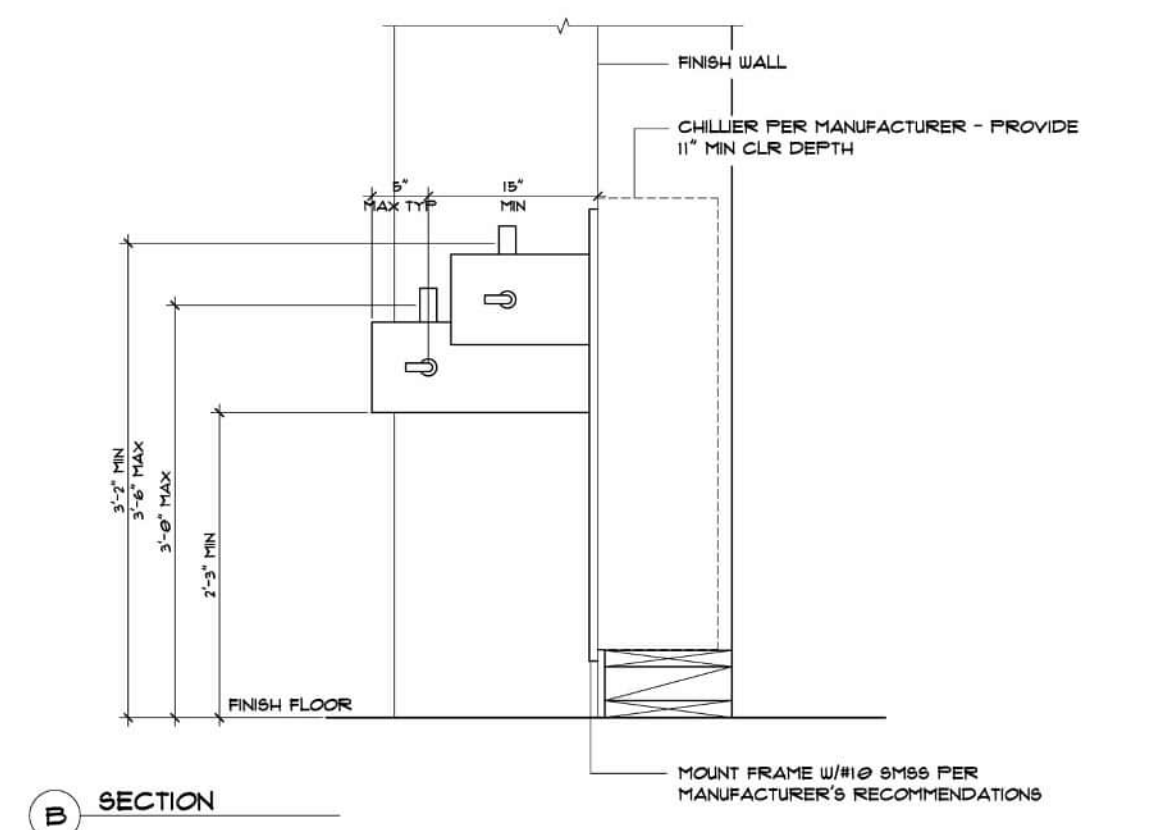
7 URINAL REQUIREMENTS
3/8" = 1'-0"



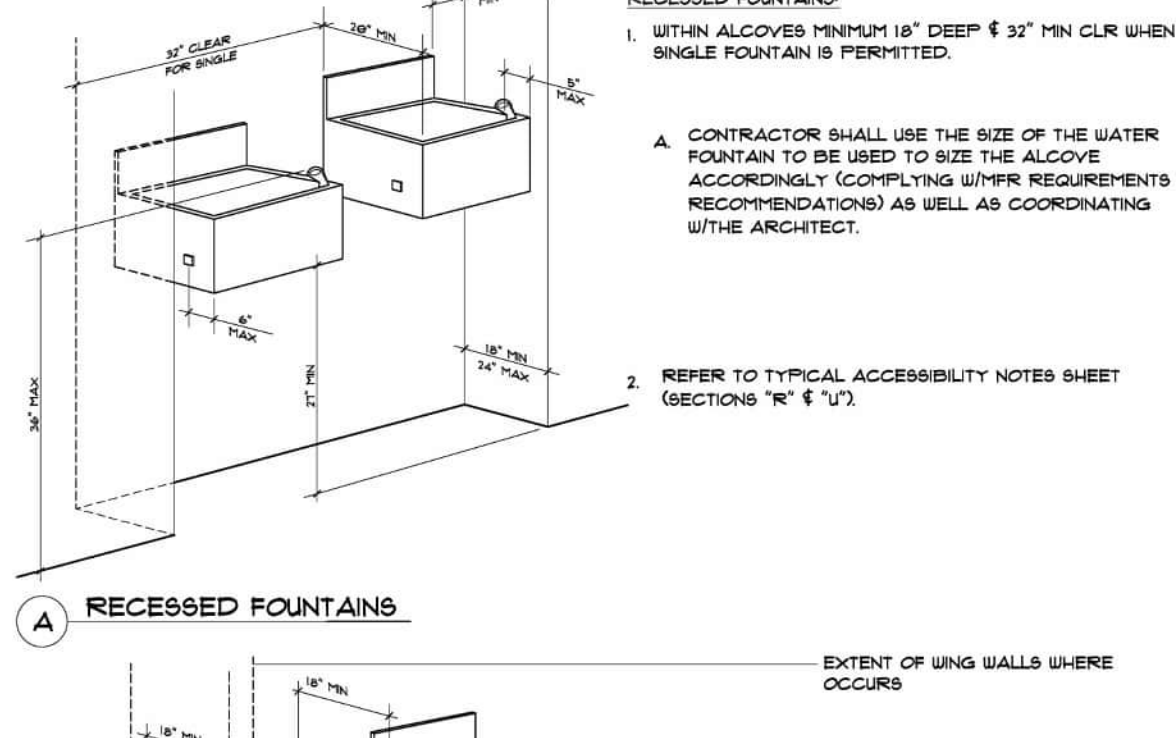
5 SINGLE ACCOMMODATION TOILET
3/8" = 1'-0"



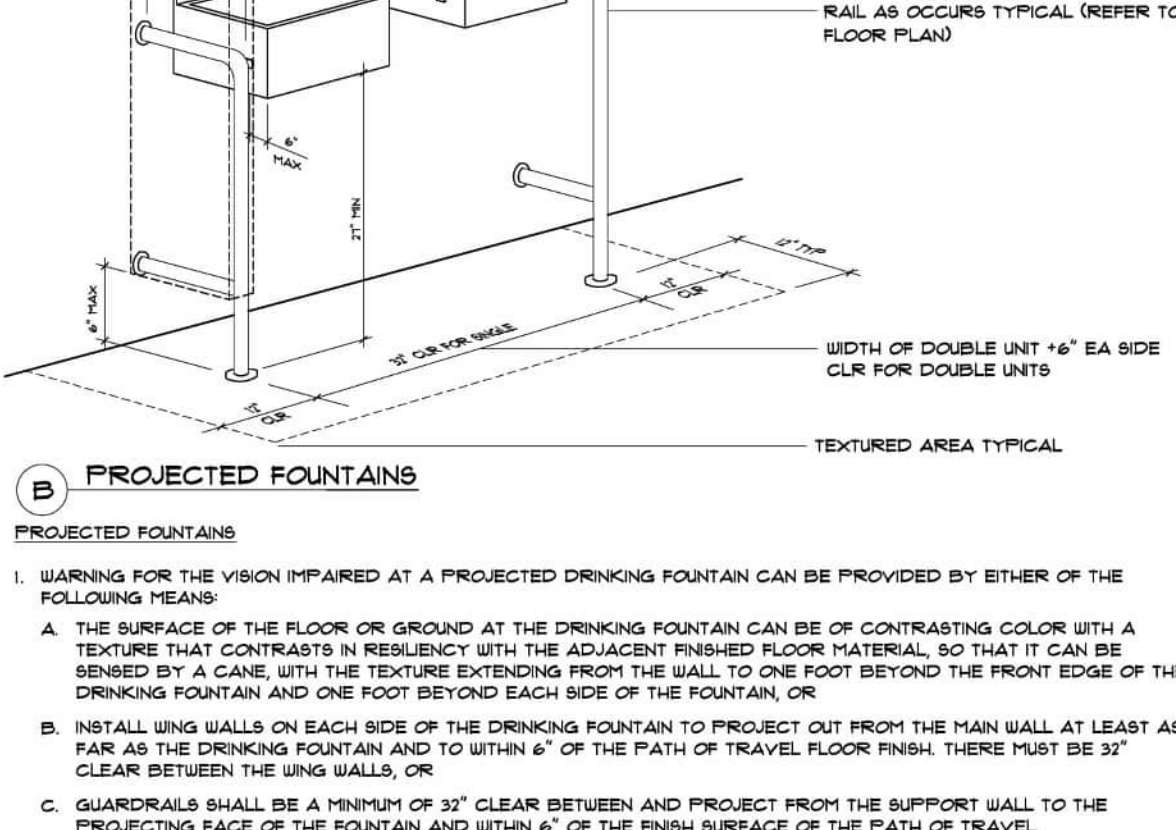
3 WATER FOUNTAIN REQUIREMENTS
1" = 1'-0"



3 WATER FOUNTAIN REQUIREMENTS
1" = 1'-0"

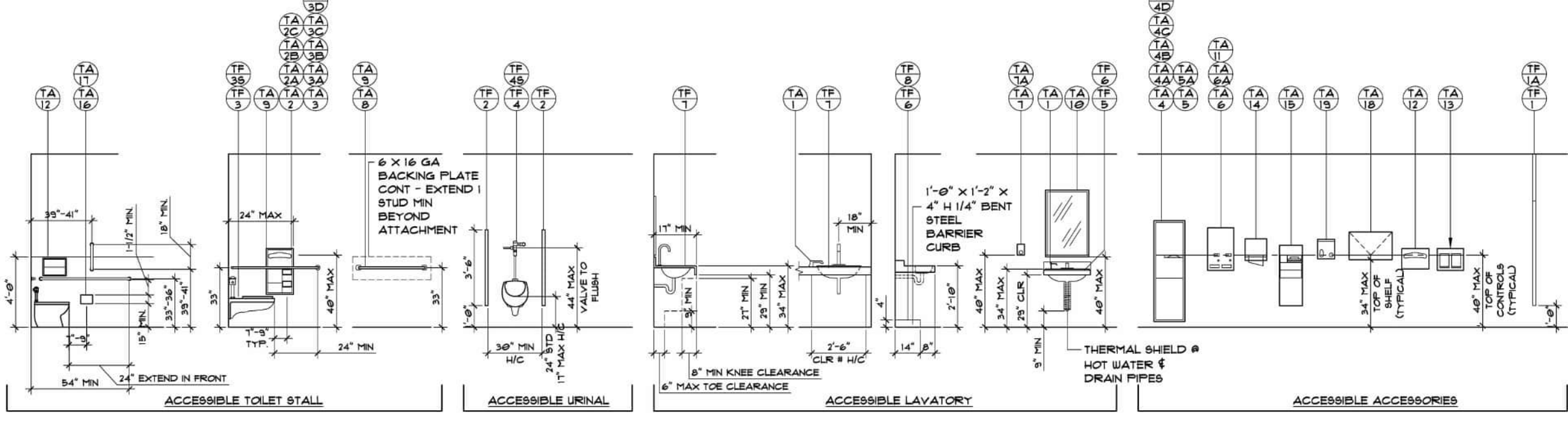


2 WATER FOUNTAIN REQUIREMENTS
NTS

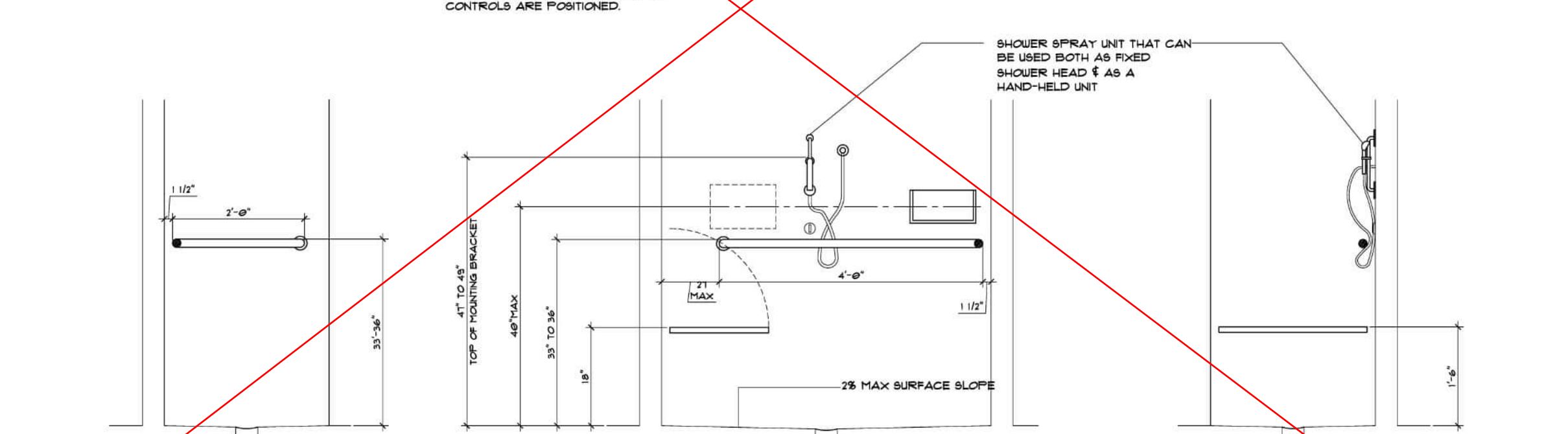
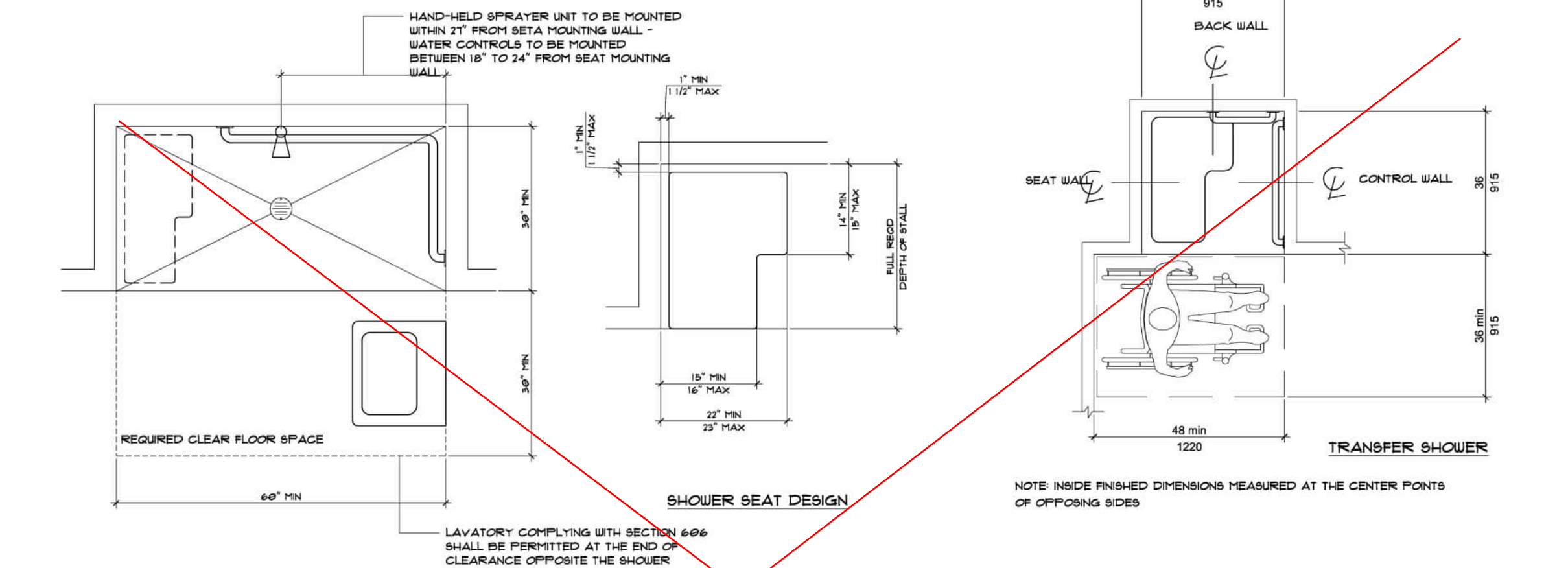


2 WATER FOUNTAIN REQUIREMENTS
NTS

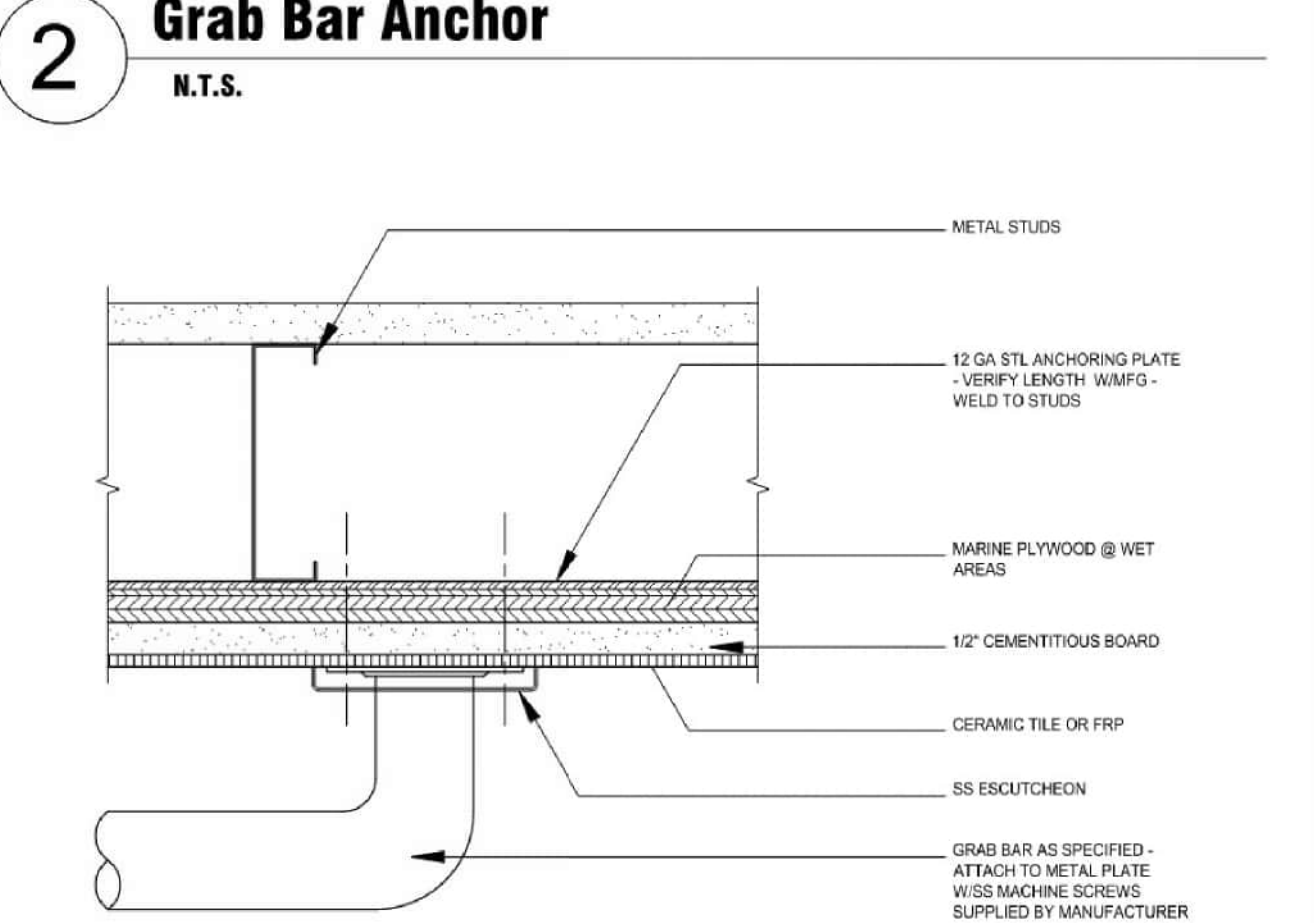
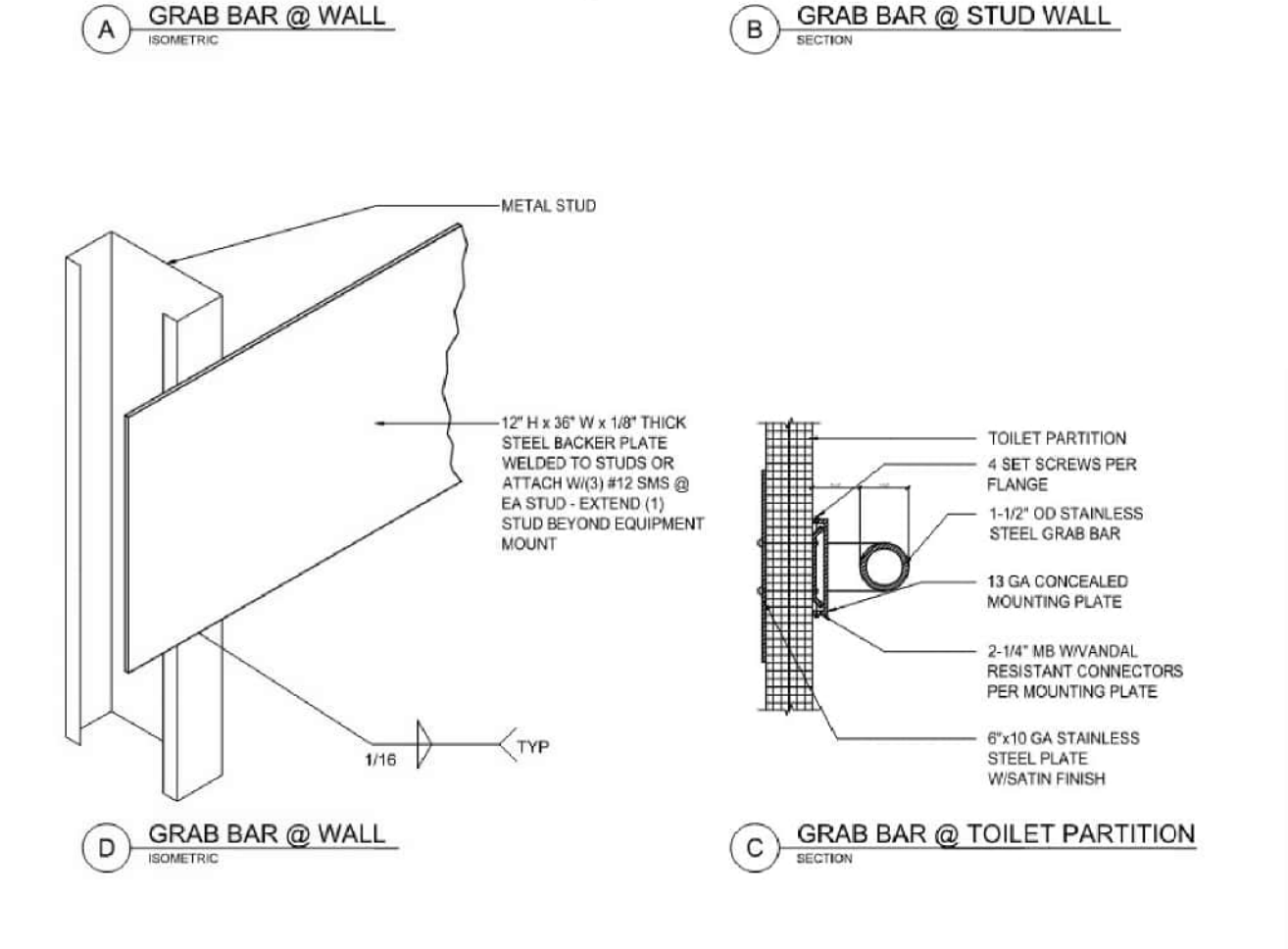
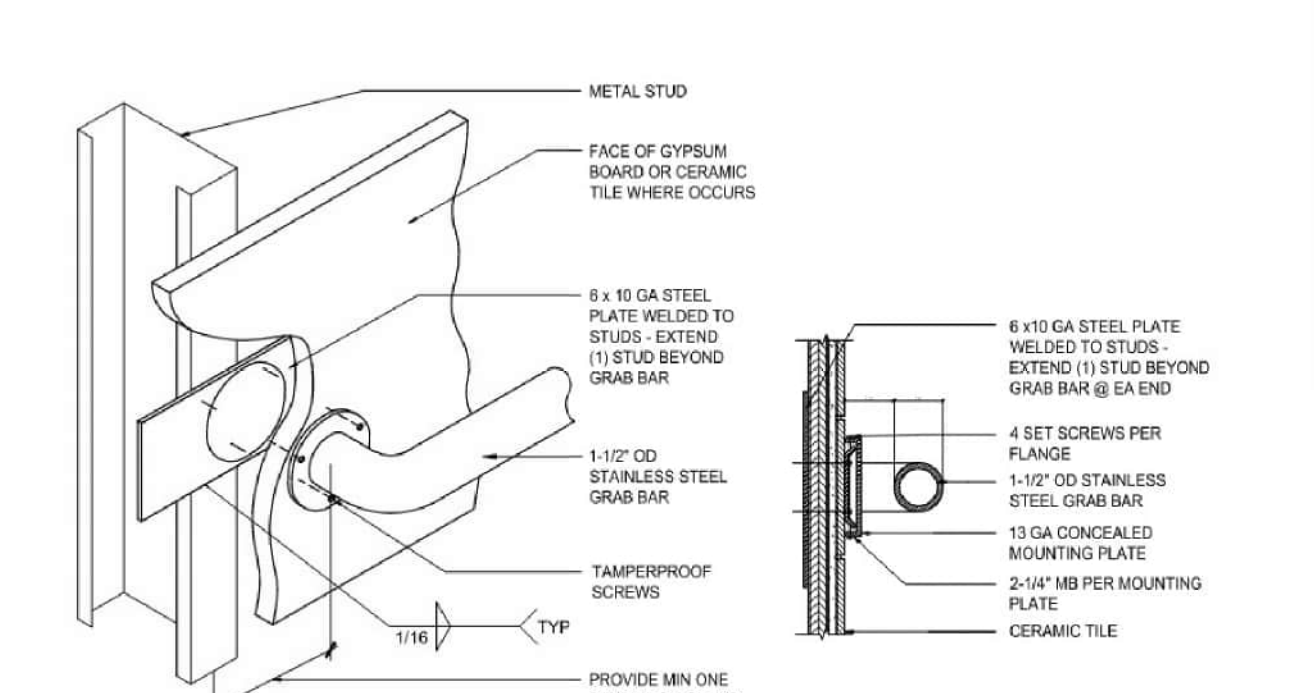
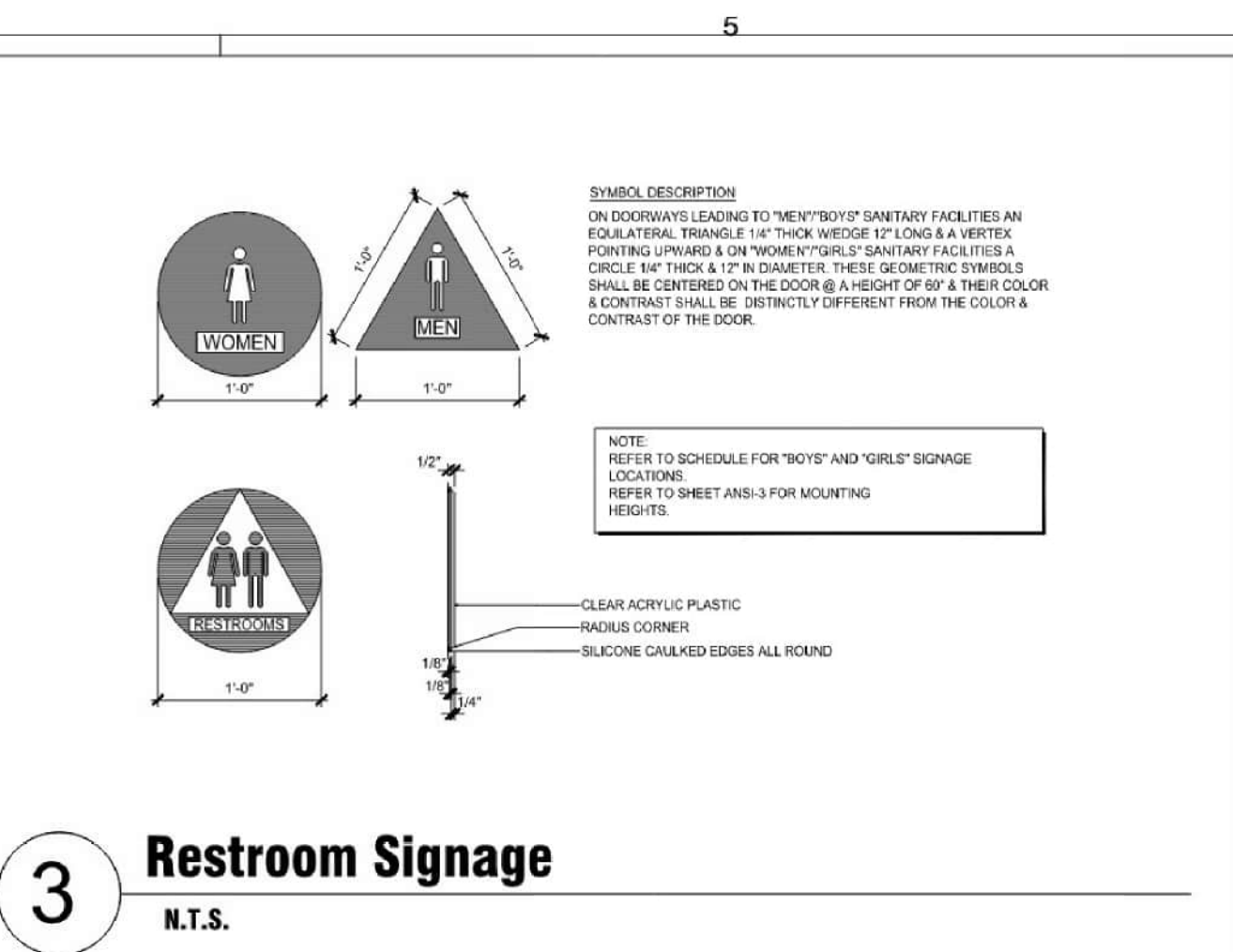
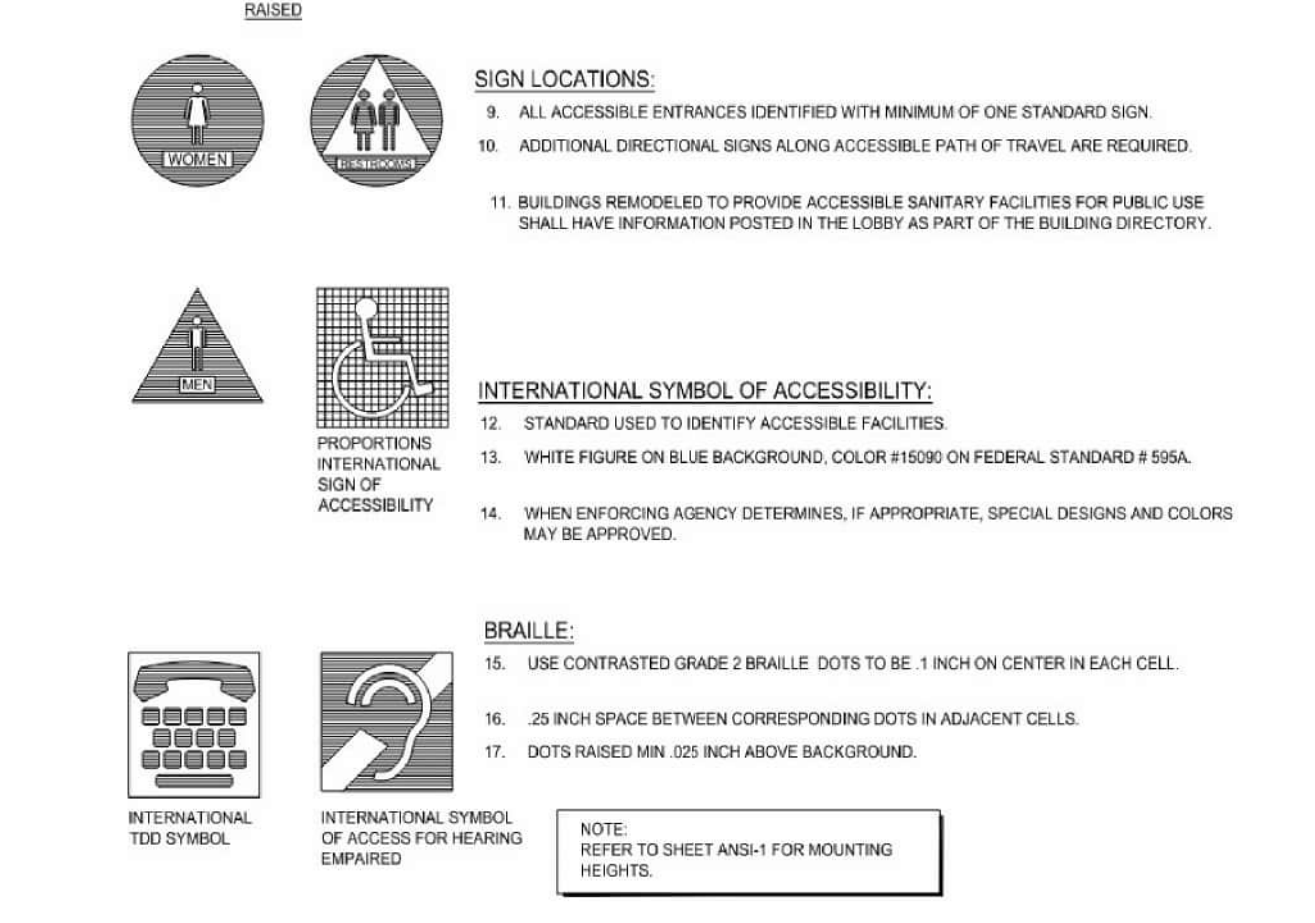
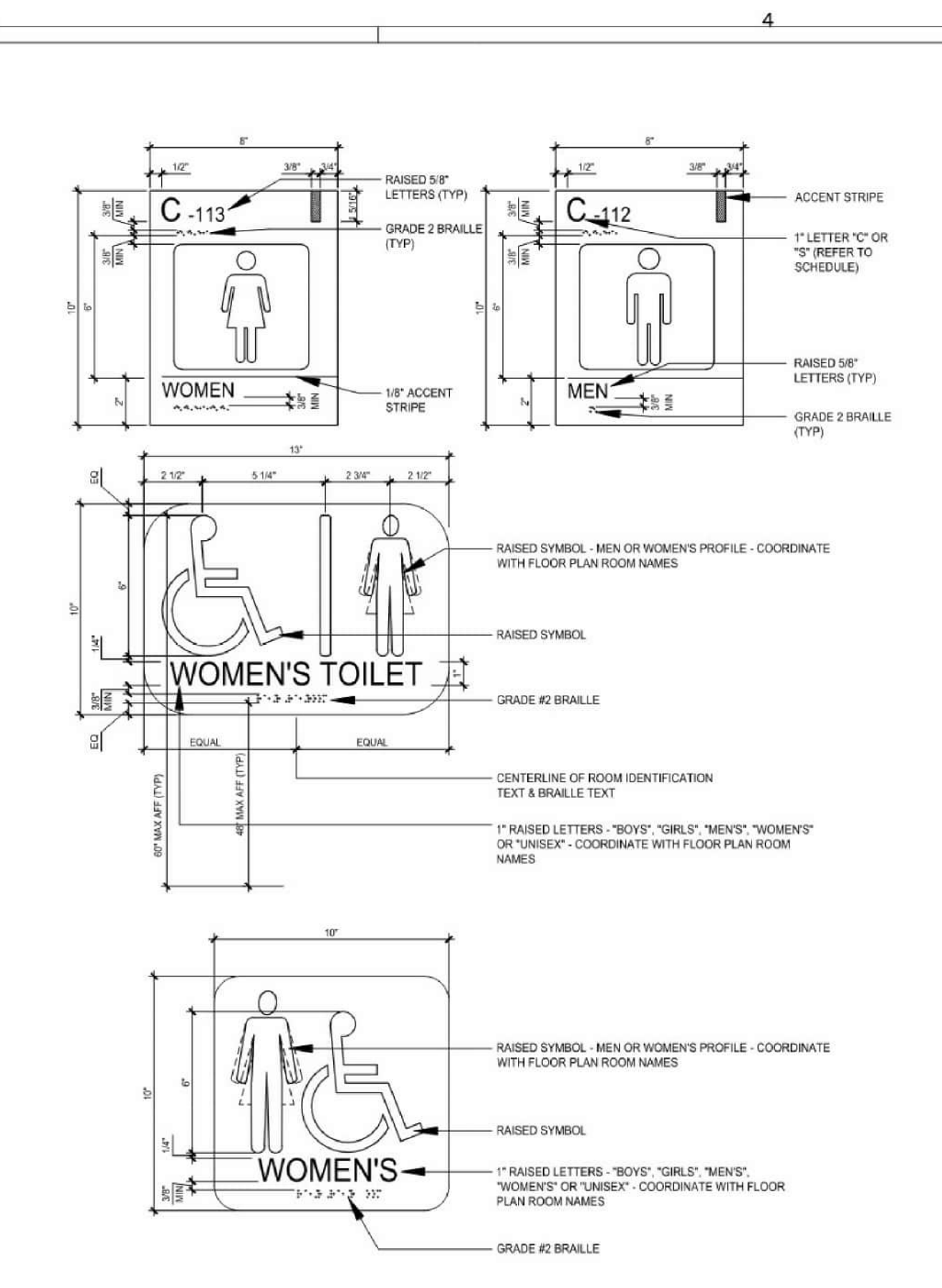
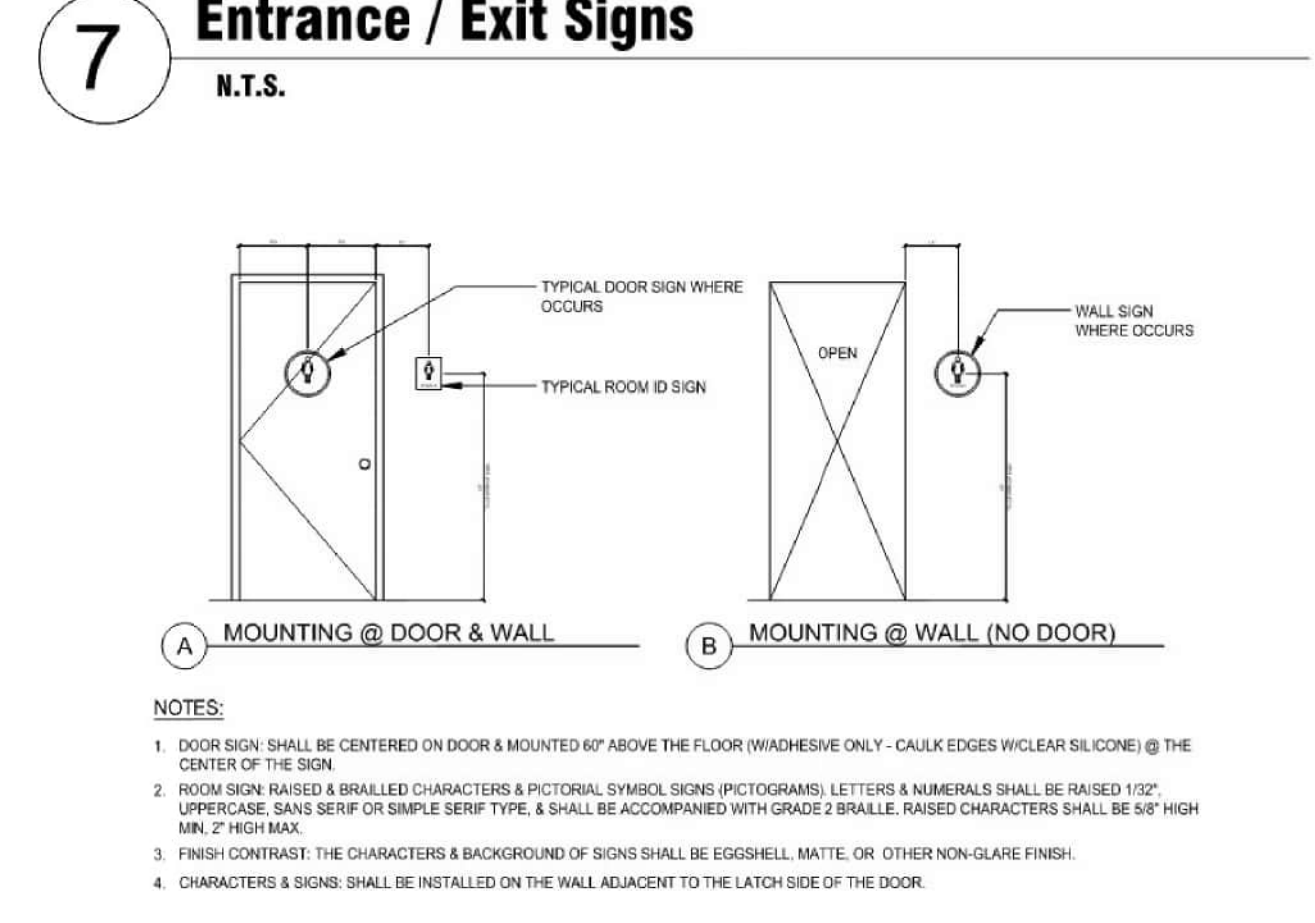
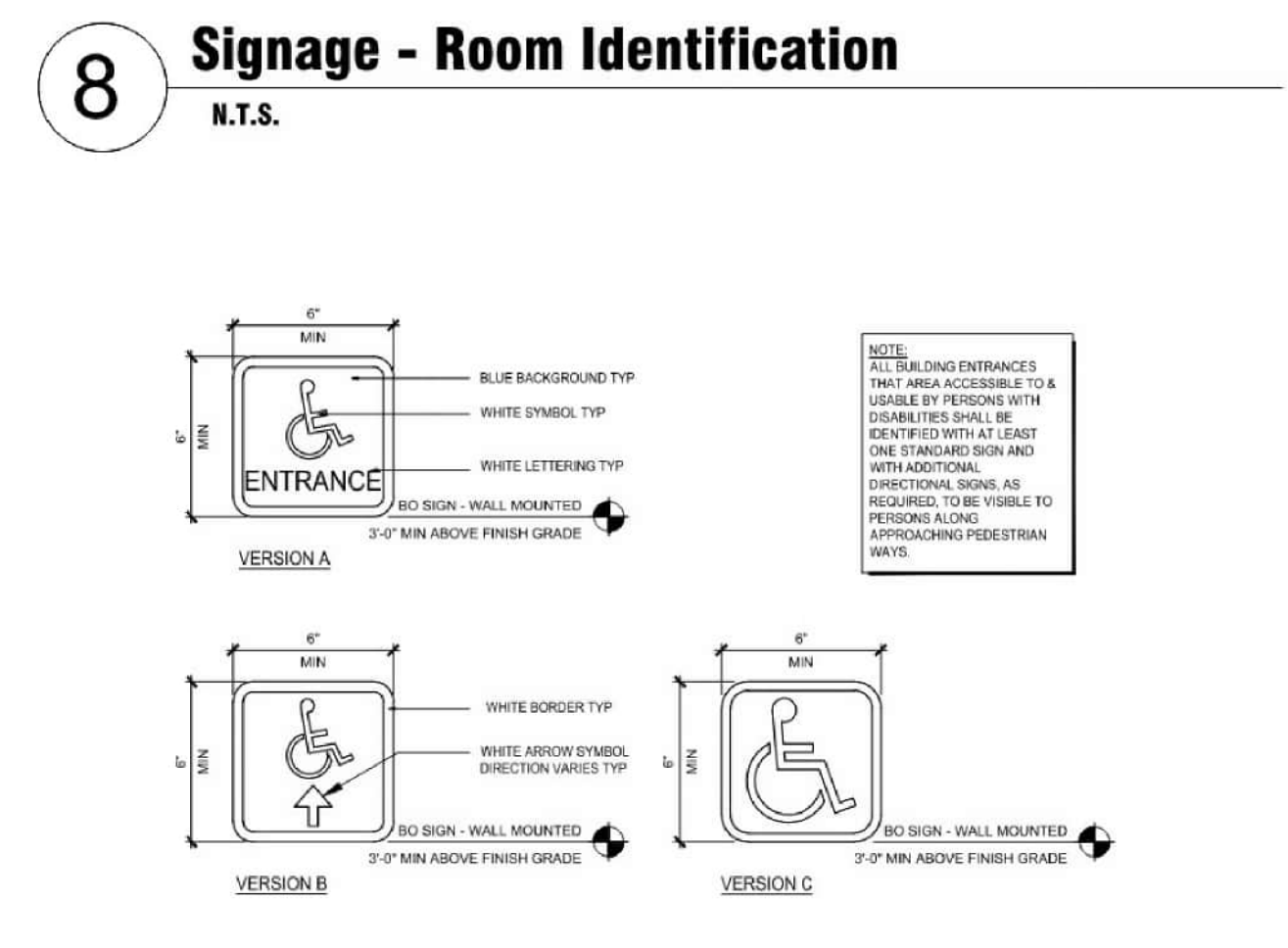
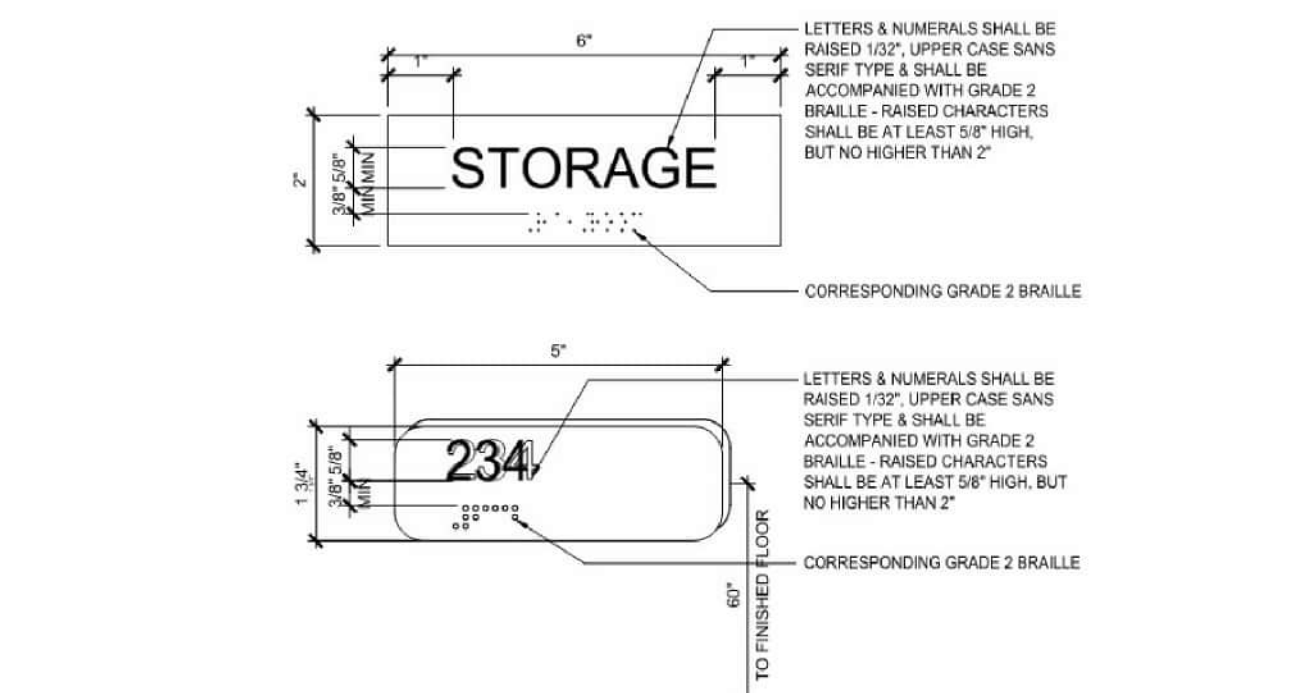
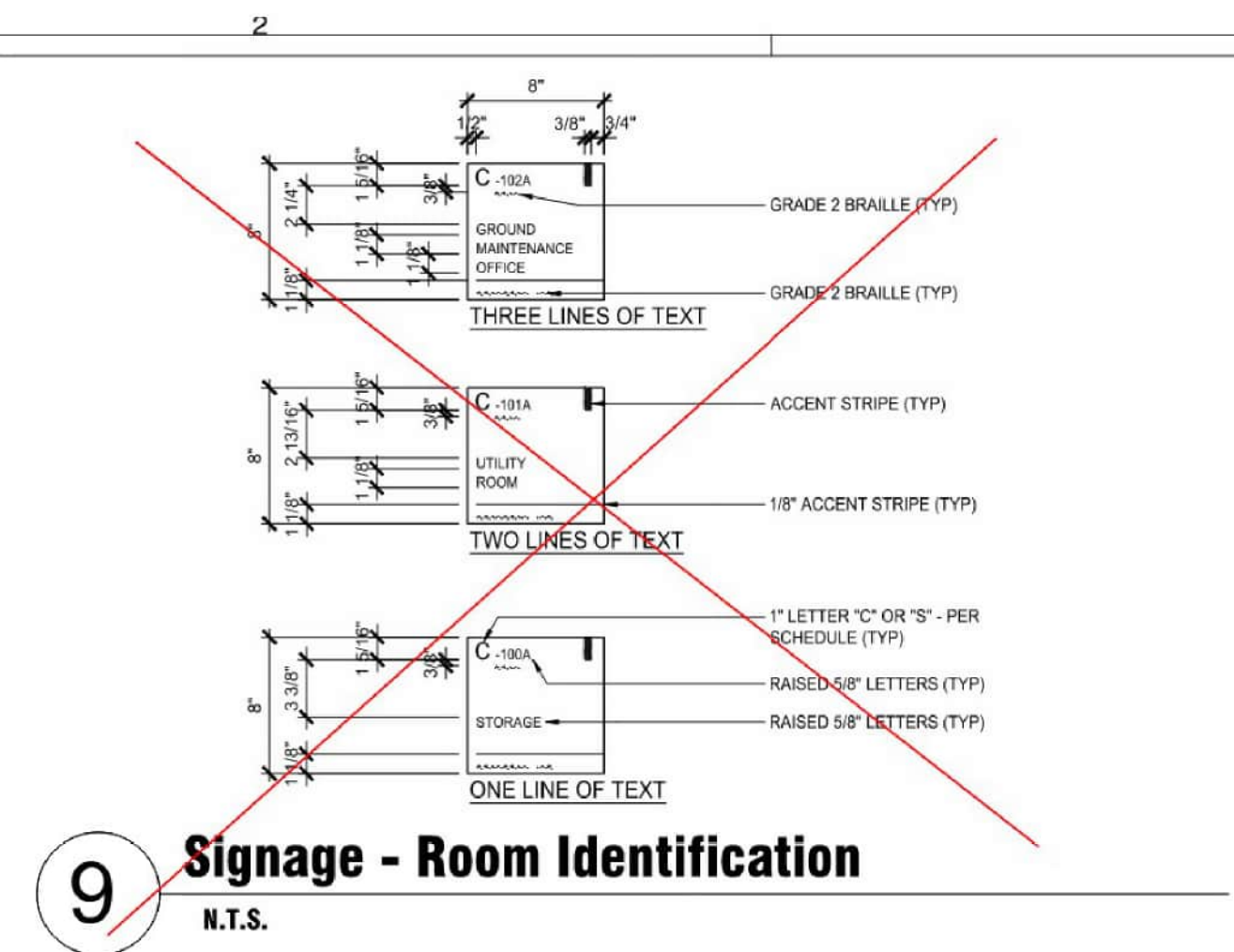
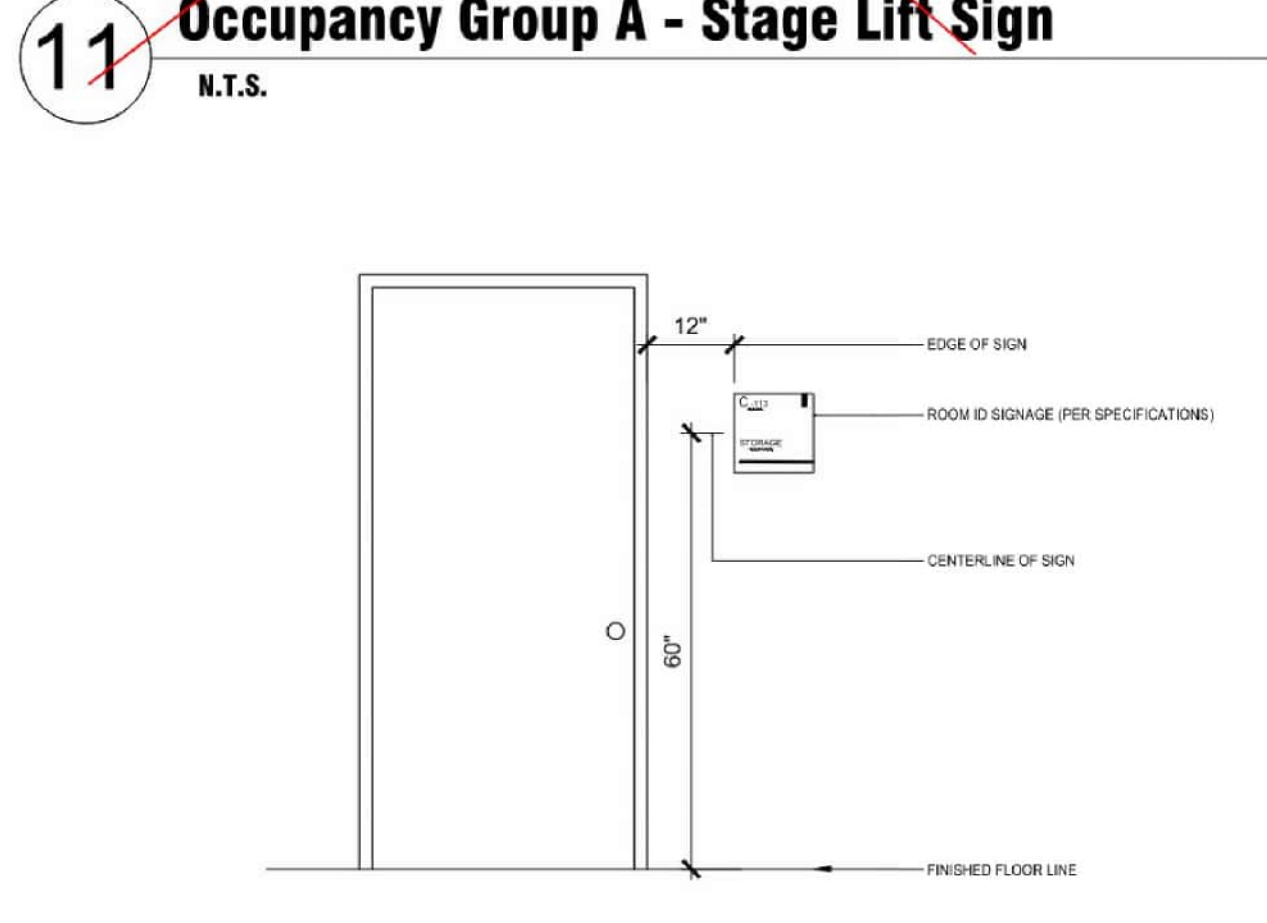
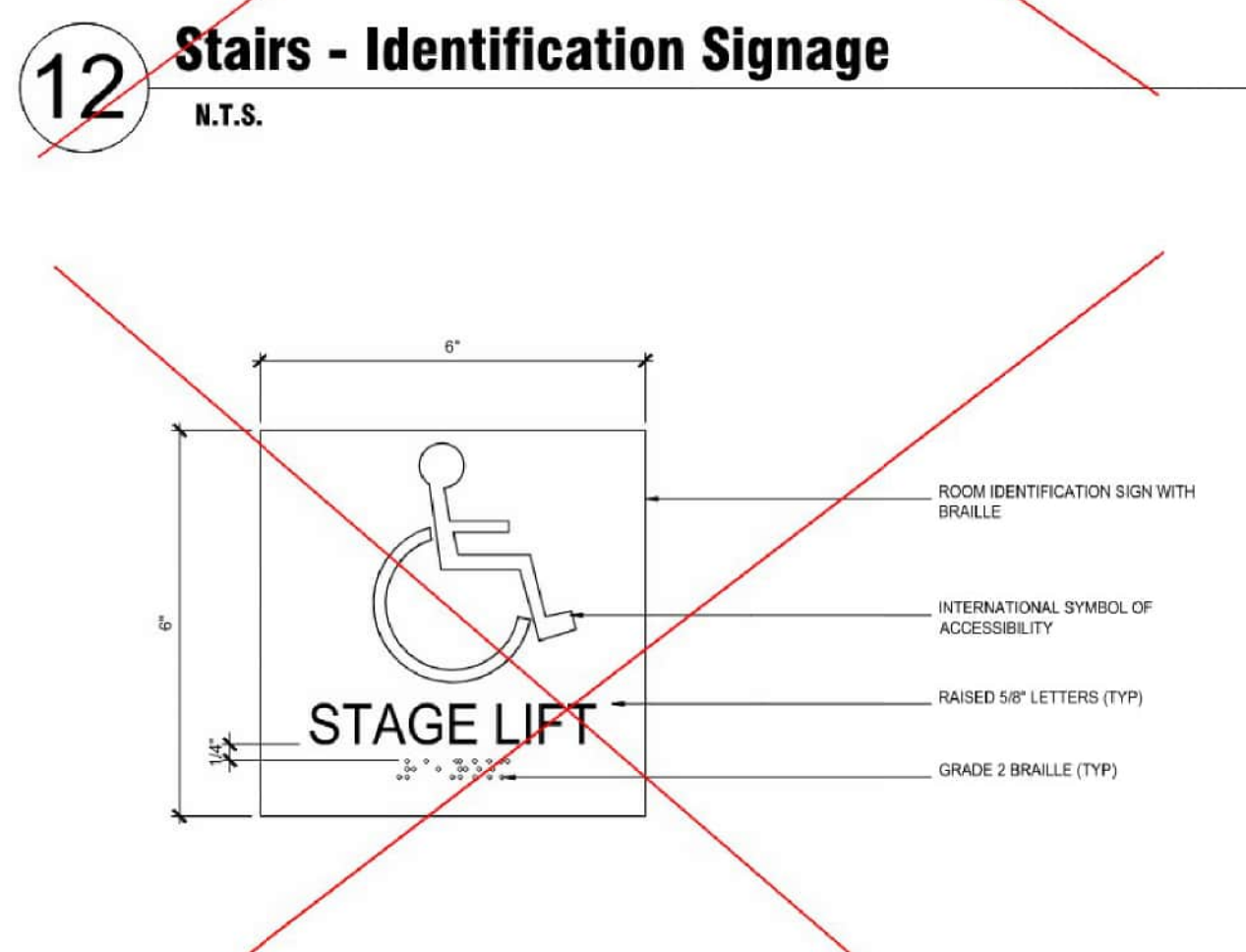
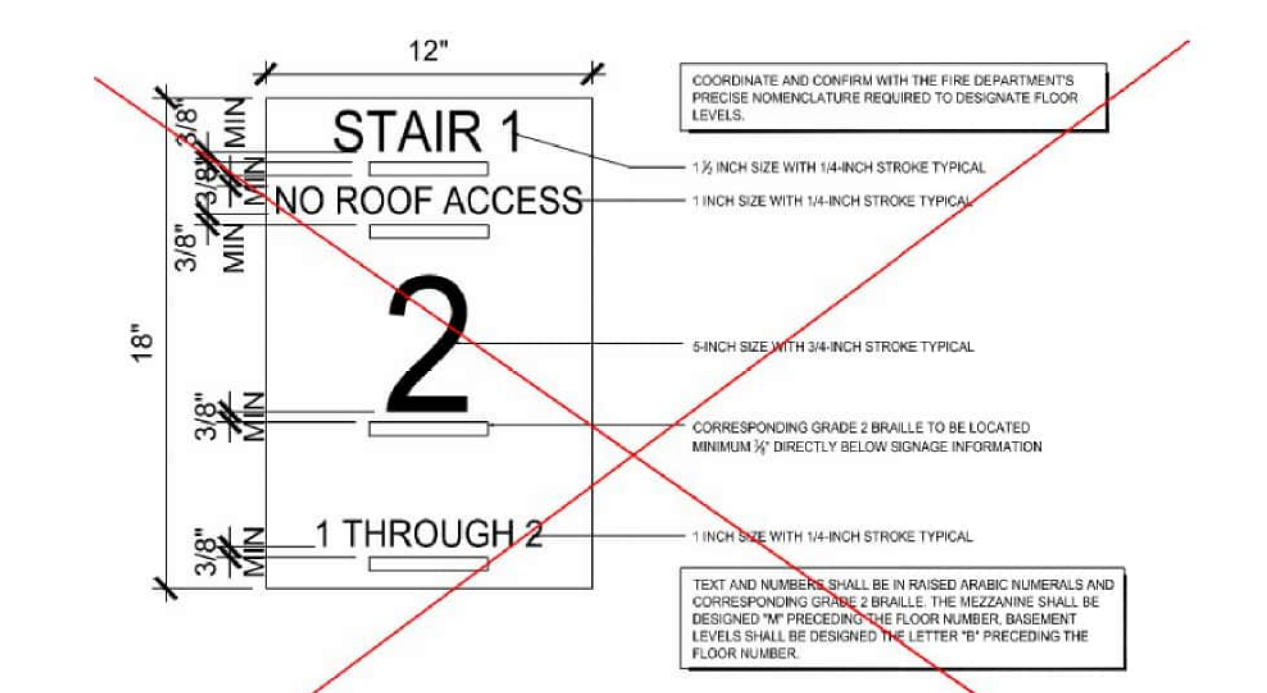
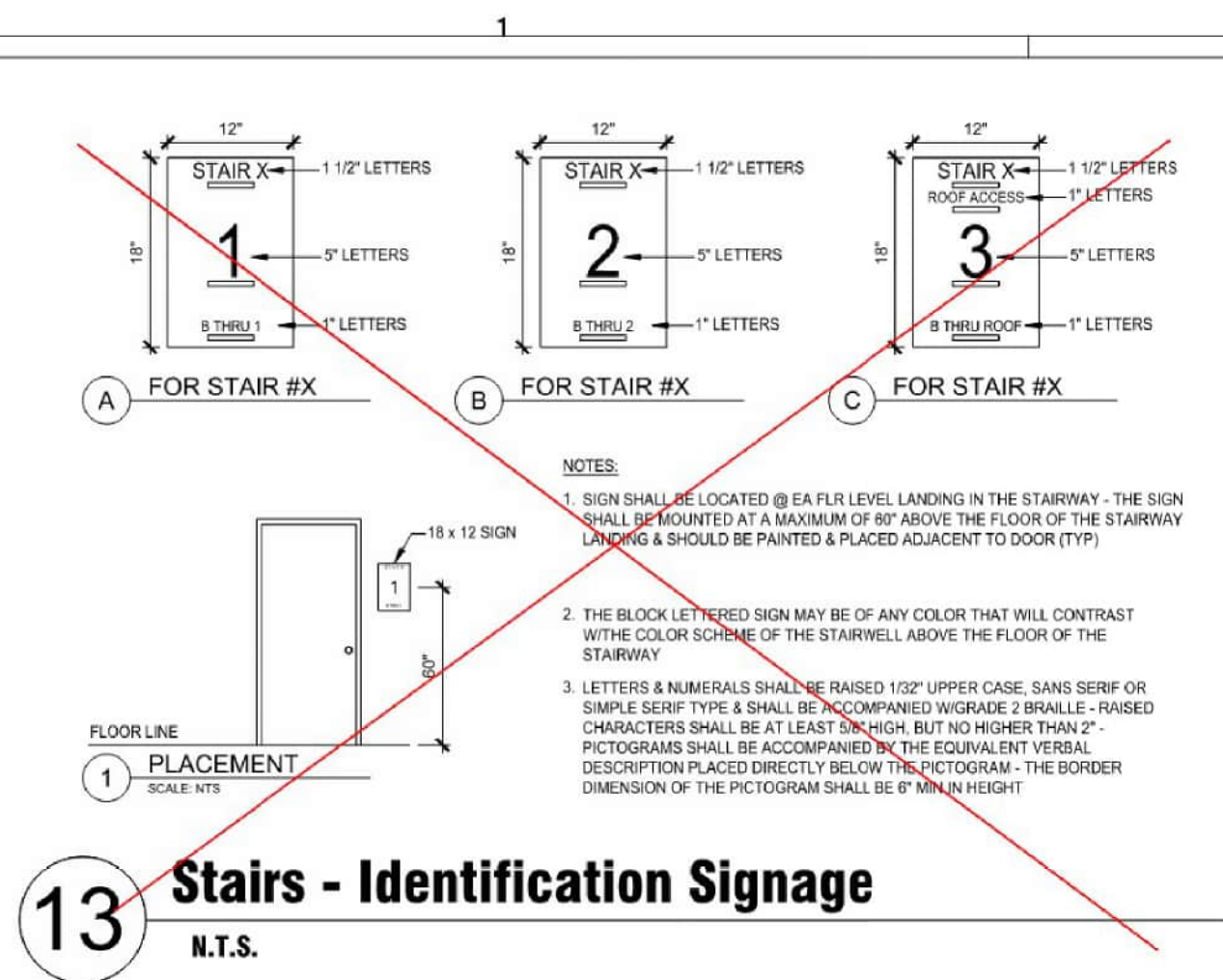
- TOILET ACCESSORIES (TA)**
- TA 1 SOAP DISPENSER (S 822)
 - TA 2 RECESSED TOILET SEAT COVER DISPENSER & ROLL TOILET TISSUE DISPENSER (S 3414)
 - TA 3 PARTITION MOUNTED 1/2 FOR HC (S 3417) (ONE SIDE FLUSH)
 - TA 4 1/2 MOUNTED ON TOILET PARTITION (S 3417)
 - TA 5 1/2 SURFACE MOUNTED ABOVE (S 3415)
 - TA 6 RECESSED TOILET SEAT COVER DISPENSER, NAPKIN DISPOSAL & TOILET TISSUE DISPENSER (S 3514)
 - TA 7 PARTITION MOUNTED (ONE SIDE FLUSH) 1/3 FOR USE IN HC COMPARTMENT (S 3513)
 - TA 8 1/3 MOUNTED ON TOILET PARTITION (S 3513)
 - TA 9 SURFACE MOUNTED 1/3 (S 3513)
 - TA 10 SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER (S 3588)
 - TA 11 RECESSED PAPER TOWEL DISPENSER & (2 GAL) WASTE RECEPTACLE (S 3544)
 - TA 12 RECESSED WASTE RECEPTACLE (2 GAL) (S 3644)
 - TA 13 FULLY OR PARTIALLY RECESSED PAPER TOWEL DISPENSER & (2 GAL) WASTE RECEPTACLE (S 3590)
 - TA 14 FULLY RECESSED WASTE RECEPTACLE (S 361)
 - TA 15 FULLY RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE (S 3693)
 - TA 16 RECESSED PAPER TOWEL DISPENSER (S 362)
 - TA 17 SURFACE MOUNTED PAPER TOWEL DISPENSER & (2 GAL) WASTE RECEPTACLE (S 3544 W/SKIRT)
 - TA 18 RECESSED COMBINATION SANITARY NAPKIN & TAMPON VENDOR (S1861 X 25 CENTERLINE)
 - TA 19 SURFACE MOUNTED 7/16 ABOVE (S1698 X 25 CENTERLINE)
 - TA 20 SURFACE MOUNTED 7/16 ABOVE (S 326)
 - TA 21 SURFACE MOUNTED 7/16 ABOVE (S 4112)
 - TA 22 GRAB BAR MOUNTING
 - TA 23 TOILET GRAB BAR (36" X 54") (S 5837)
 - TA 24 MIRROR WITH 3" DEEP SHELF (S 732)
 - TA 25 SURFACE MOUNTED CONDOM VENDOR (S 2801)
 - TA 26 SANITARY NAPKIN DISPOSAL (S 254)
 - TA 27 SURFACE MOUNTED PAPER TOWEL DISPENSER (S 4262)
 - TA 28 SURFACE MTD (2 GAL) WASTE RECEPTACLE (S 275)
 - TA 29 RECESSED TOILET TISSUE DISPENSER (-)
- TOILET FIXTURES (TF)**
- TF 1 STANDARD CEILING HUNG TOILET PARTITION (S1660 A)
 - TF 2 HEAVY DUTY CEILING HUNG TOILET PARTITION (S1660 B)
 - TF 3 WALL HUNG URINAL DIVIDER (S1660 C) MAX DEPTH 24"
 - TF 4 WALL HUNG WATER CLOSET
 - TF 5 WALL HUNG WATER CLOSET, STAINLESS STEEL
 - TF 6 WALL HUNG URINAL
 - TF 7 WALL HUNG URINAL, STAINLESS STEEL
 - TF 8 WALL HUNG LAVATORY
 - TF 9 WALL HUNG LAVATORY, STAINLESS STEEL
 - TF 10 COUNTER TOP LAVATORY
 - TF 11 WALL HUNG LAVATORY W/STAINLESS STEEL SHELF & BENT STEEL BARRIER CURB ATTACHED TO FLOOR
 - TF 12 NOT USED
 - TF 13 NOT USED
 - TF 14 NOT USED
 - TF 15 NOT USED
- MISCELLANEOUS FIXTURES (MF)**
- MF 1 NOT USED
 - MF 2 NOT USED
 - MF 3 NOT USED



4 RESTROOM FIXTURE MOUNTING HEIGHTS



1 SHOWER REQUIREMENTS
3" = 1'-0"



WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP
P.O. BOX 3846 CARMEL, CA
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EMAIL: eric@wynkoop.design

DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



195 BROADWAY

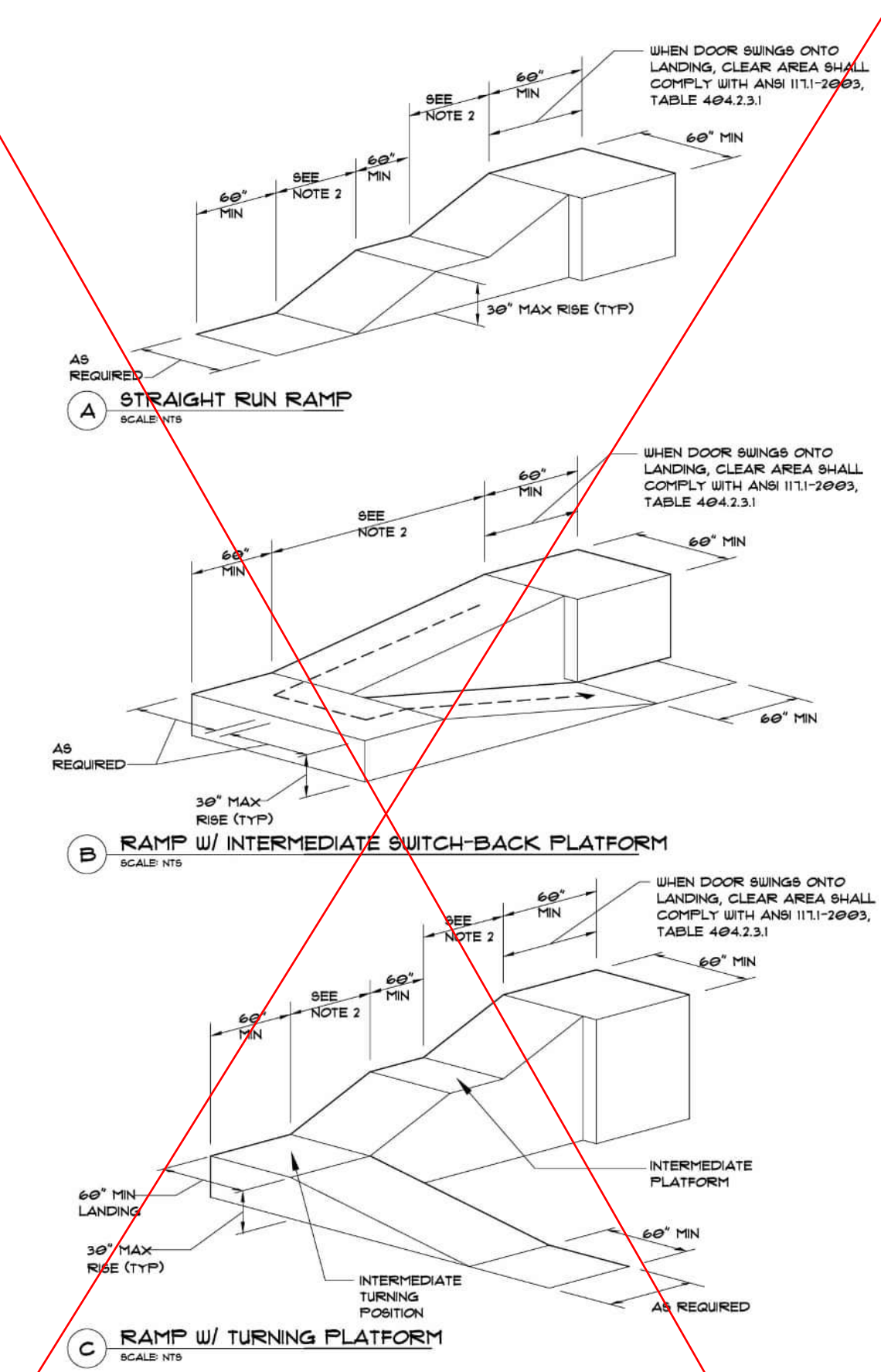
ACCESSIBILITY
DETAILS 3/5

9-22-2025

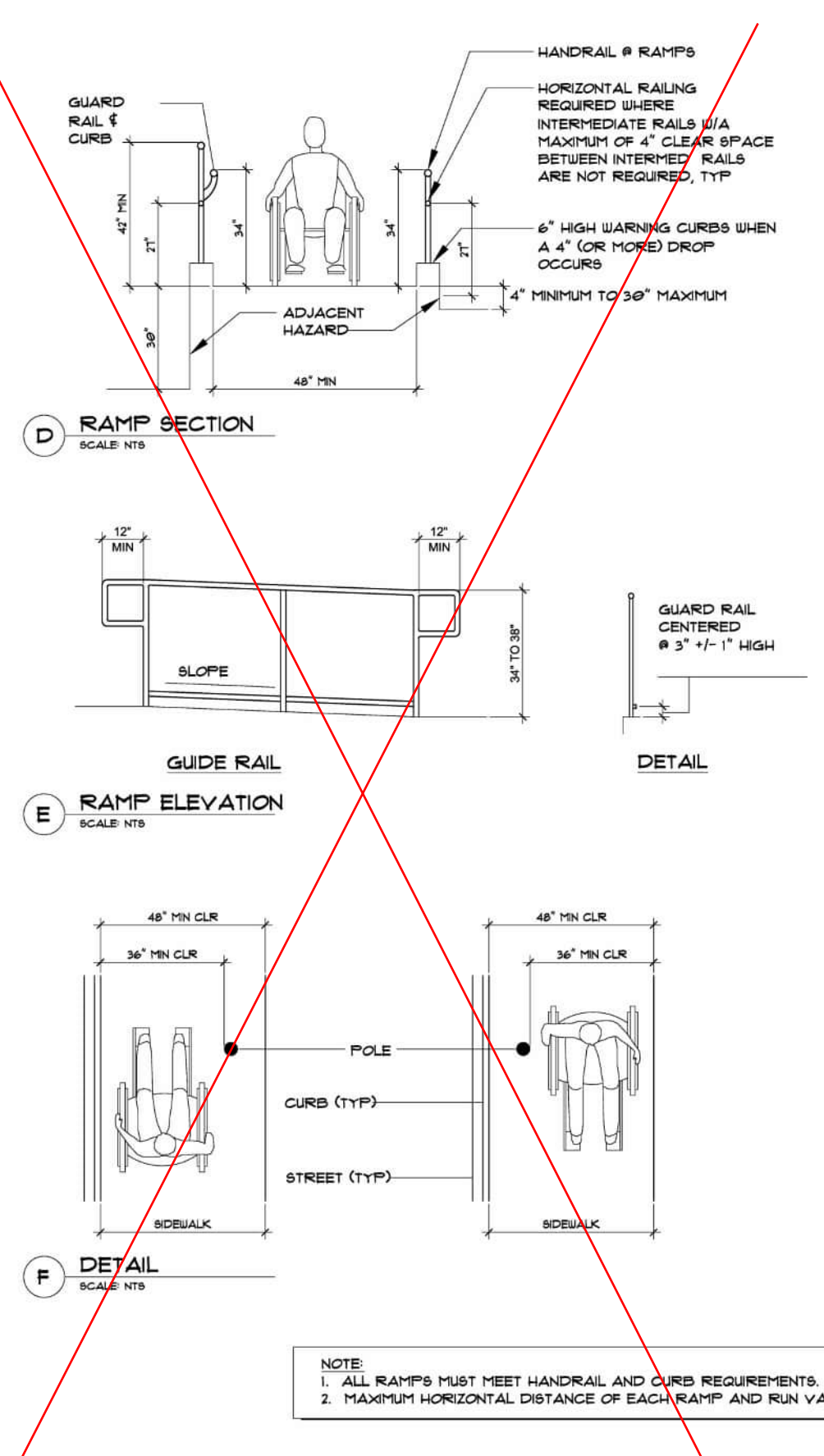
CBC 11B-3



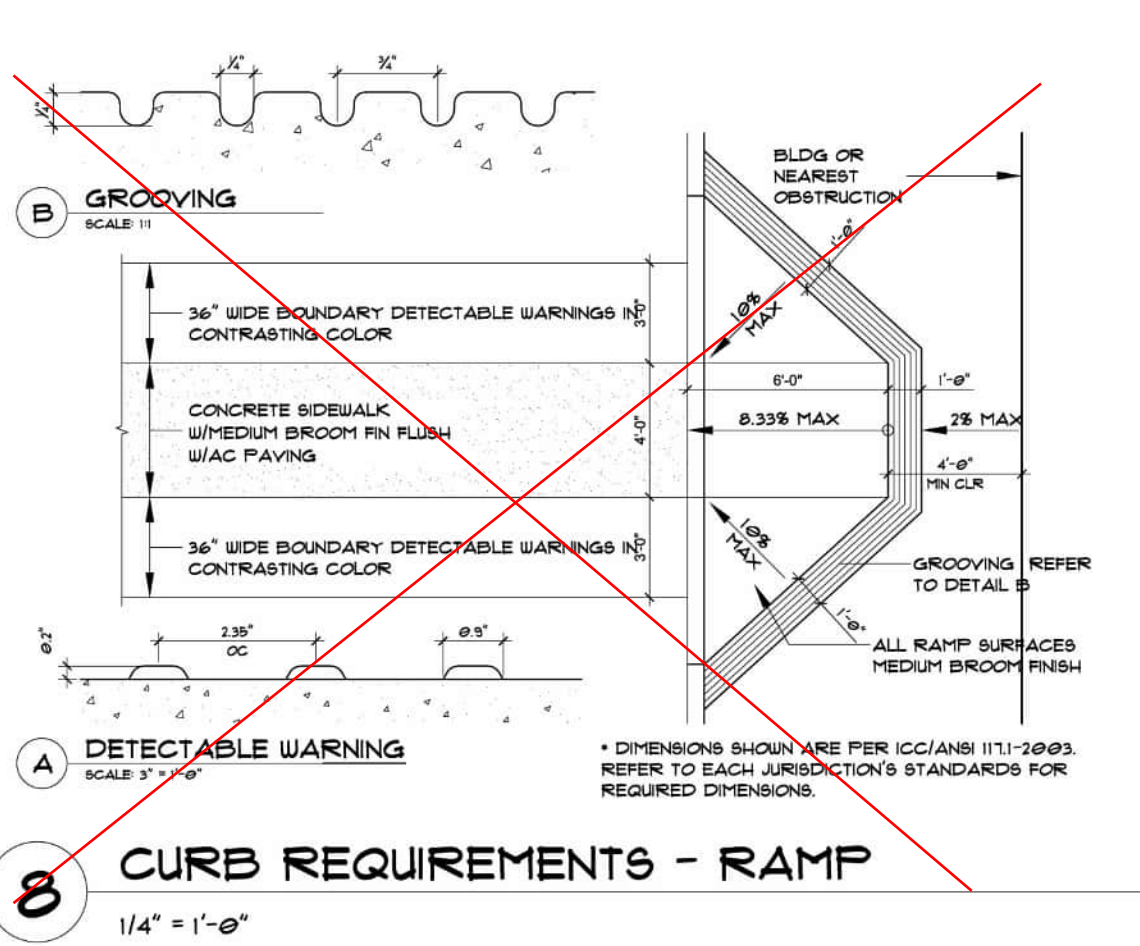
WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP
P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design



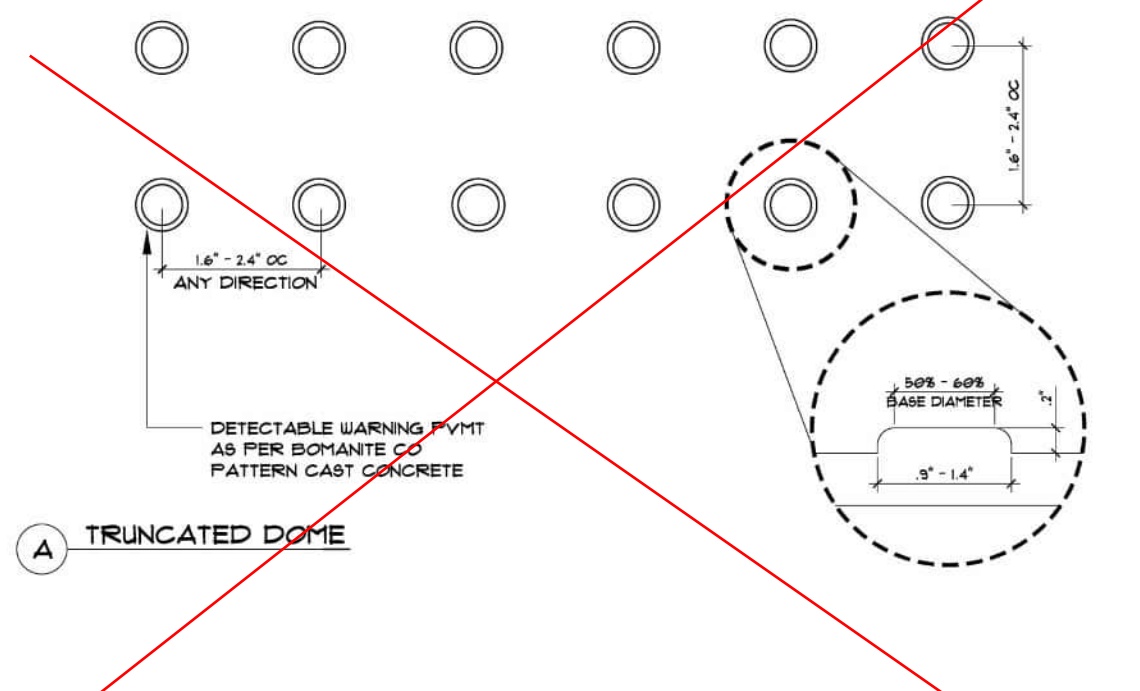
10 PEDESTRIAN RAMP REQUIREMENTS
3/8" = 1'-0"



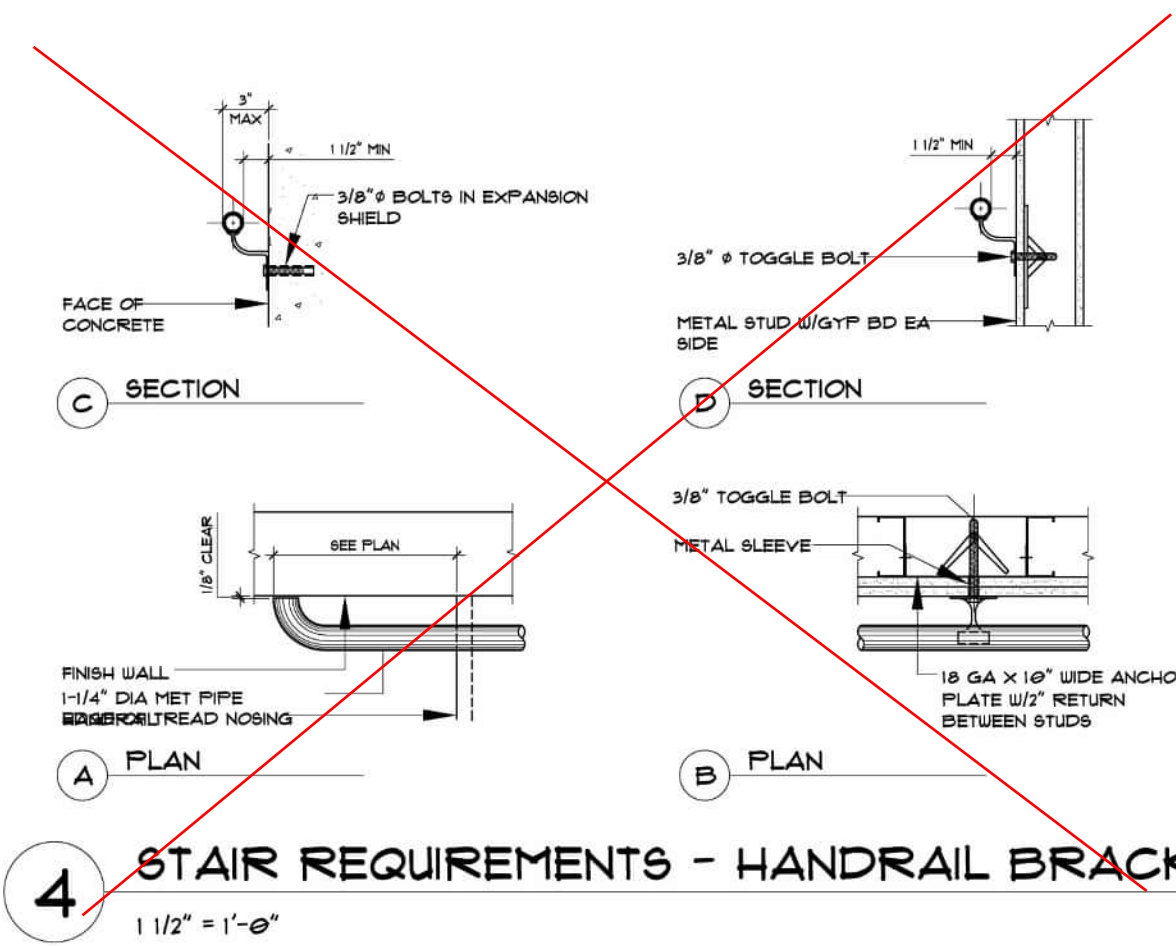
NOTE:
1. ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY.



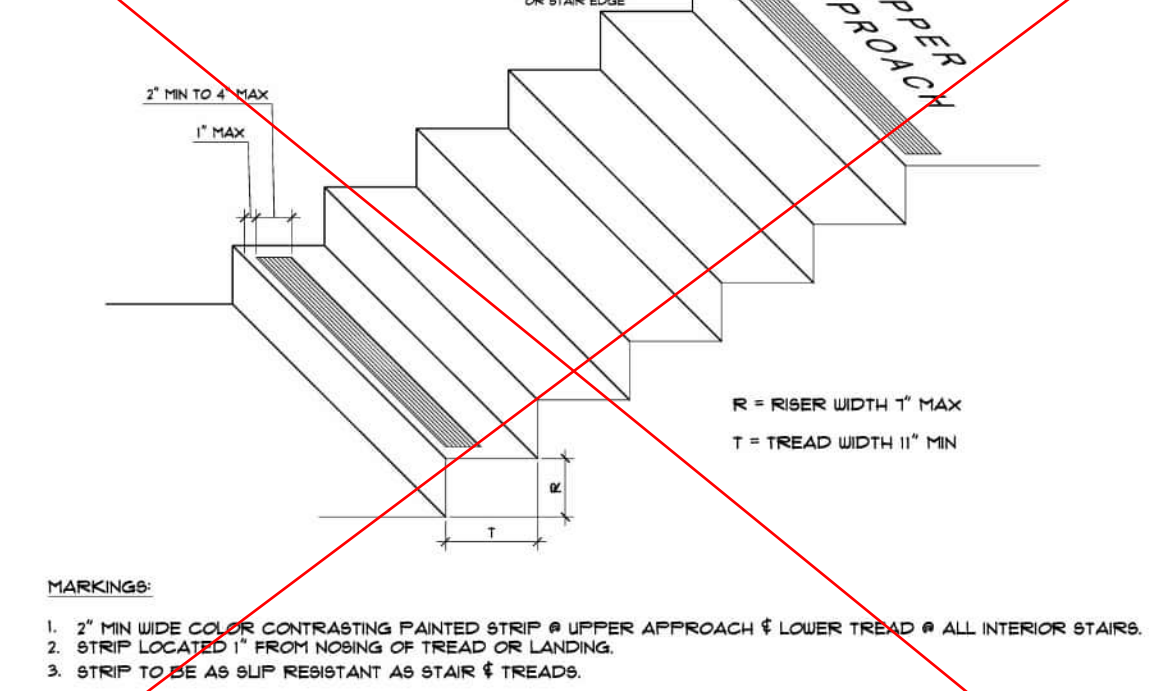
8 CURB REQUIREMENTS - RAMP
1/4" = 1'-0"



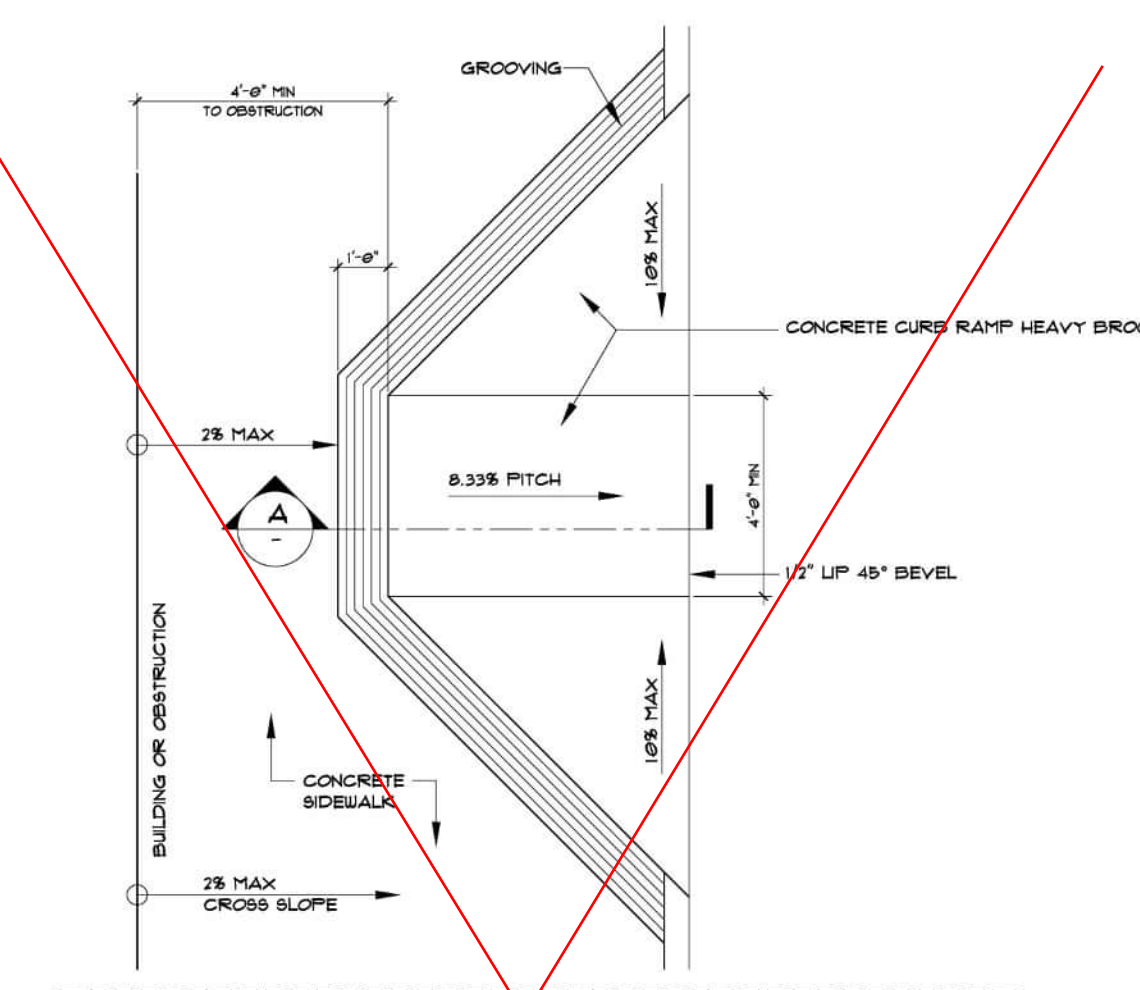
7 DETECTABLE WARNING DEVICE
1 1/2" = 1'-0"



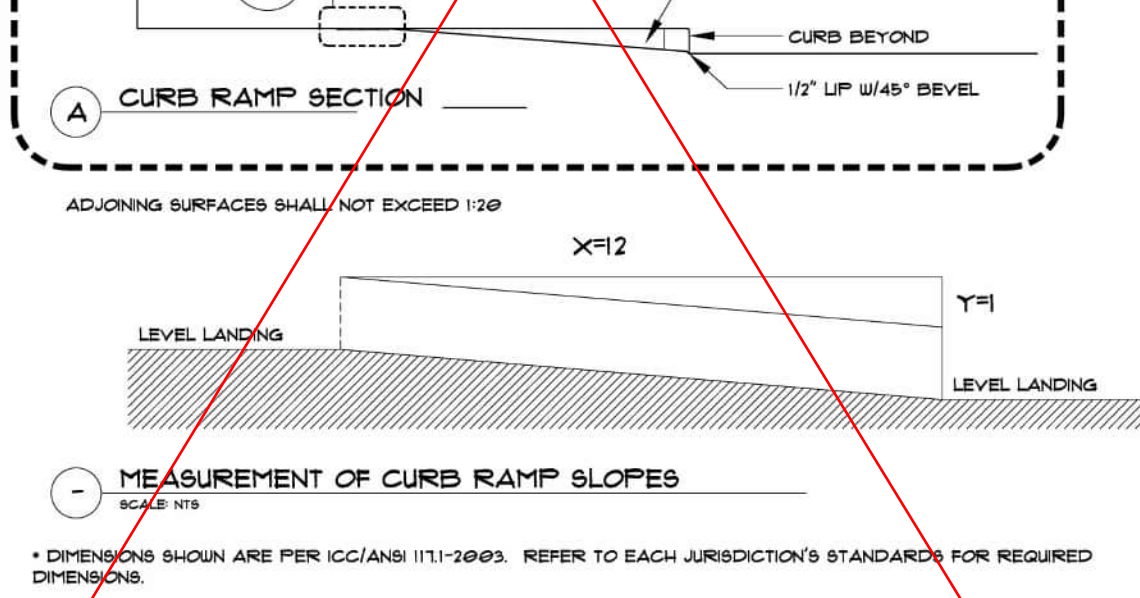
4 STAIR REQUIREMENTS - HANDRAIL BRACKET
1 1/2" = 1'-0"



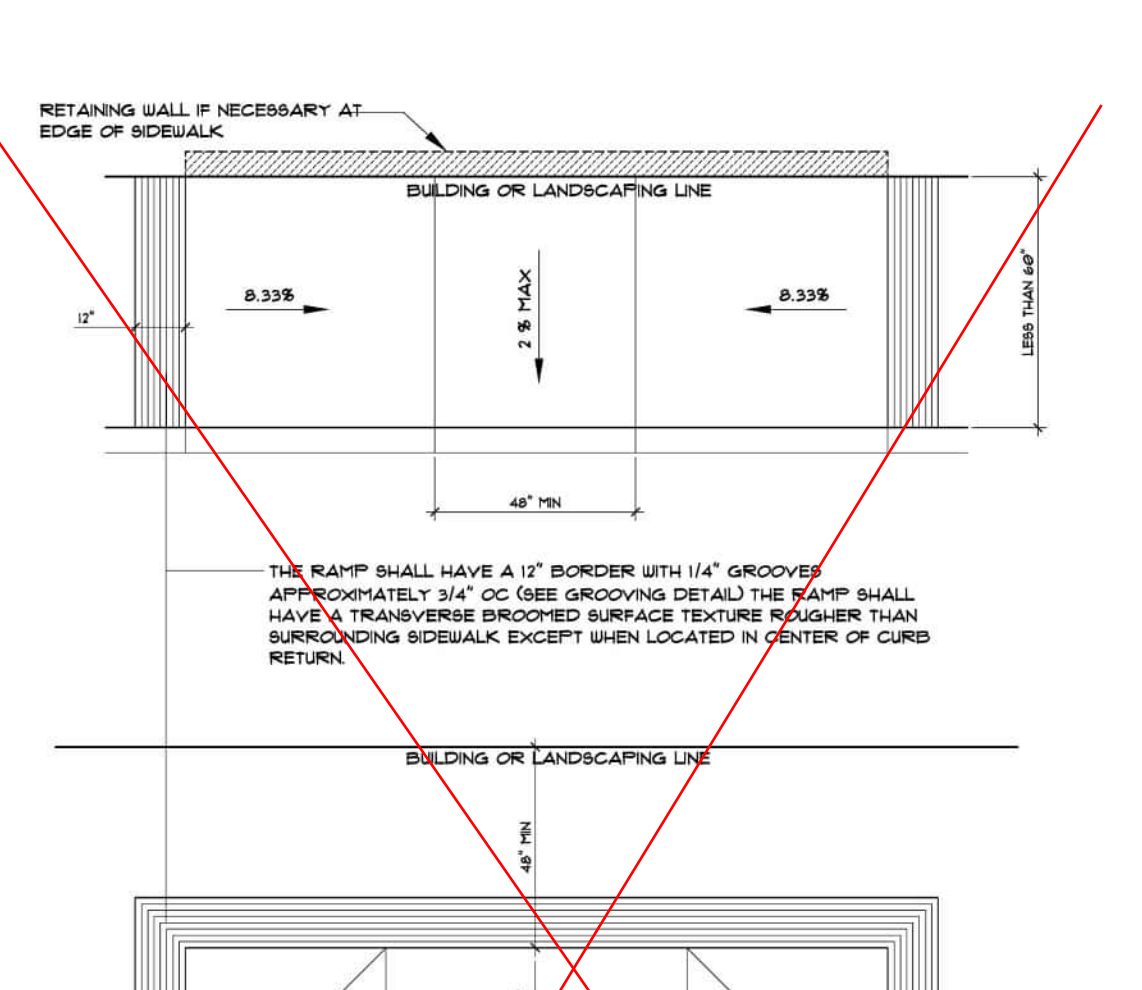
3 STAIR STRIPING (INTERIOR)
3/4" = 1'-0"



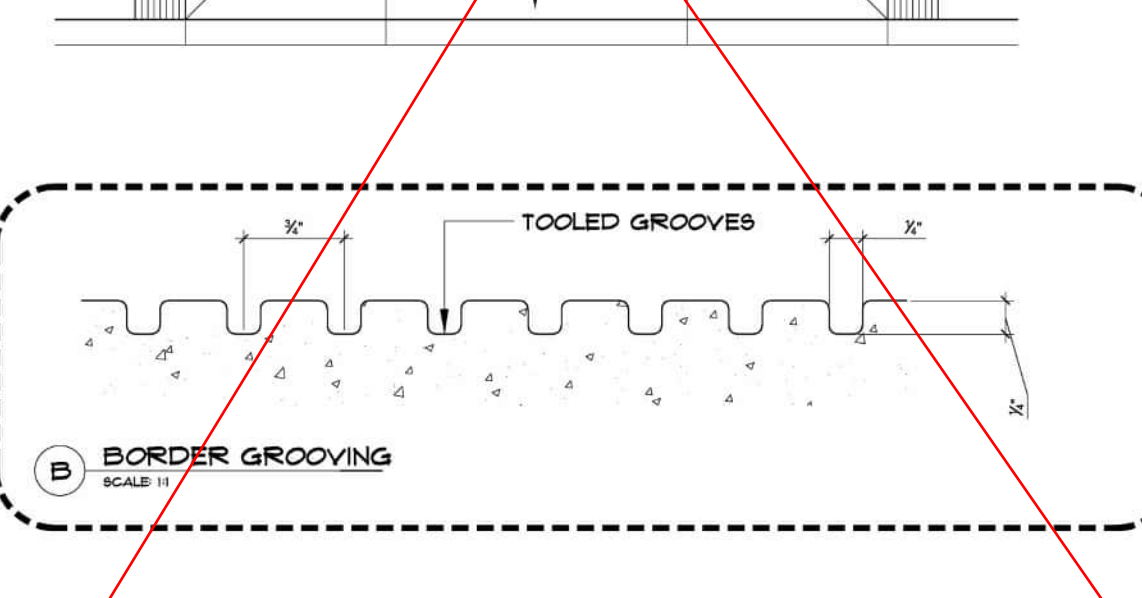
A CURB RAMP SECTION



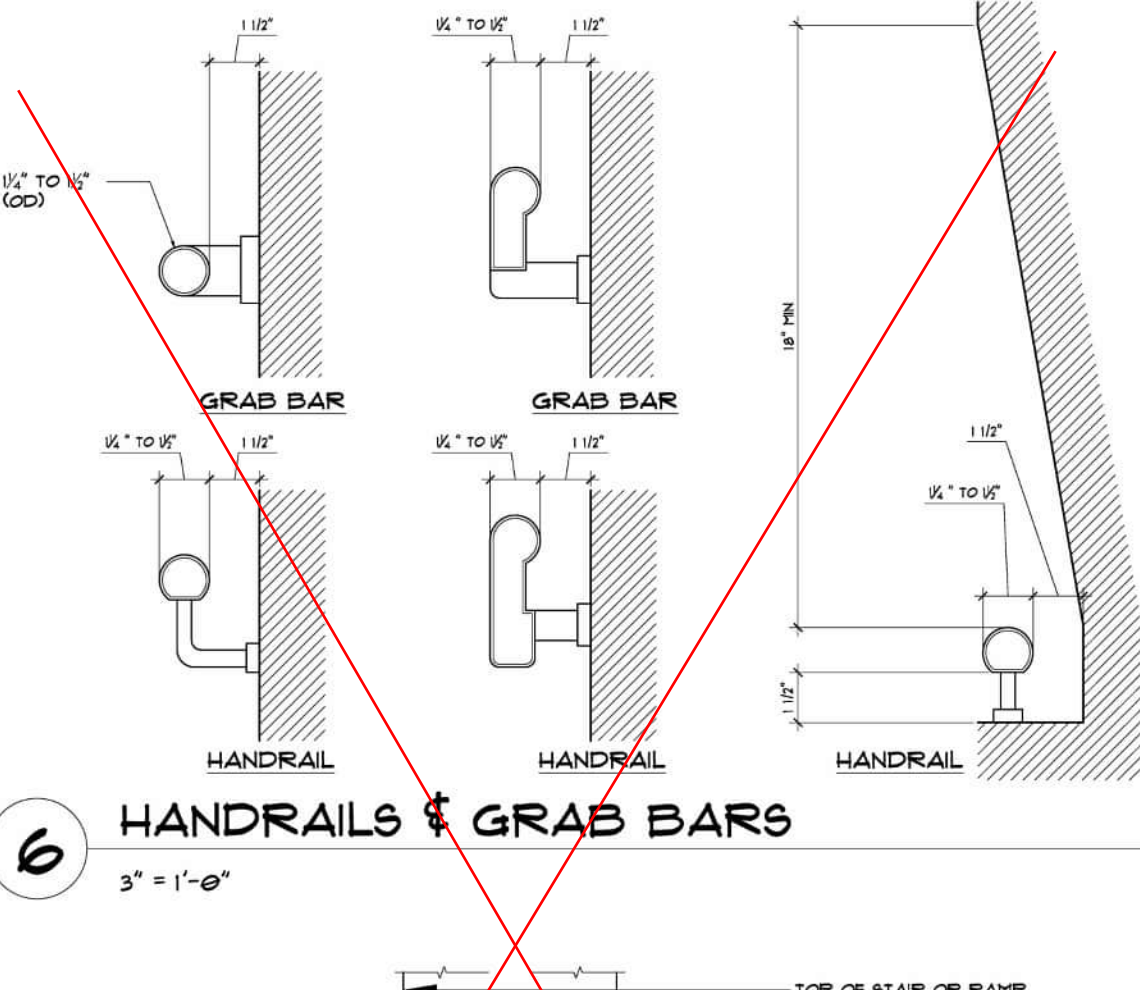
9 CURB RAMP & CUT REQUIREMENTS
3/8" = 1'-0"



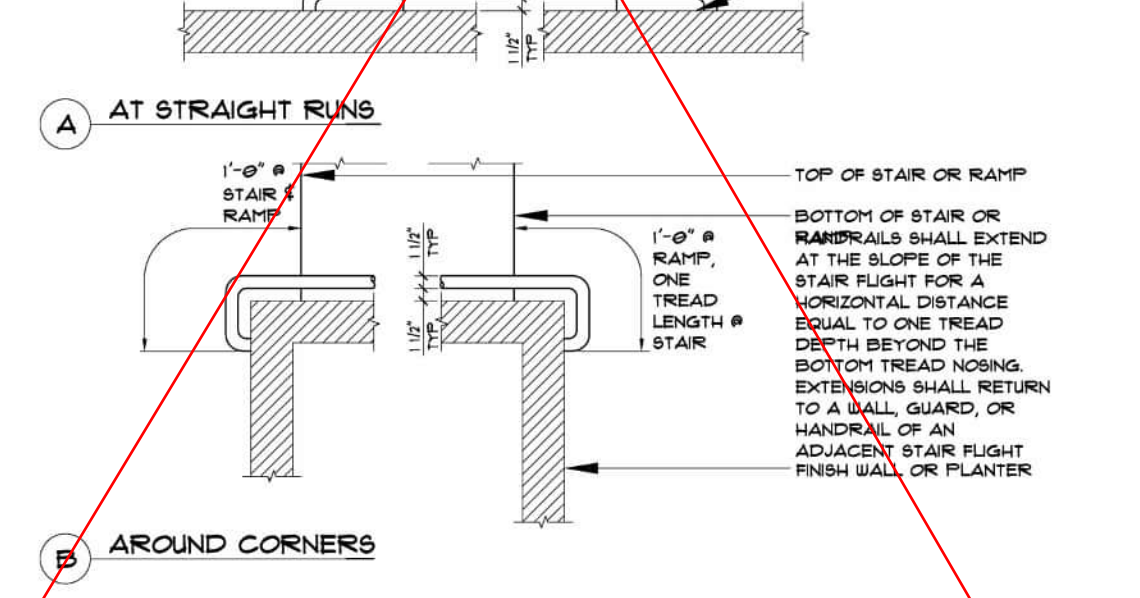
A BORDER GROOVING



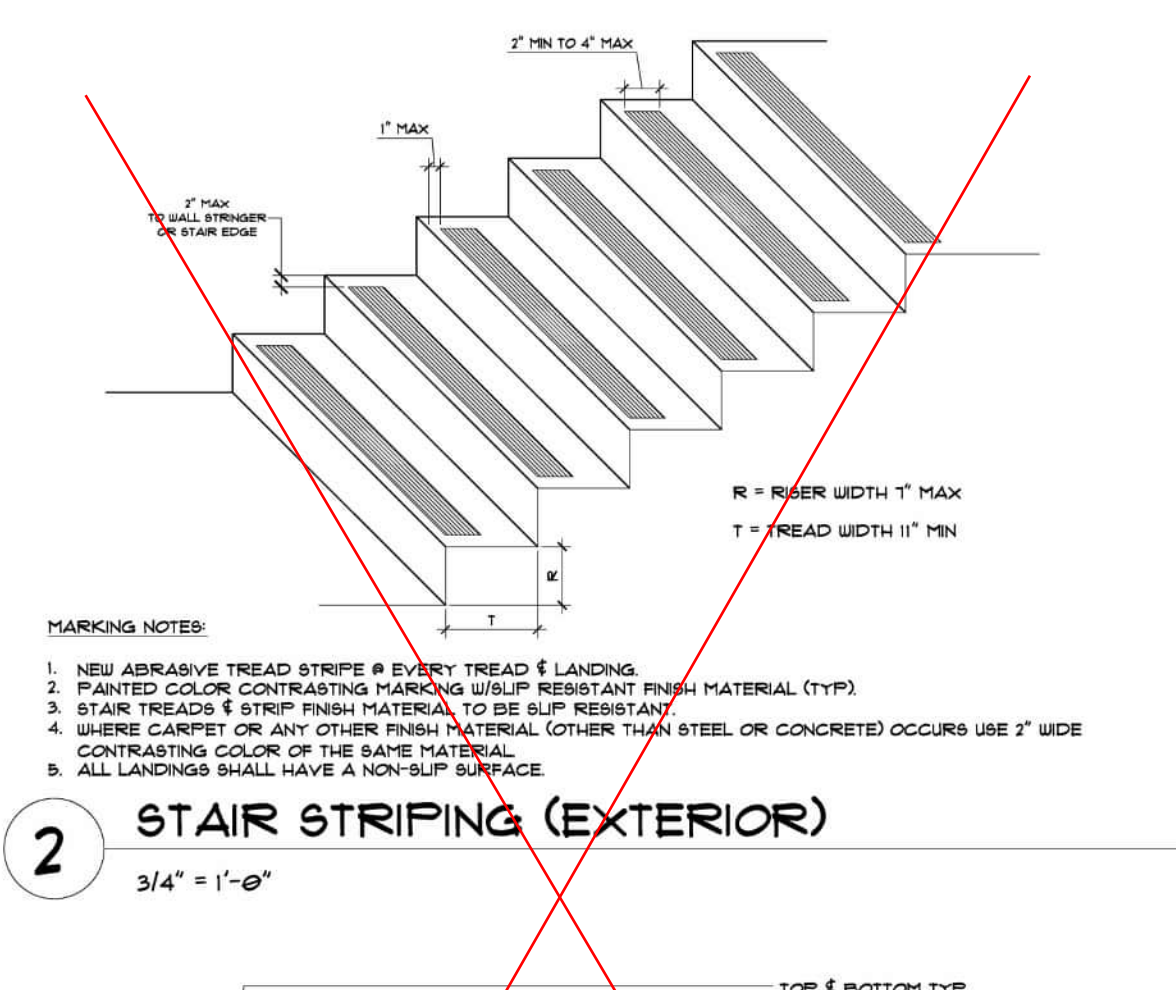
B TOOLED GROOVES



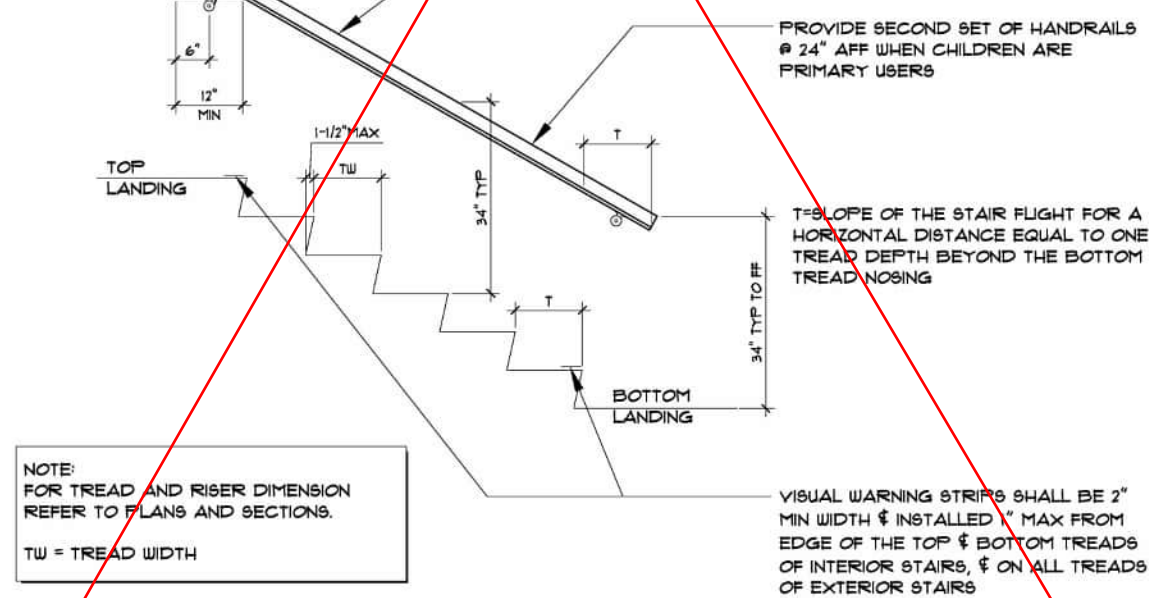
6 HANDRAILS & GRAB BARS
3" = 1'-0"



5 STAIR REQUIREMENTS - HANDRAILS
1" = 1'-0"

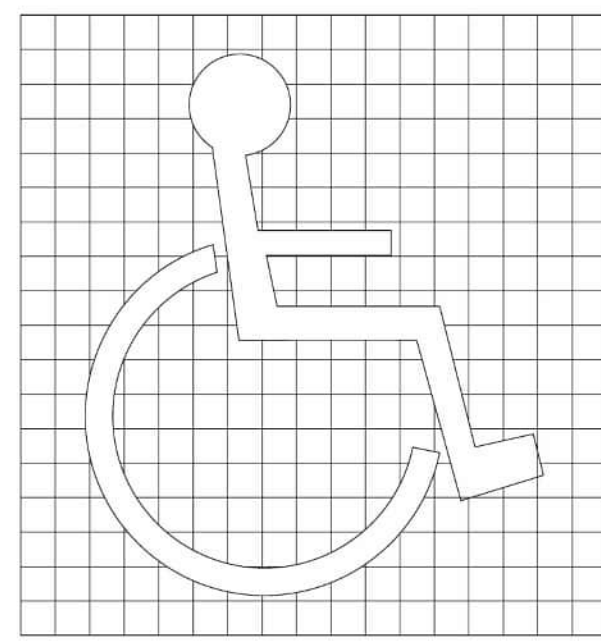


2 STAIR STRIPING (EXTERIOR)
3/4" = 1'-0"

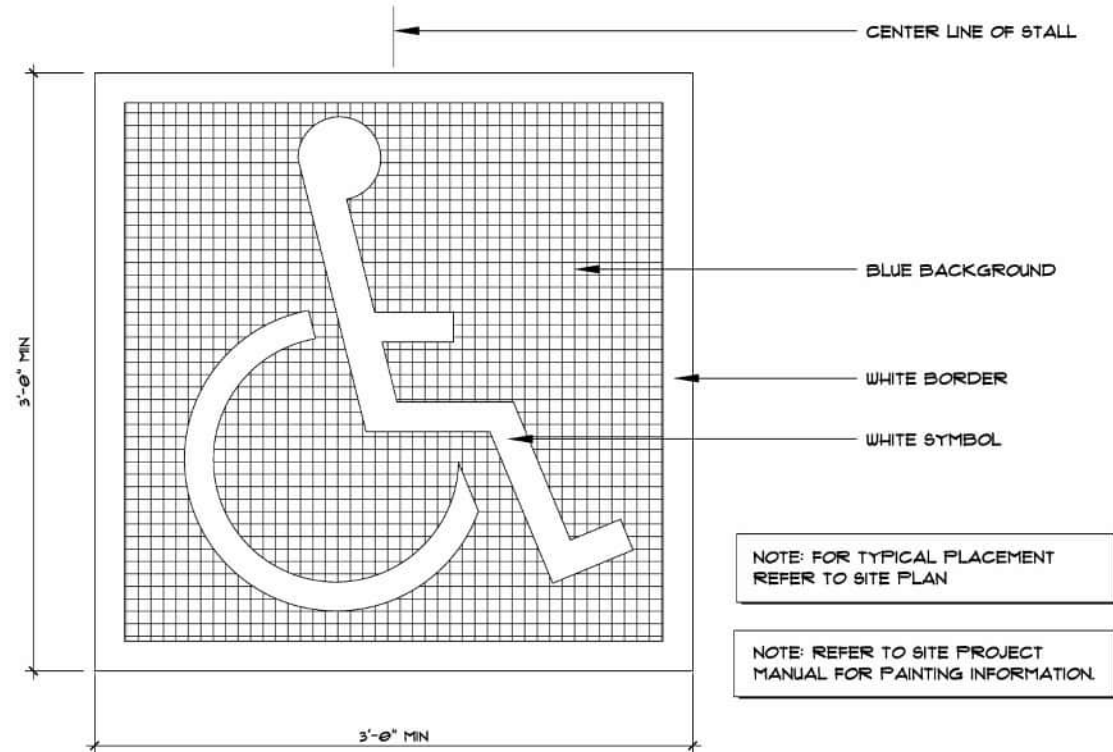


1 STAIR REQUIREMENTS - TYPICAL SECTION
1/2" = 1'-0"

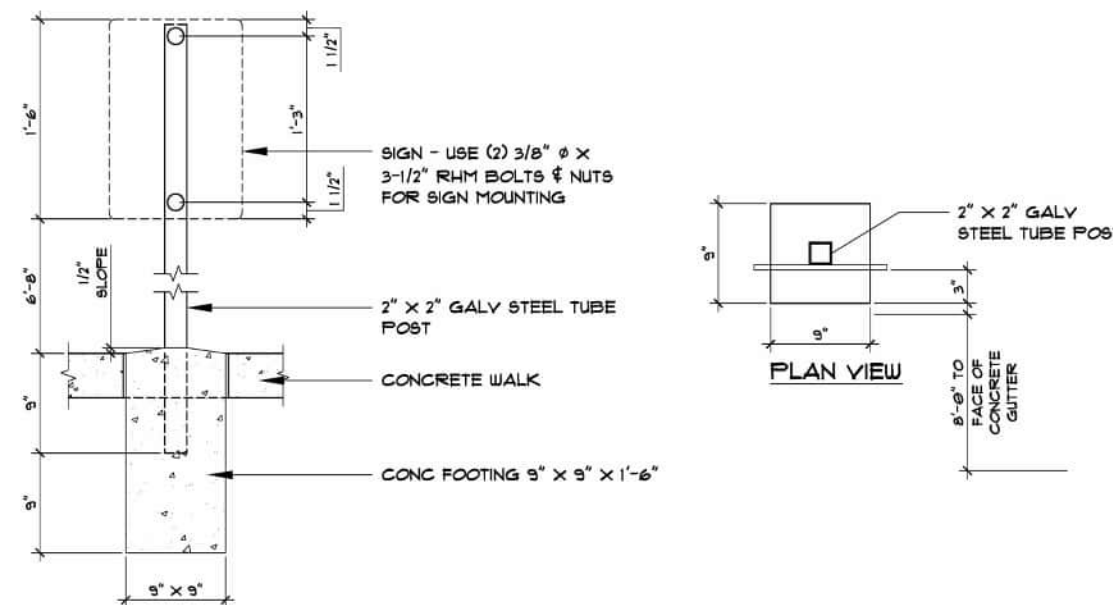
795 BROADWAY
ACCESSIBILITY DETAILS 4 / 5
9-22-2025
CBC 11B-4



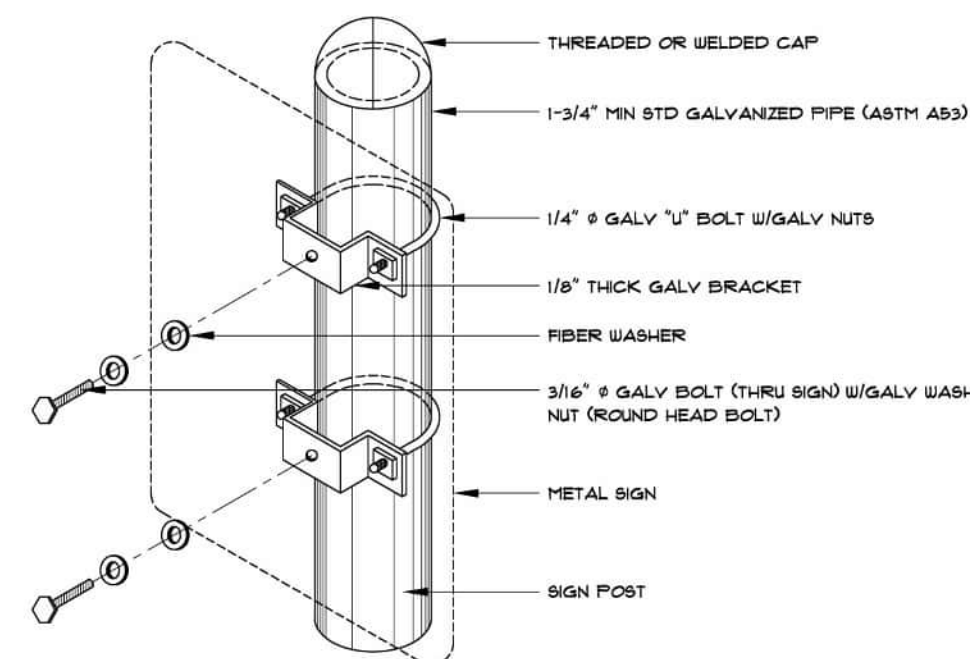
14 SYMBOL - PROPORTIONS
1 1/2" = 1'-0"



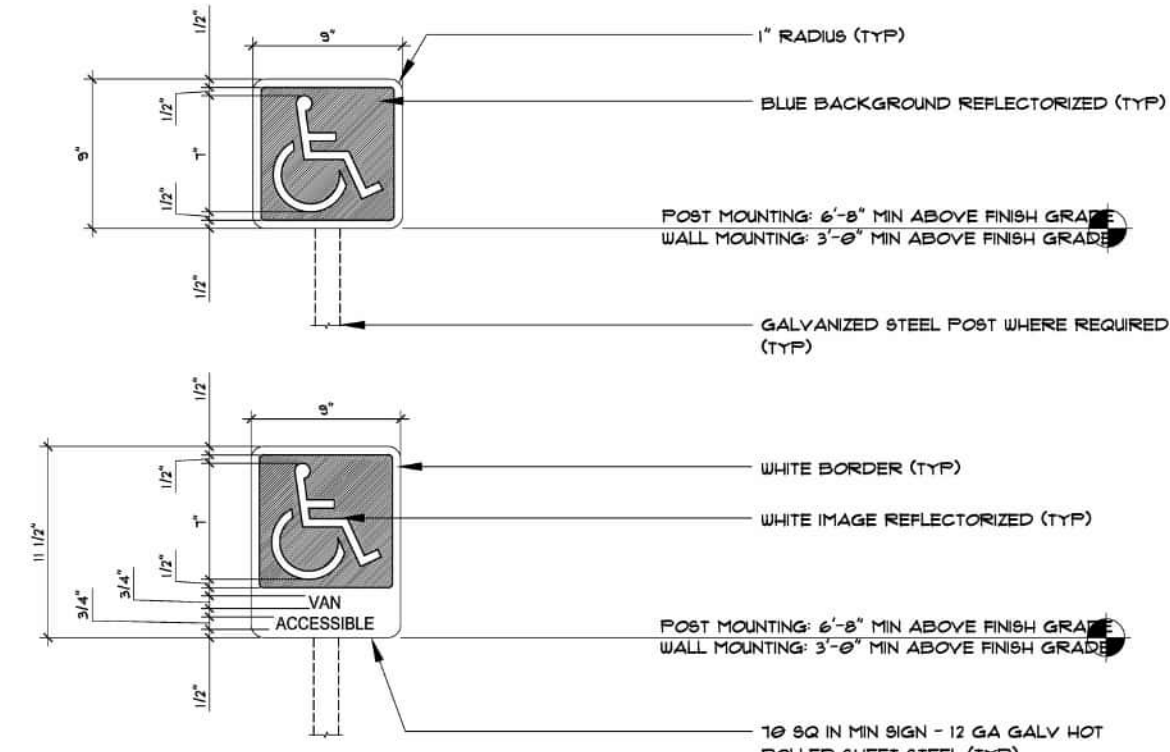
13 PARKING SIGNAGE
1 1/2" = 1'-0"



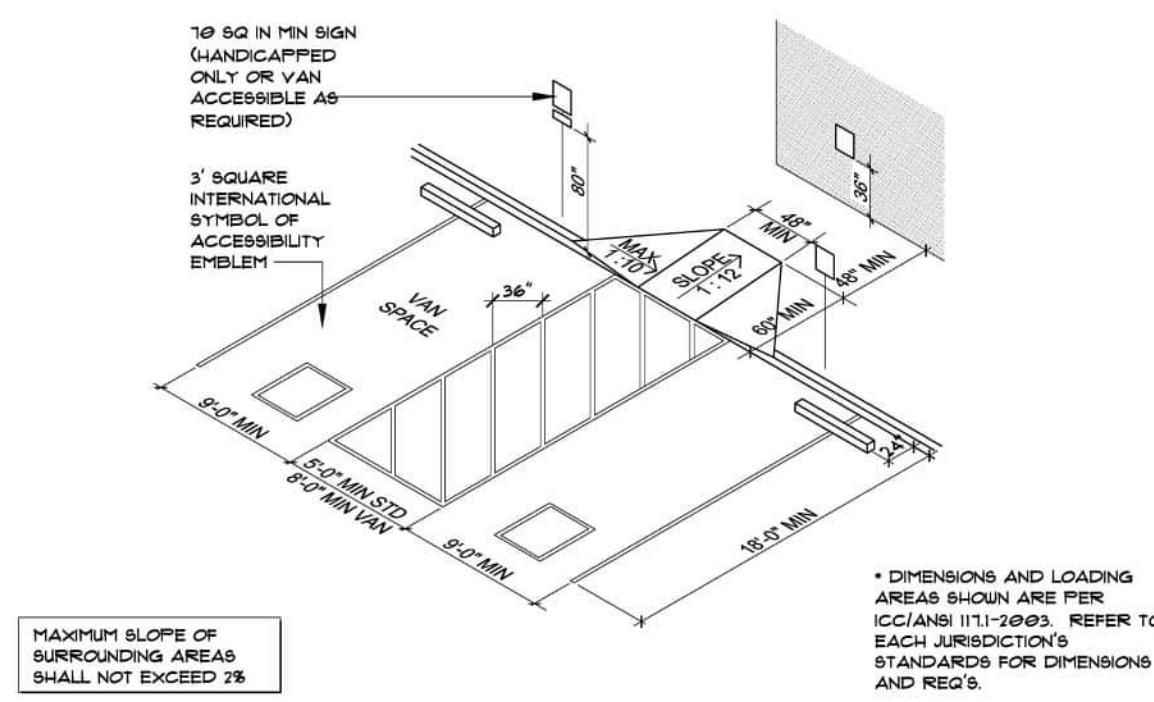
12 SIGN POST
1" = 1'-0"



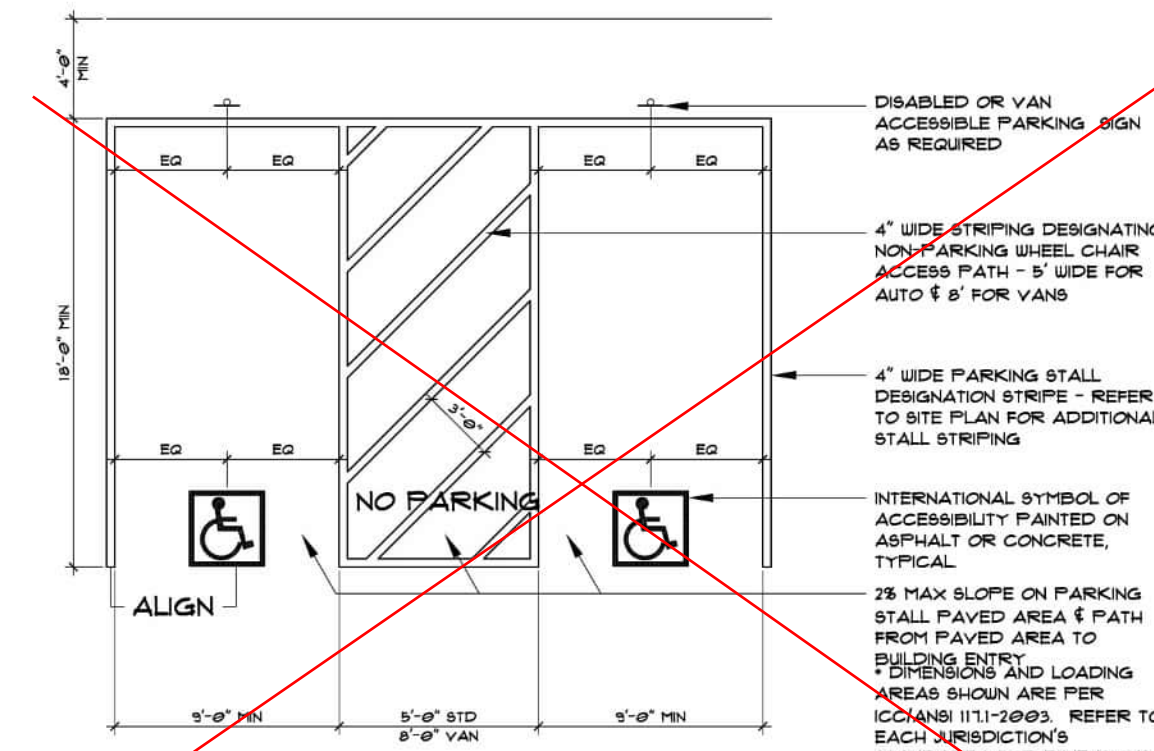
11 SIGN POST MOUNTING ANCHORAGE
6" = 1'-0"



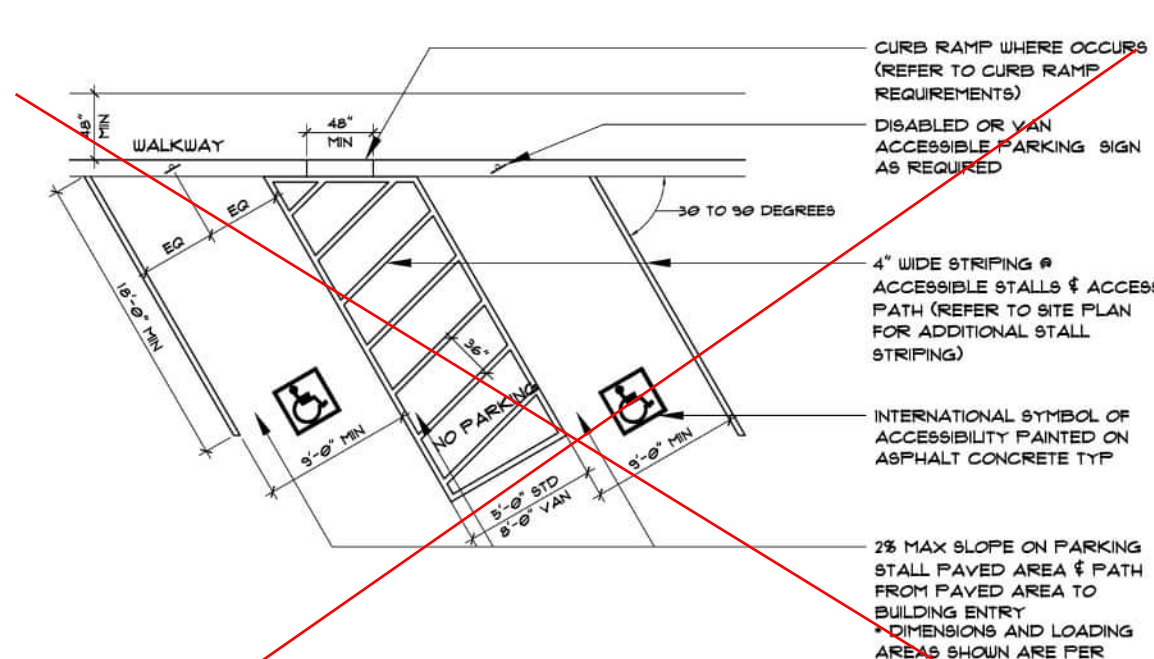
8 ACCESSIBILITY PARKING - SINGLE SPACE
3/16" = 1'-0"



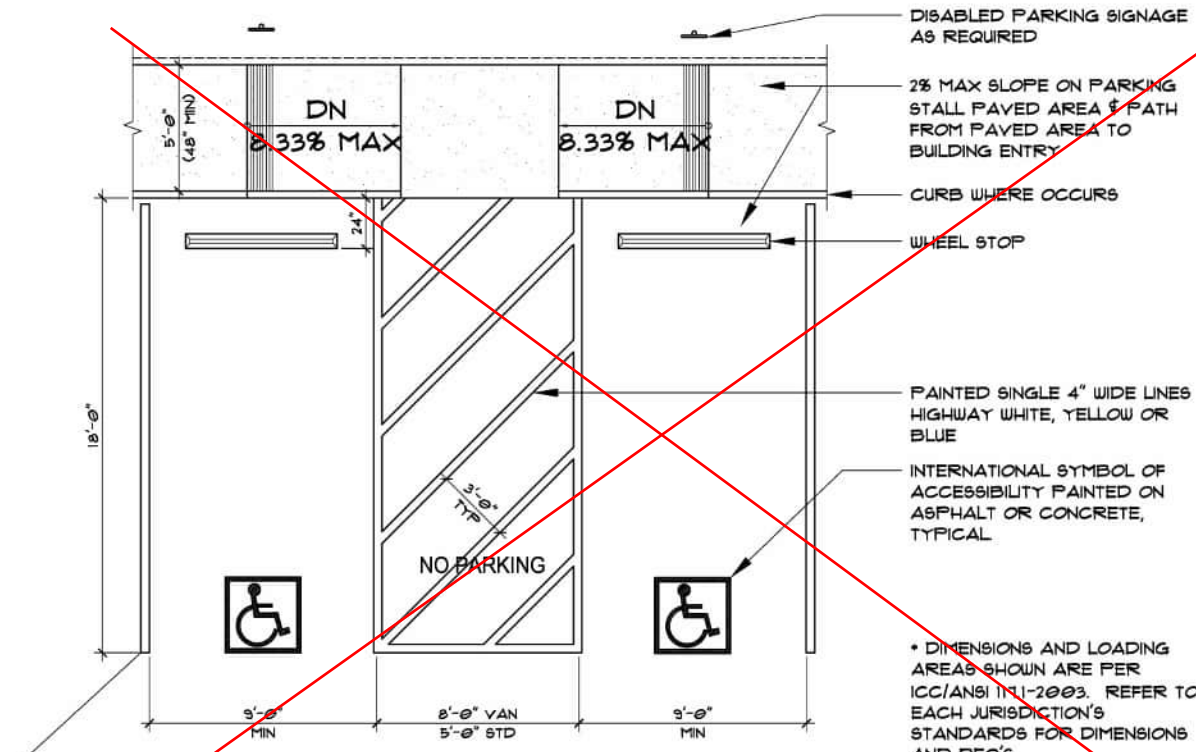
7 ACCESSIBILITY PARKING - ISOMETRIC
3/16" = 1'-0"



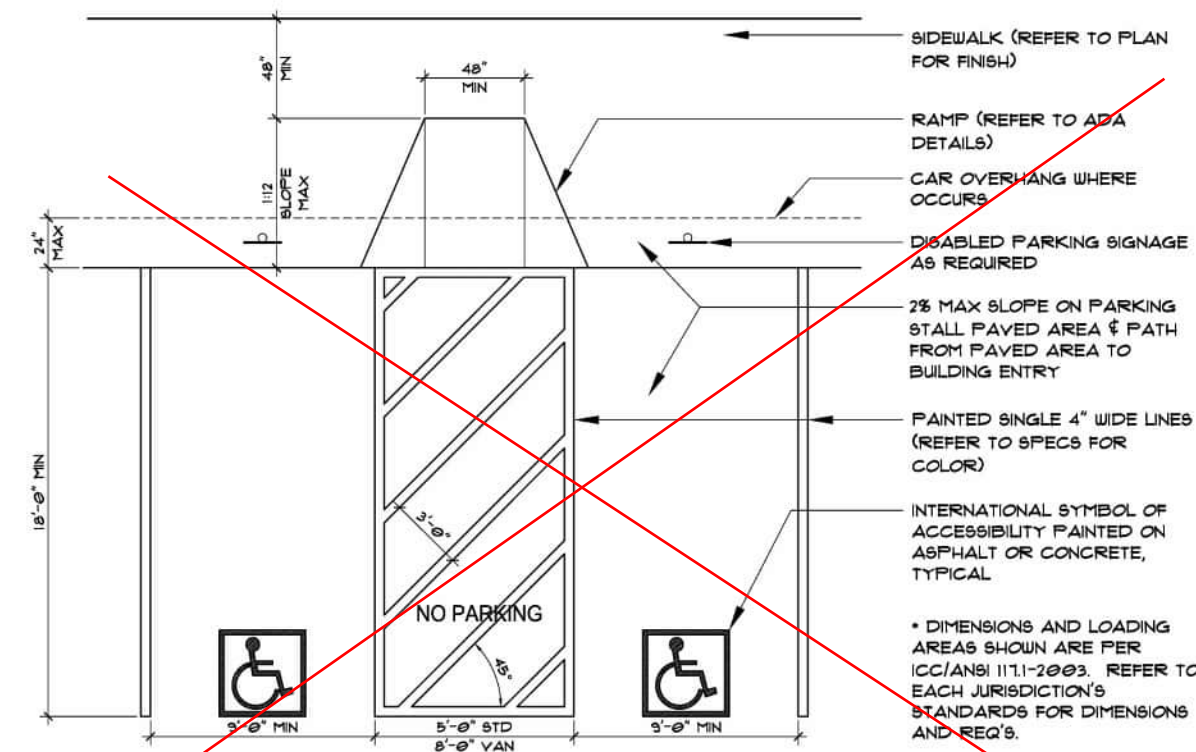
6 ACCESSIBILITY PARKING - DOUBLE SPACE
3/16" = 1'-0"



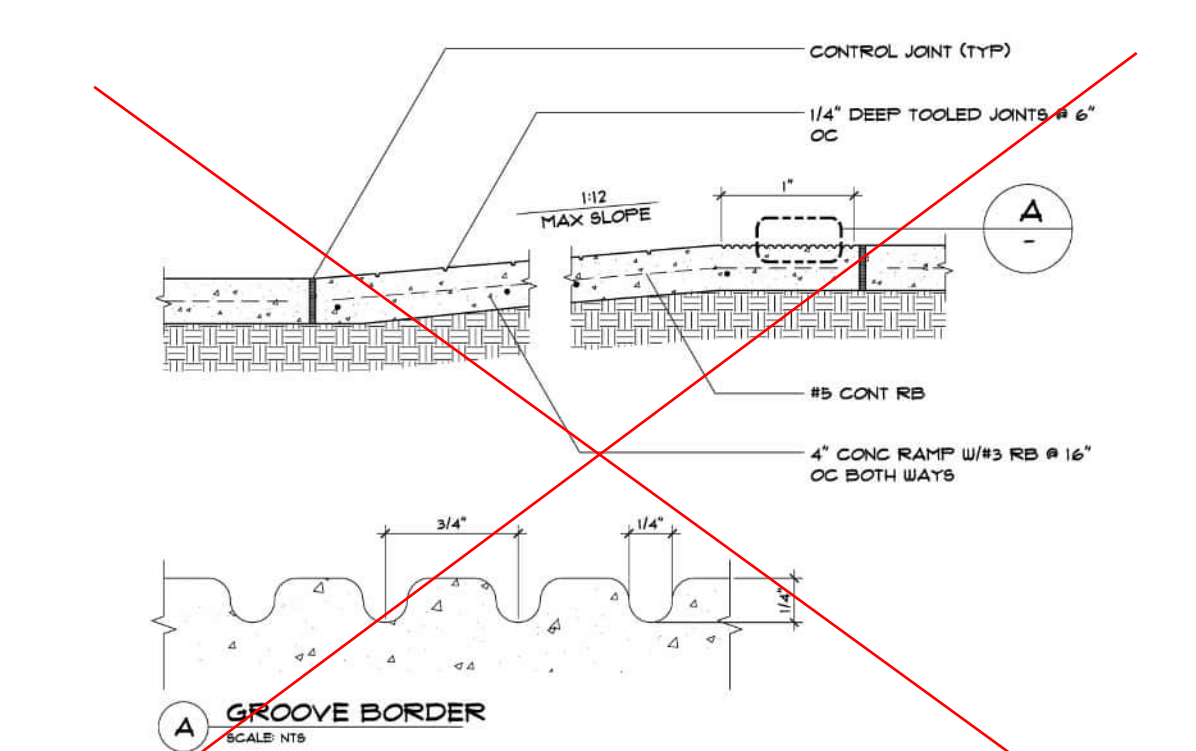
5 ACCESSIBILITY PARKING - ANGLED STALLS
1/8" = 1'-0"



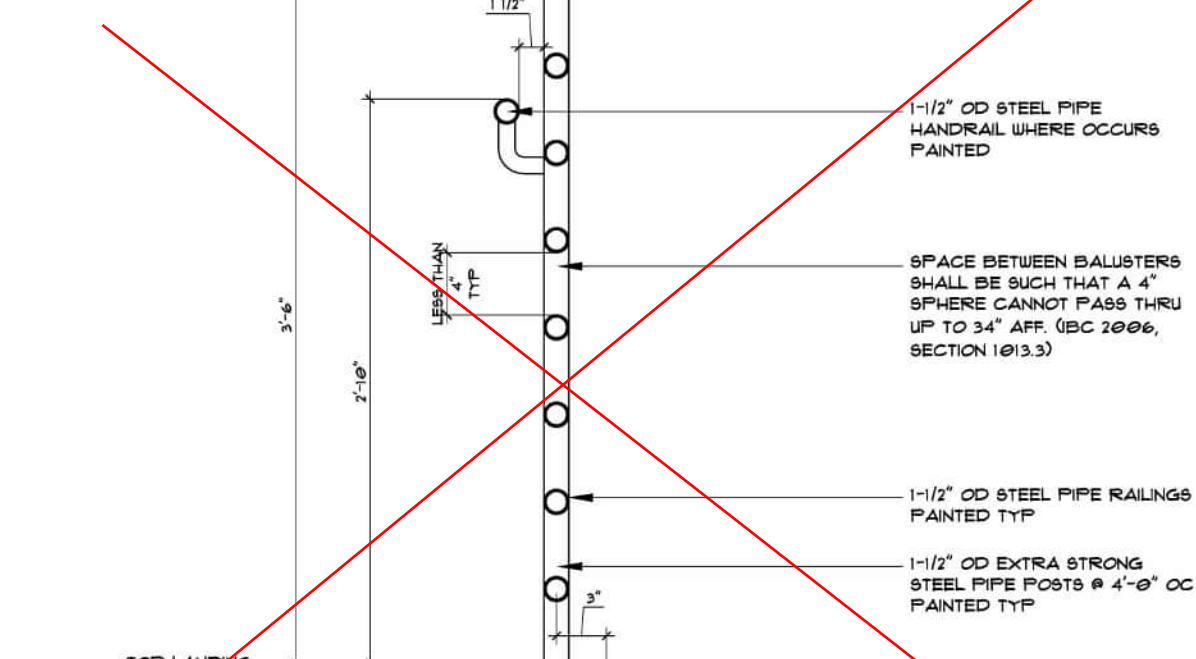
4 ACCESSIBILITY PARKING - WITH RAMP
3/16" = 1'-0"



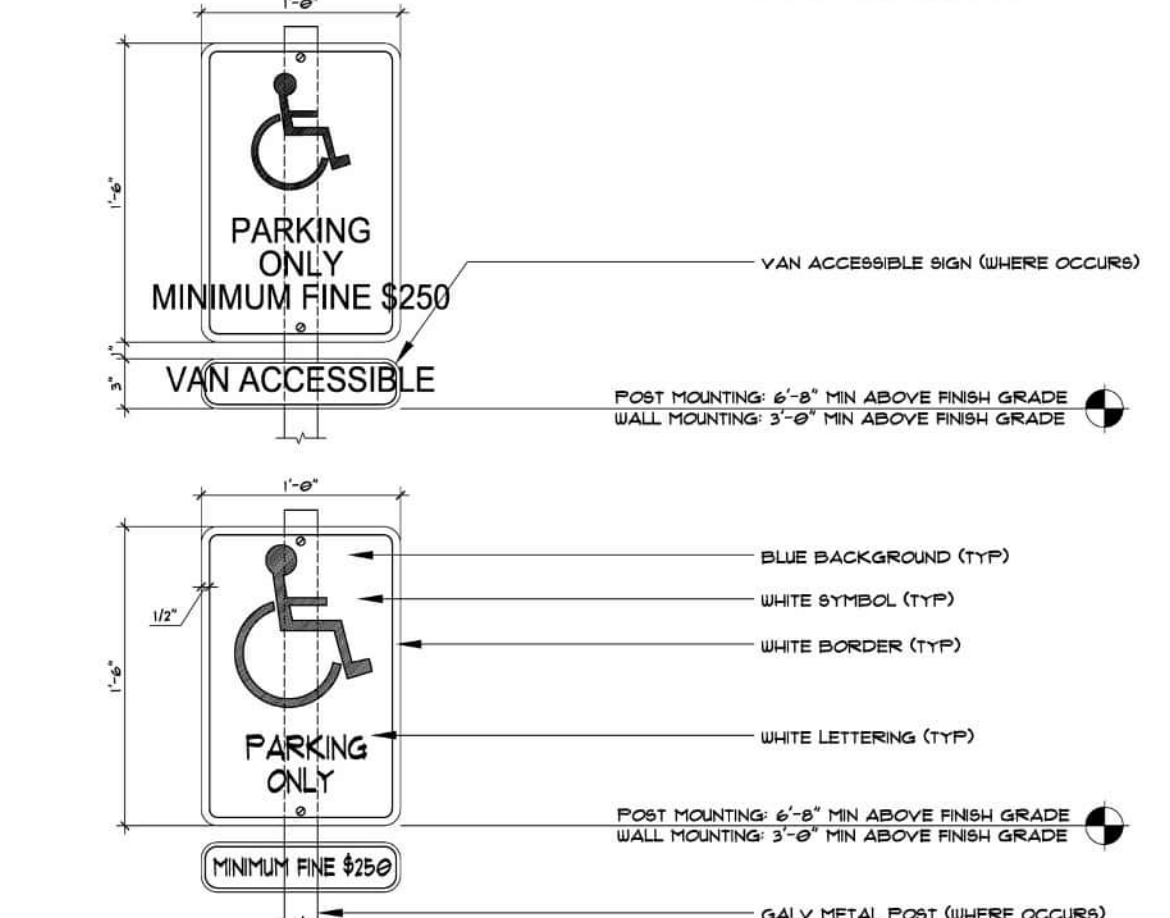
3 ACCESSIBILITY PARKING - WITH RAMP
3/16" = 1'-0"



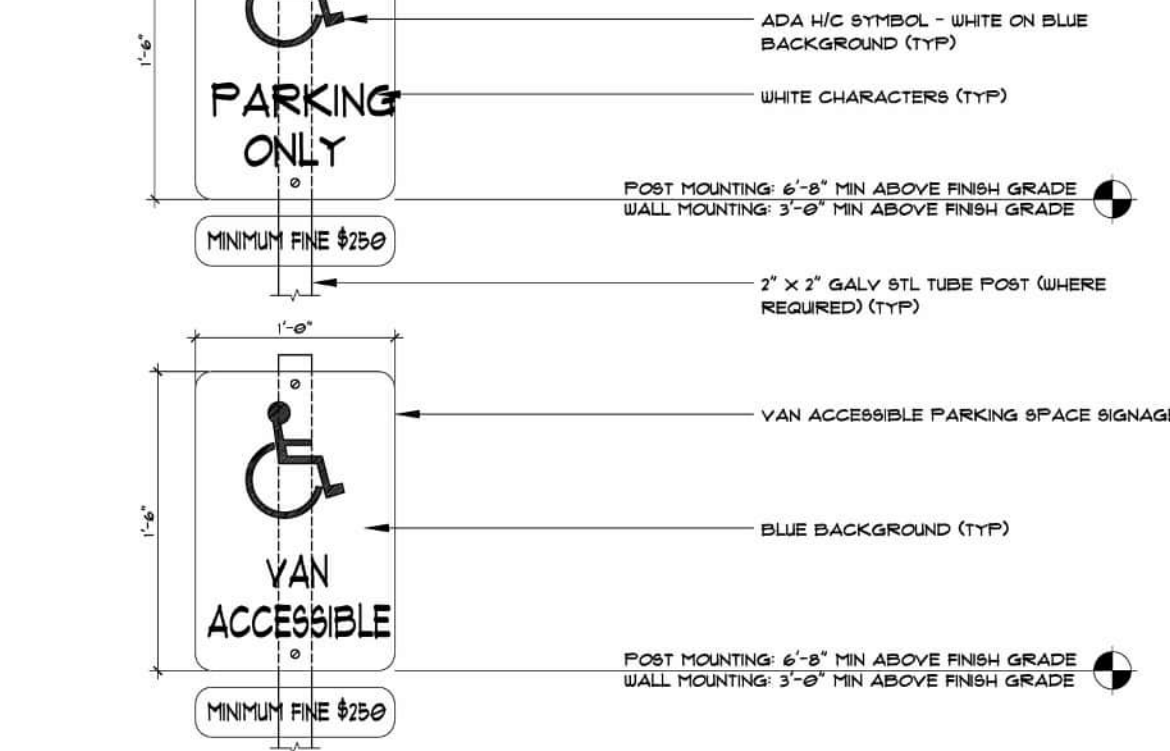
2 PEDESTRIAN RAMP
1" = 1'-0"



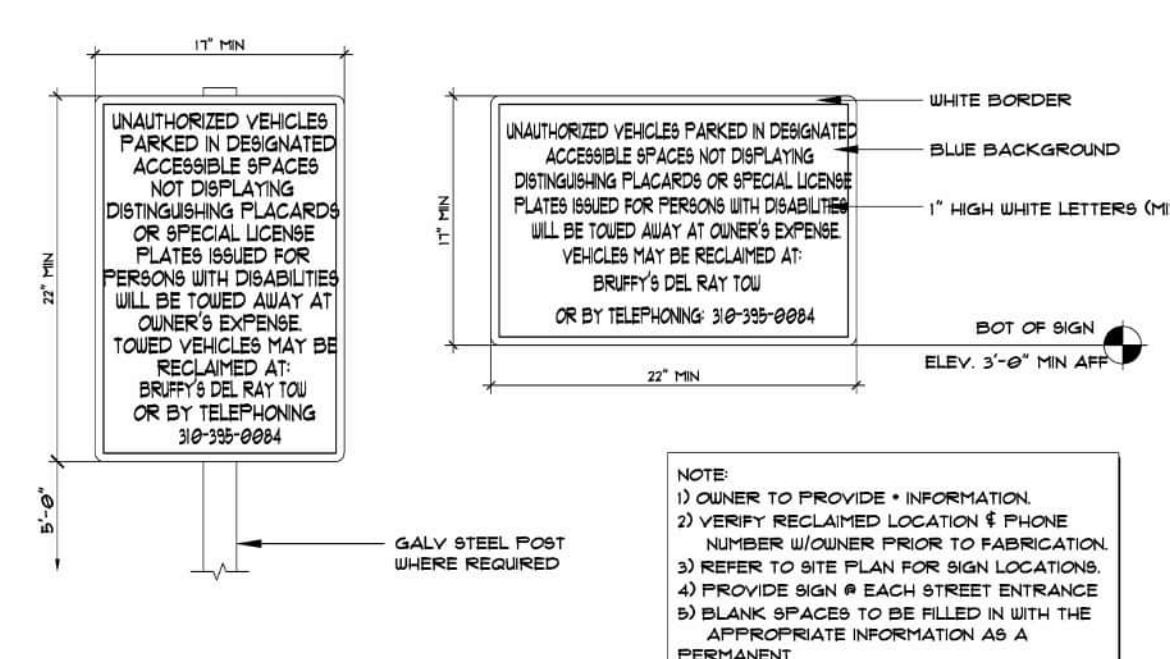
1 RAMP REQUIREMENTS - GUARDRAILS
1 1/2" = 1'-0"



10 HC ONLY & VAN ACCESSIBLE SIGNAGE
1 1/2" = 1'-0"



9 SIGNAGE - PARKING
1 1/2" = 1'-0"



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795 BROADWAY

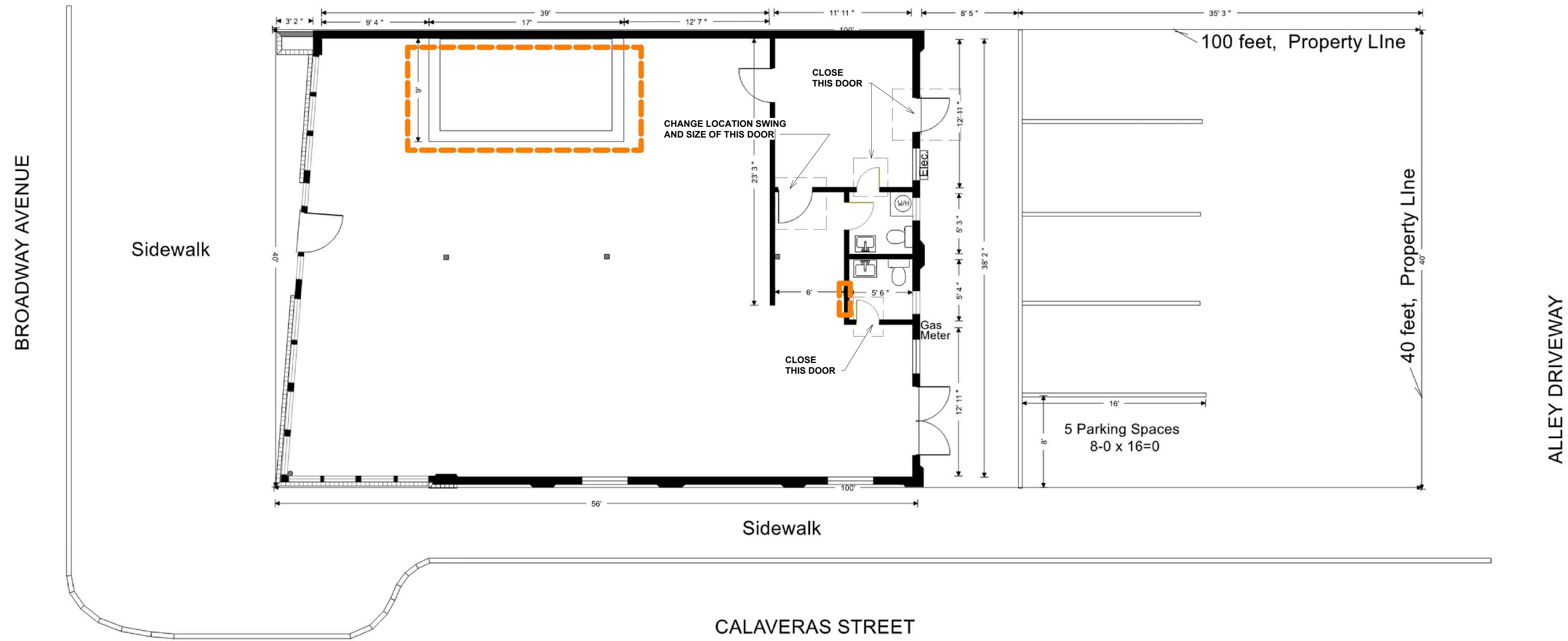
ACCESSIBILITY DETAILS 5 / 5

9-22-2025

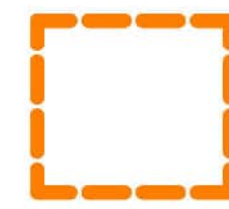
CBC 11B-5

795 Broadway Avenue, Seaside

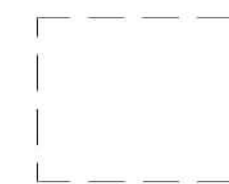
Existing Site and Floor Plan



LEGEND:



DEMOLISH THIS ITEM



SEE NOTES FOR ASSOCIATED CHANGES



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DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE

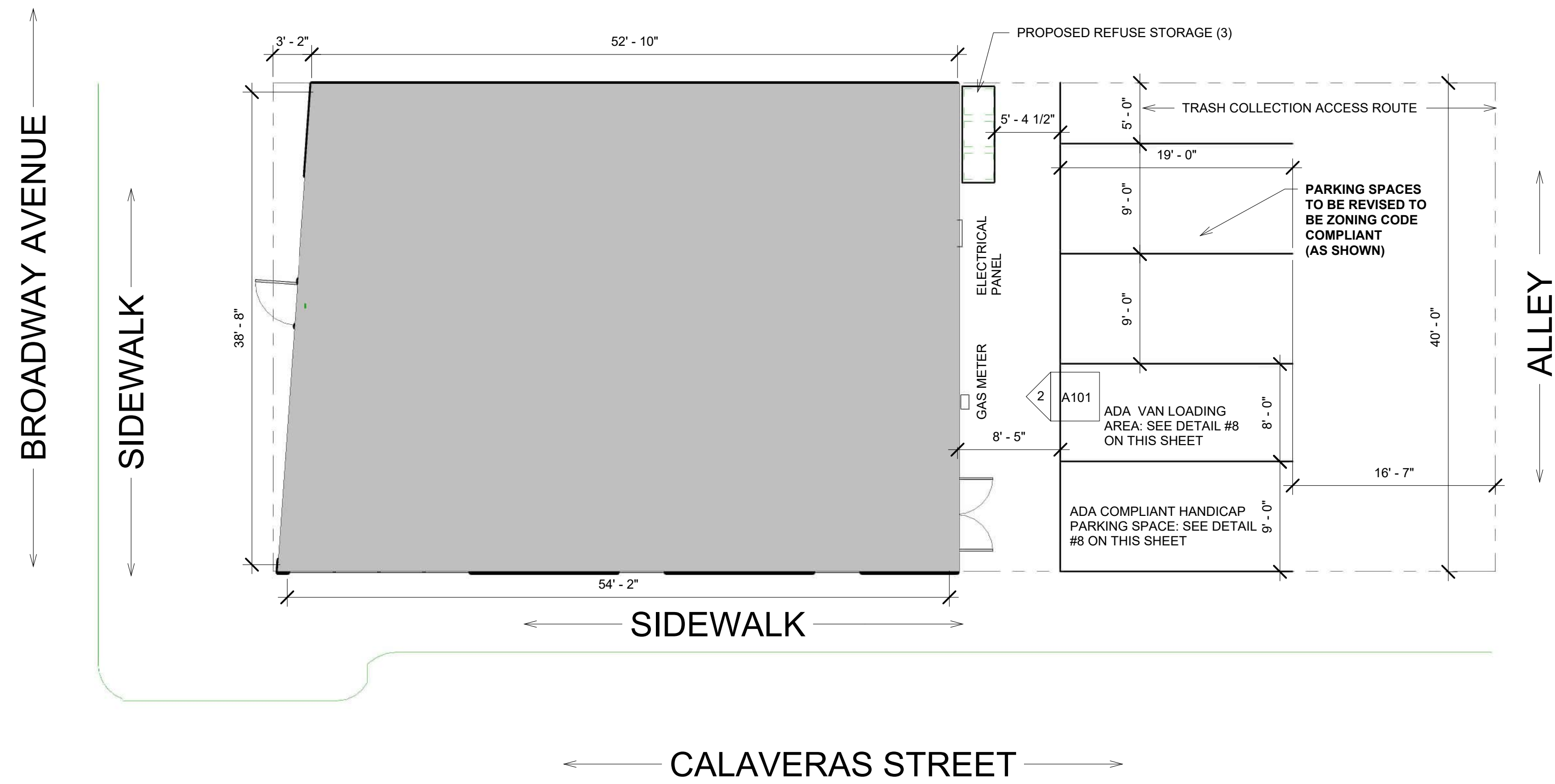


795 BROADWAY

EXISTING BUILDING
PLAN & DEMO

9-22-2025

A - 100



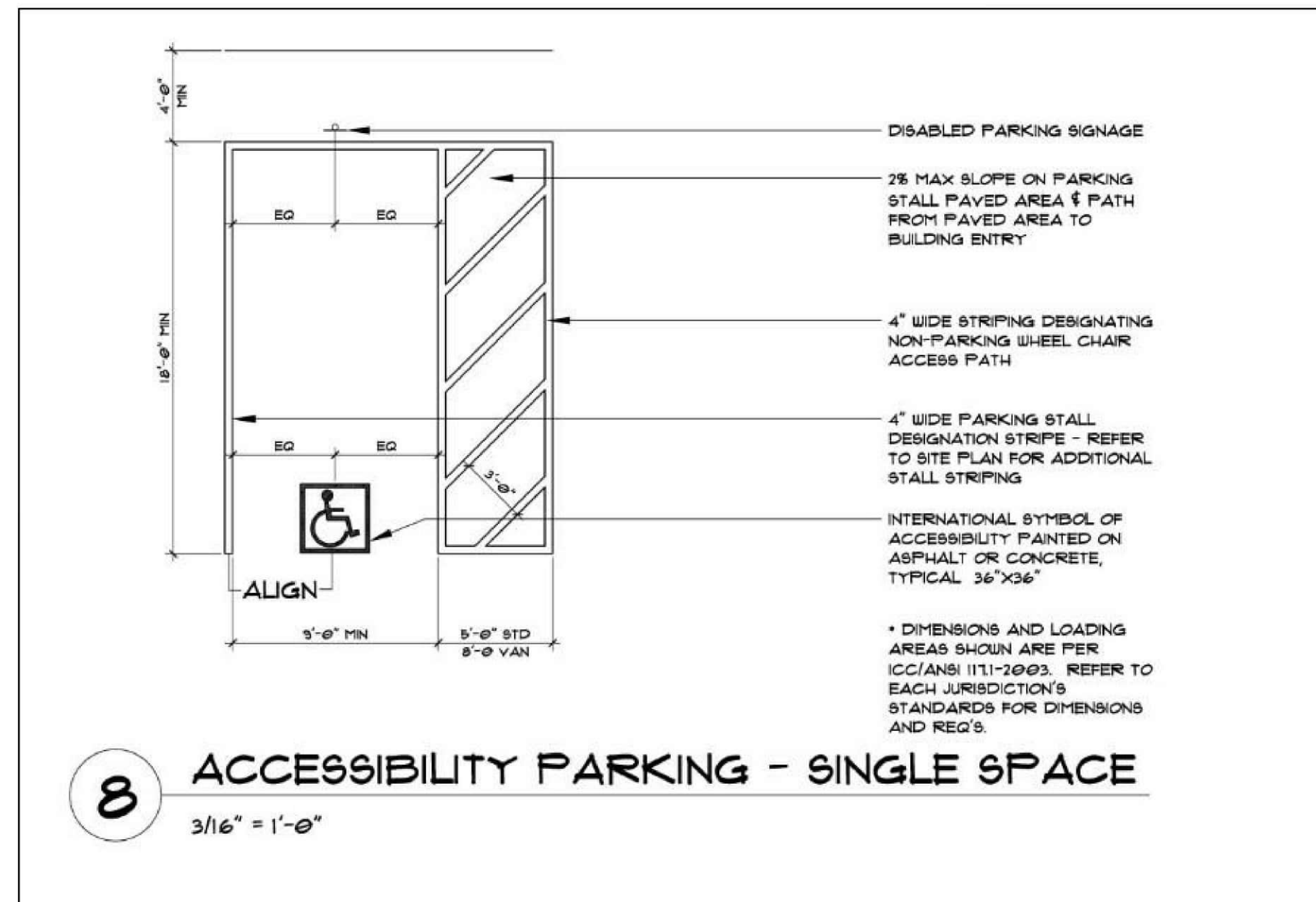
1 PROPOSED COMPLIANT SITE PLAN
1/8" = 1'-0"

REQUIRED STORAGE FOR 65 GALLON GARBAGE BINS

ENCLOSURE TO BE PAINTED BODY COLOR TO MATCH (E) BODY COLOR OF BUILDING AS SHOWN ON A-103



SPECIFIED: ECOCHIC SPACES INC:
94.48 in. W x 31.49 in. D x 48.03 in. H Gray Iron Trash Can Storage, Outdoor Garbage Bin Shed Stores with 3-Trash Cans



8 ACCESSIBILITY PARKING - SINGLE SPACE
3/16" = 1'-0"



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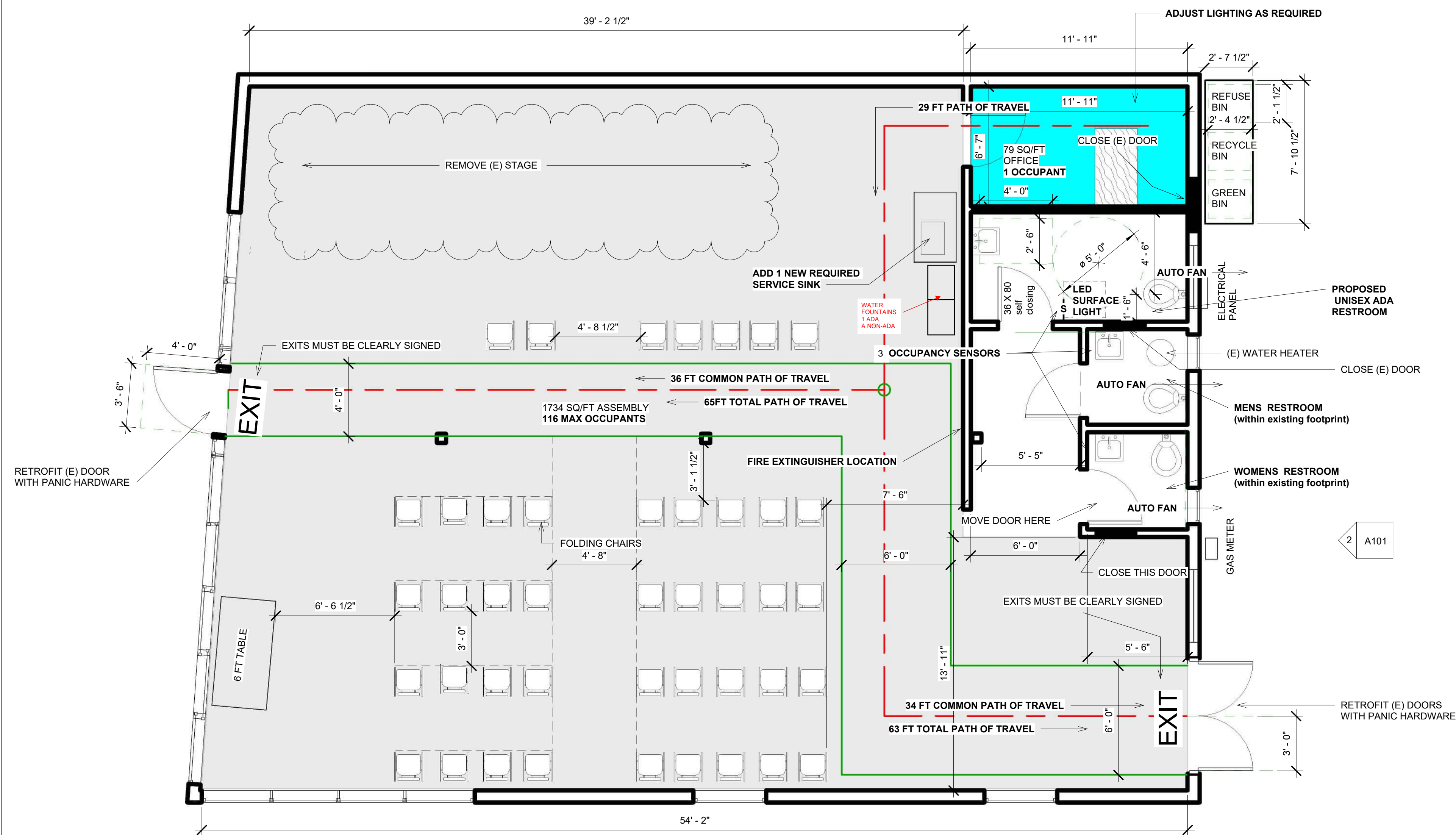
REVISED

795 BROADWAY

PROPOSED SITE
PLAN & BIN
STORAGE

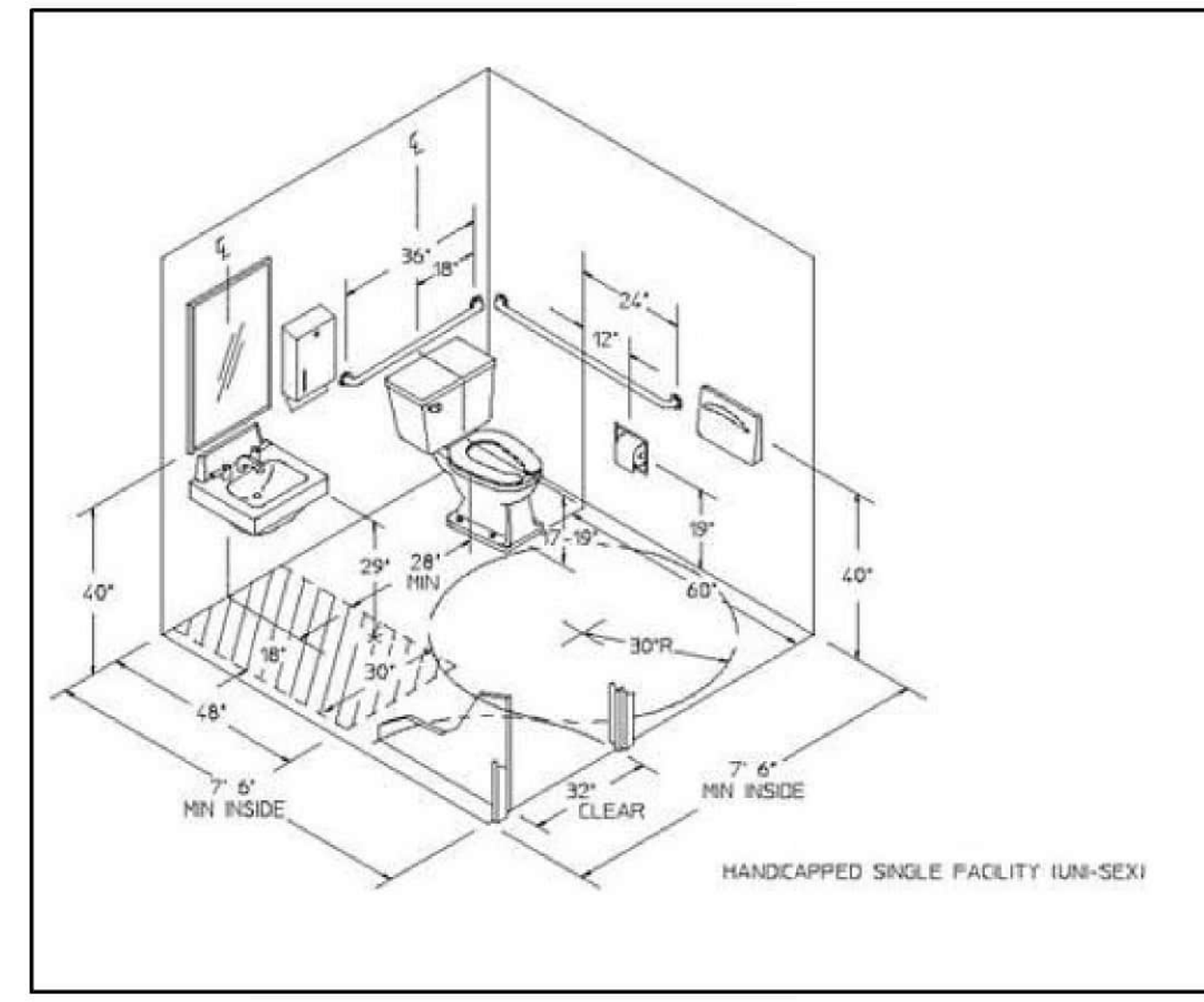
9-28 2025

A - 101



FIRE NOTES:

1. The 2A10BC Fire Extinguisher shall be mounted to a wall in an accessible area. The fire extinguisher is required to be serviced annually by a licensed company.
2. Exit signs. EXIT signs shall be posted above the front and rear doors.



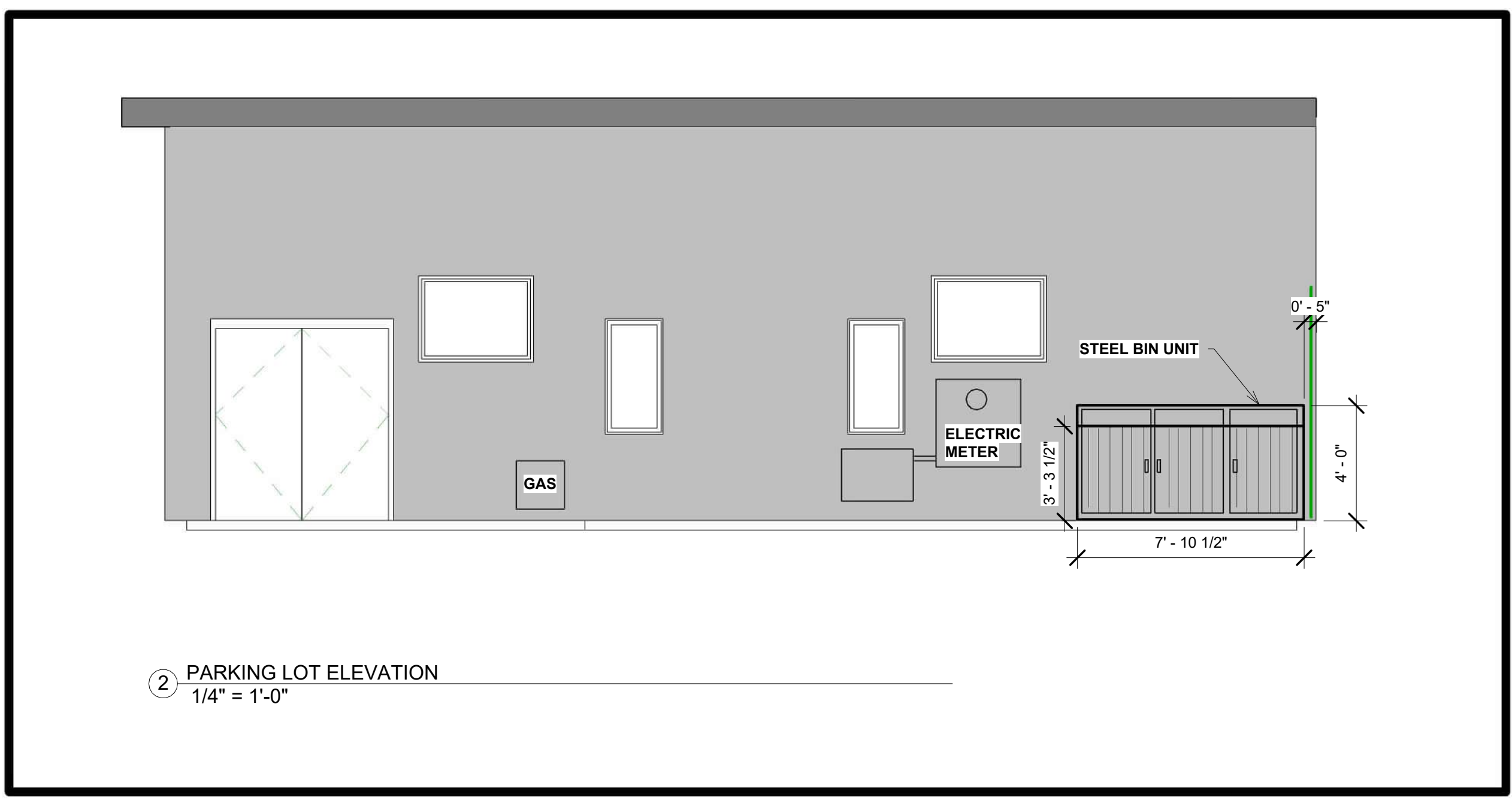
ADA RESTROOM CRITICAL DIMENSIONS

LEGEND: AREA FOR OCCUPANCY CALCULATIONS

CONFERENCE GUEST AREA 1734 SQ/FT

OFFICE 79 SQ/FT

PROPOSED COMPLIANT INTERIOR IMPROVEMENTS
1/4" = 1'-0"



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DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



195 BROADWAY

PROPOSED FLOOR PLAN & ELEVATION

9-22-2025

A - 102



SIDE STREET (CALAVERAS) VIEW (NO CHANGES)



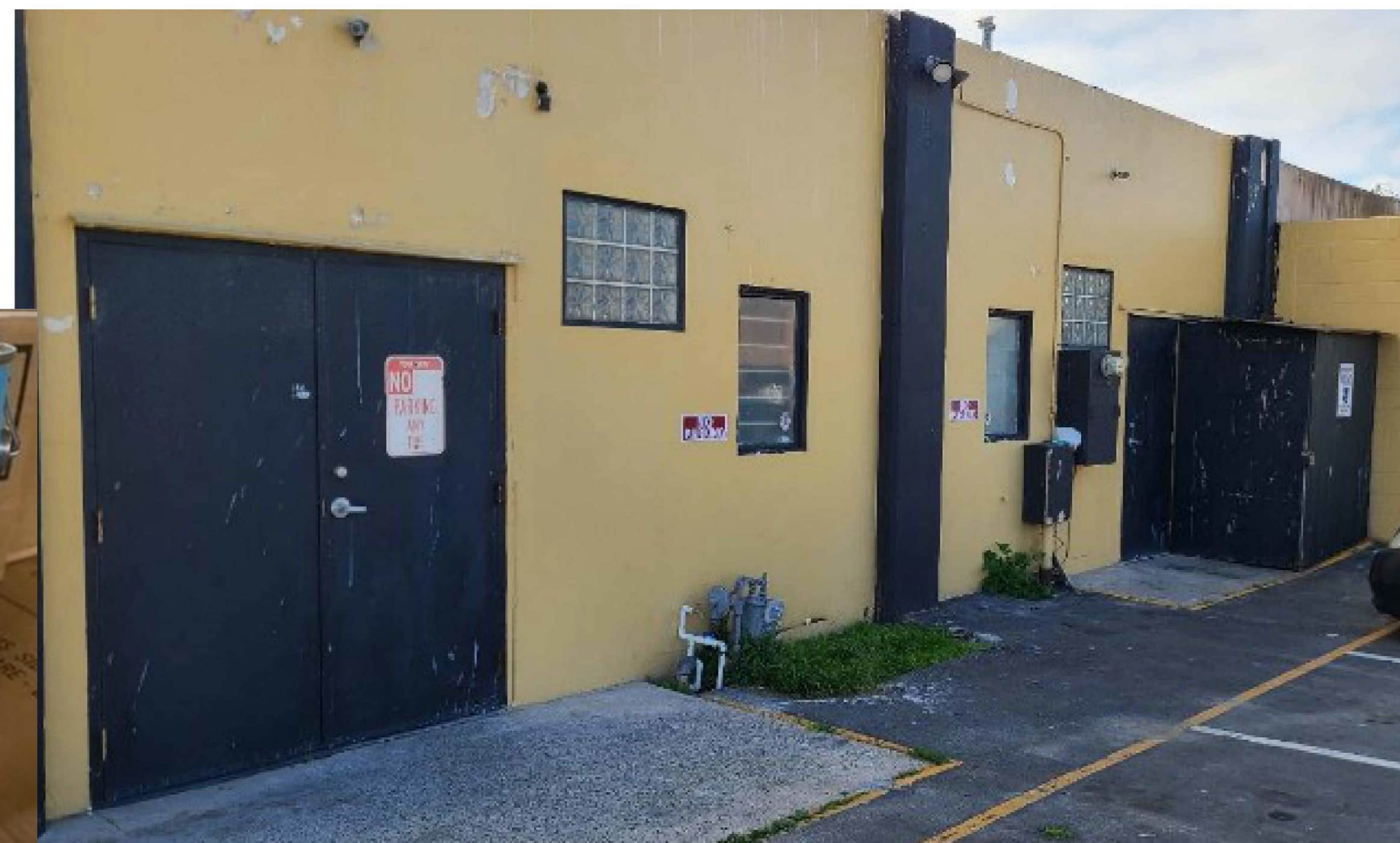
BROADWAY/ STREET VIEW OF EXISTING (NO CHANGES)

PROPOSED PAINT COLORS AND TYPE:

**SHERWIN WILLIAMS
SW 0012 EMPIRE GOLD
VICTORIAN COLOR CHIP BELOW**



**PAINT TYPE:
PICTURED RIGHT**



PARKING LOT/ REAR VIEW FOR CHANGES SEE THE ELEVATION ON SHEET A101



WYNKOOP ARCHITECTURE
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DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



REVISED

795 BROADWAY

IMAGES OF EXISTING

9-26-2025

A - 103

Location Map: 795 Broadway Avenue





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Eric Azriel, Associate Planner

DATE: December 10, 2025

SUBJECT: ARCHITECTURAL REVIEW APPLICATION AR-2025-022. EUGENE F AND ROSEMARIE PASQUALE FAMILY TRUST, PROPERTY OWNER, AND ERIC WYNKOOP, APPLICANT, REQUEST APPROVAL OF A NEW TRASH ENCLOSURE AT 795 BROADWAY AVENUE (APN 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends approval of Architectural Review Application AR-2025-022, subject to the conditions of approval and project plans.

BACKGROUND

The 2,130 SF building sits on a 4,000 square foot (SF) lot in the West Broadway Urban Village Specific Plan (WBUV) area in the Mixed Use (MX) zoning district along a primary street (Broadway Avenue). Nearby uses are varied, including a bicycle shop, general retail, food retail, restaurants, a bank, and an auto dealership across the alley to the north. Public parking is located off of the alley to the north of the site.

ENVIRONMENTAL

Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines. Discretionary design review of an otherwise permitted use does not give the City the authority to mitigate environmental impacts and thus the project is not subject to the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The project proposes removing an external door and installing a trash enclosure in conjunction with and to satisfy the requirements of Use Permit UP-2025-022, which is considered separately under Item 6.A.

PROJECT ANALYSIS

Removing the external door allows the installation of the trash enclosure. The change has minimal impact on the appearance of the building as long as the wall is rebuilt of the same material and finishing color as the surrounding area. This is specified in condition No. 1.

The WBUV specific plan chapter 7 requires that development along alleys shall secure trash bins and screen them from view (WBUV Ch. 7.D.1.3.2). It further specifies that the enclosures shall be durable, washable, resistant to graffiti, and consistent with the overall site and building design (WBUV Ch. 7.D.1.4).

While the Seaside Municipal Code specifies sizes of waste storage areas, the West Broadway Urban Village Specific Plan does not. The area waste hauler GreenWaste determined that for the size of the building and the use, three 65-gallon carts would be sufficient, one each for organics, recycling, and solid waste. Separately, the applicant has applied for and received a waiver for organic waste collection because of minimal production of organic waste. Therefore, in practice, two 65-gallon carts would be in active service. Per GreenWaste, if the site needs more than 65 gallons of waste removed per week, the frequency of the pickups can be increased instead of increasing the cart size.

The project proposes installing the 21 SF "ECOCHIC SPACES INC 94.48 in. W x 31.49 in. D x 48.03 in. H Gray Iron Trash Can Storage, Outdoor Garbage Bin Shed Stores with 3-Trash Cans" (<https://www.homedepot.com/p/ECOCHIC-SPACES-INC-94-48-in-W-x-31-49-in-D-x-48-03-in-H-Gray-Iron-Trash-Can-Storage-Outdoor-Garbage-Bin-Shed-Stores-with-3-Trash-Cans-FCCW540133641/334503944#see-more-details>). As shown in Table 1, the 65-gallon carts from GreenWaste fit inside the proposed trash enclosure.

Table 1. Cart size versus enclosure

	65-gallon Cart from GreenWaste	Proposed Cart Enclosure (single cart)
Height	42.125"	48.03"
Width	25.25"	29.92"
Depth	26.375"	31.49"

The trash enclosure would sequester the carts and hide them from view. Constructed with galvanized steel, the enclosure would be resistant to corrosion and weathering. It would be painted Sherwin Williams SW 0012 Empire Gold to match the existing structure’s primary color. Painting the enclosure to match the building will further reduce the already small visual impact of the low-prominence trash enclosure. Because the enclosure is constructed of galvanized steel, proposed approval condition No. 2 specifies that industry standard practices are to be used when painting it. That condition also requires a graffiti-resistant coating consistent with WBUV Ch. 7.D.1.4.

ATTACHMENTS

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

**PLANNING COMMISSION
RESOLUTION NO. 2X-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-2025-022 FOR APPROVAL OF A NEW TRASH ENCLOSURE AT 795 BROADWAY AVENUE (APN: 011-558-005) IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN.

WHEREAS, Eugene F and Rosemarie Pasquale Family Trust, Property Owner, and Eric Wynkoop, Applicant, applied for Architectural Review No. AR-2025-022; and

WHEREAS, the proposed project has been referred to 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 Architectural Review application No. AR-2025-022 at a duly noticed public hearing that the Planning Commission held on December 10, 2025; and

WHEREAS, Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission approves Architectural Review No. AR-2025-022 subject to the following Conditions of Approval:

Planning:

1. The external door to be removed shall be replaced with a wall built from and finished with materials consistent with the existing wall to either side and painted to match.
2. Because of its galvanic steel surface, the trash enclosure shall be prepared and primed prior to painting in accordance with standard industry practice. Paint that flakes off or otherwise weathers poorly shall be repaired within 30 days of notice by the City. The trash enclosure shall have a final external coat that is graffiti-resistant, subject to approval by the Planning department.
3. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.

4. 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.
5. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
6. 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:

7. 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:

8. 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:

9. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
10. 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.

11. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
12. 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.
13. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of December 17, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted 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.
14. 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 10th day of December 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**ARCHITECTURAL REVIEW APPLICATION No. AR-2025-022
RESOLUTION No. XX-XX**

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.

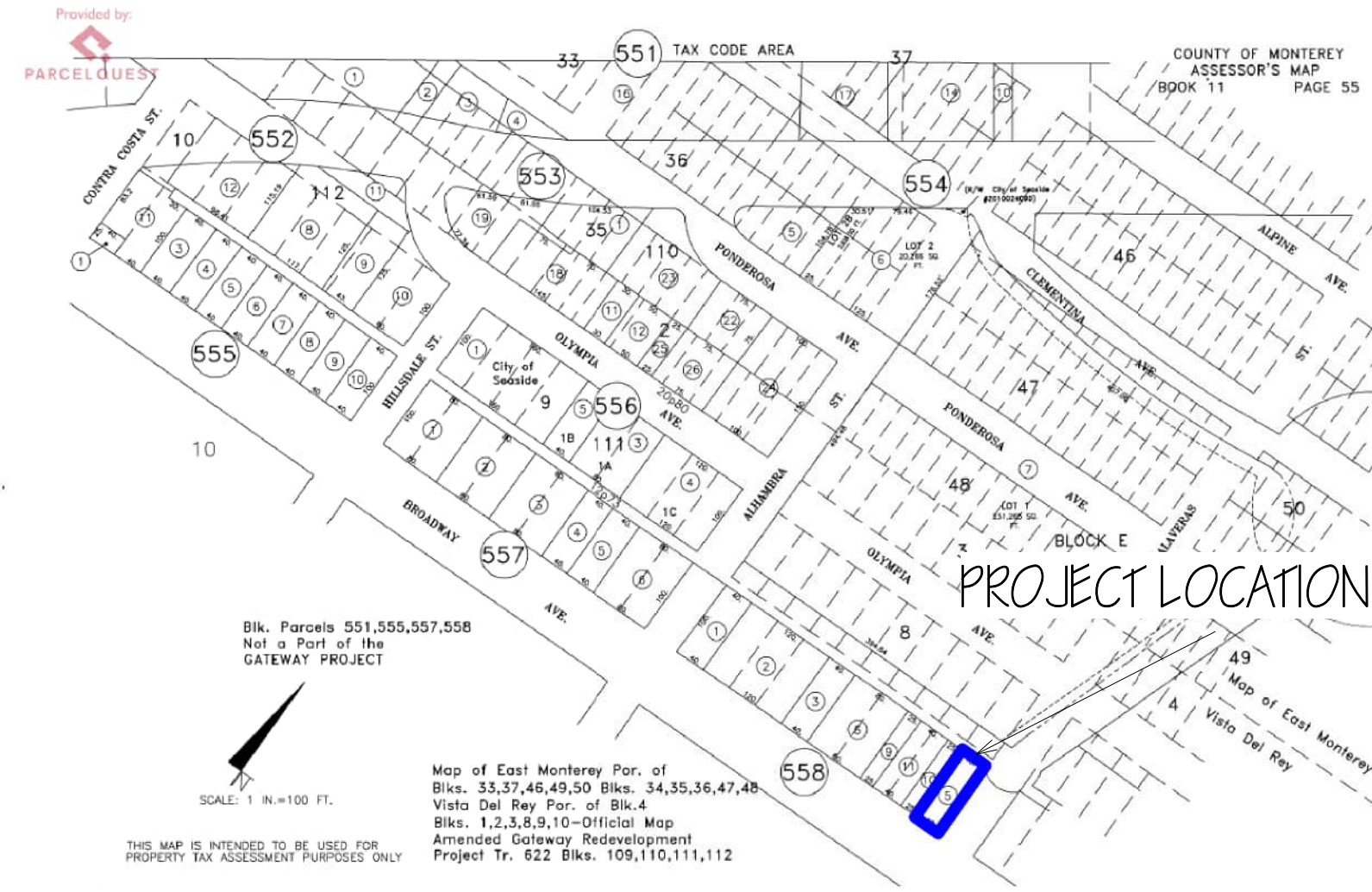
Applicant's Signature

Date

Property Owner's Signature

Date

PROJECT TITLE:
795 BROADWAY TENANT IMPROVEMENTS



LOCATION MAP APN 001-558-005-000

TENANT:
 Vilma Mendoza
 1065 Carson St
 Seaside CA 93955
 experthousecleaning20@gmail.com

FIRE WALL CALCULATIONS:
 DEMO 3' - 0"
 NEW (PARTITION/ FILL-IN) WALLS 7' - 6"
 TOTALS 10' - 6"
 NO SPRINKLERS REQUIRED

COMMERCIAL WATER CALCULATIONS:
 N/A

PROJECT INFORMATION

ADDRESS OF PROJECT: 795 BROADWAY AVE. SEASIDE, CA.

APPLICABLE BUILDING CODES

BUILDING 2022 CALIFORNIA BUILDING CODE APPENDICES I AND J
 FIRE 2022 CALIFORNIA FIRE CODE APPENDICES I THRU J
 PLUMBING 2022 CALIFORNIA PLUMBING CODE
 MECHANICAL 2022 CALIFORNIA MECHANICAL CODE
 ELECTRICAL 2022 CALIFORNIA ELECTRICAL CODE
 ACCESSIBILITY CALIFORNIA BUILDING CODE CHAPTER 11B
 ENERGY 2022 CALIFORNIA ENERGY CODE
 OTHER 2022 GREEN STANDARDS BUILDING CODE

BUILDING DATA (SHELL AND TI)

ZONING CLASSIFICATION COMMERCIAL
 CONSTRUCTION TYPE V- B
 SEISMIC DESIGN CATEGORY NO
 AUTOMATIC SPRINKLER SYSTEM NO
 FIRE ALARM SYSTEM NO
 NUMBER OF STORIES 1
 TREE REMOVAL NONE
 GRADING NO
 SLOPE WORK NONE

PROJECT DATA

OCCUPANCY CLASSIFICATION B
 GROSS FLOOR AREA 2130
 TOTAL OCCUPANCY LOAD 113
 MINIMUM # OF REQUIRED EXITS 2

PLUMBING FIXTURE ANALYSIS:

TABLE 2902.1 CBC 2022

OCCUPANCY	OCCUPANCY LOAD	WATER CLOSETS				ADA	LAVATORIES		DRINKING FOUNTAIN	SERVICE SINK
		RATIO: MEN 1 TO 125	WOMEN 1 TO 66	UNISEX (ADA)	ADA		RATIO: 1 PER 200	1 PER 500		
A - 3	117	1	1	0	1 EACH M/F	1 PER 200	1 PER 500	1	1	
ASSEMBLY	ASSUMED BREAKDOWN: 59 WOMEN 58 MEN	PROVIDED 1	1	1	UNISEX	PROVIDED	3	1	1	

NUMBER OF EXITS REQUIRED = 2

SHEET INDEX

ARCHITECTURAL

INFO INFORMATIONAL SHEET
 CBC 1-5 ACCESSIBILITY REQUIREMENTS
 A - 100 EXISTING PLANS AND DEMO
 A - 101 PROPOSED SITE PLANS & BINS
 A - 102 PROPOSED FLOOR PLAN AND ELEVATION
 A - 103 IMAGES OF EXISTING

SHEET INDEX CONT.

STRUCTURAL

N/A

MECHANICAL

N/A

PLUMBING

DEFERRED

TECHNICAL SPECIFICATIONS

N/A

ELECTRICAL

DEFERRED

TITLE 24

N/A

PROJECT DESCRIPTION: ARCHITECTURAL DESIGN REVIEW

ADD THE REQUIRED ADA PARKING SPACE AT THE PARKING LOT, PAINTING NEW ADA PARKING LINES OVER (E) ONES AND CREATING NEW PARKING SPACES AT THE REQUIRED CODE WIDTH AND DEPTH. ADD OTHER ADA SIGNAGE AS REQUIRED. CLOSE AND MOVE DOORS IN PARTITION WALLS AS REQUIRED TO FACILITATE ADDING ONE ADA UNISEX RESTROOM AND IMPROVING CIRCULATION AT THE (E) RESTROOMS. ADD THE REQUIRED 3 UNIT 65 GALLON REFUSE BIN STORAGE UNIT.
 NO CHANGES AT: ROOF, ELEVATIONS, LIGHTING, OR LANDSCAPE.

SPECIAL PROJECT NOTES:

PROJECT TEAM: CONSULTANTS

ARCHITECT
 WYNKOOP ARCHITECTURE
 LINCOLN 3 NE OF 8TH AVE
 SUITE #101, CARMEL, CA 93921
 CONTACT: ERIC WYNKOOP
 831-620-5744

MEP

GENERAL NOTES:

TITLE 24

GENERAL CONTRACTOR



WYNKOOP ARCHITECTURE
 ERIC MICHAEL WYNKOOP

P.O. BOX 3846 CARMEL, CA
 831-620-5744
 EMAIL: eric@wynkoop.design



DALE ALAN HEINRICH, NCARB
 PRINCIPAL IN CHARGE

DRAWN BY:
 ERIC MICHAEL WYNKOOP
 PROJECT MANAGER

REVISED:
 INFO/ A - 101, 103

795 BROADWAY

PROJECT INFORMATION

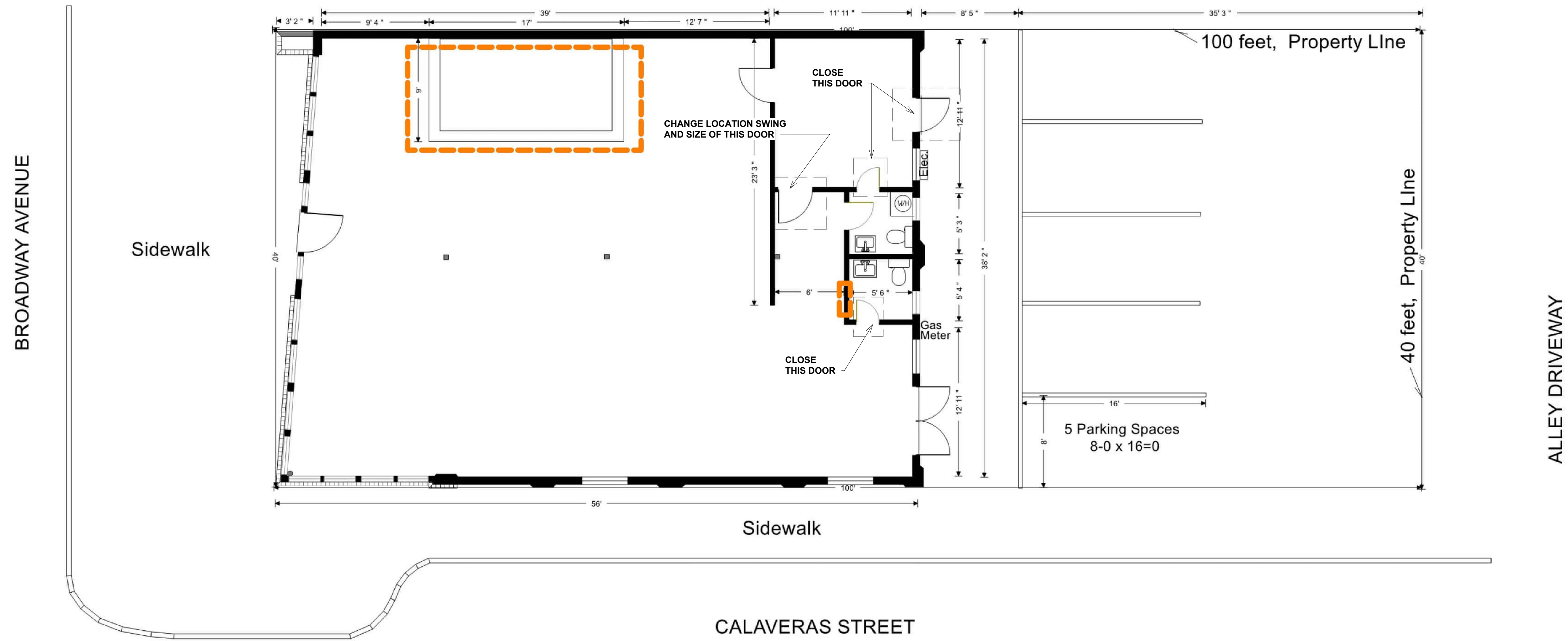
9-28 2025

INFO

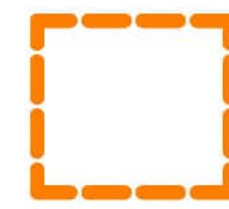
DEFERRED SUBMITTALS:
 1. PLUMBING
 2. ELECTRICAL

795 Broadway Avenue, Seaside

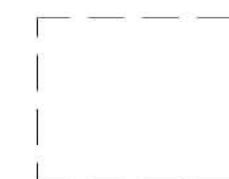
Existing Site and Floor Plan



LEGEND:



DEMOLISH THIS ITEM



SEE NOTES FOR ASSOCIATED CHANGES



WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP

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DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE

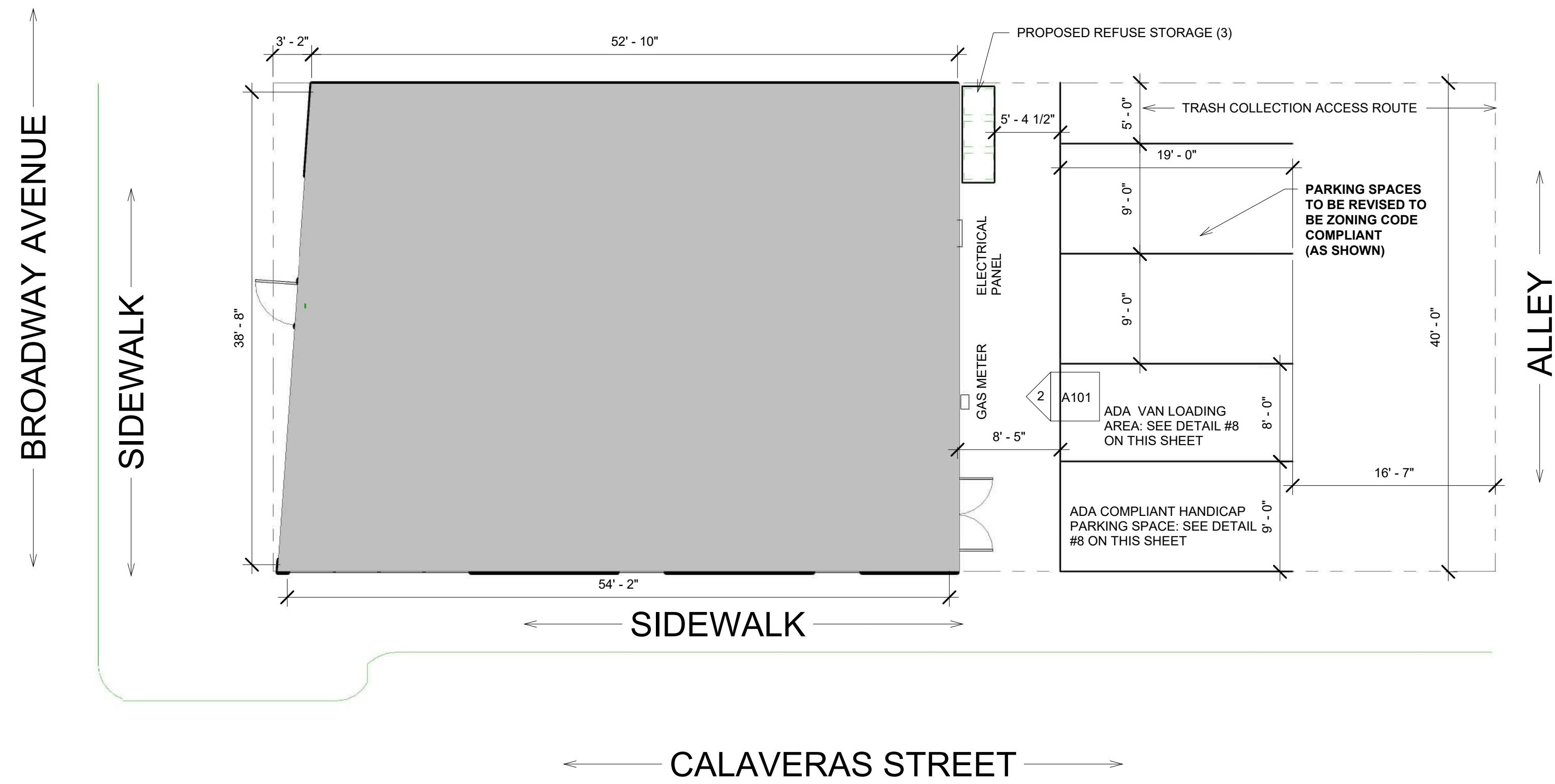


795 BROADWAY

EXISTING BUILDING
PLAN & DEMO

9-22-2025

A - 100



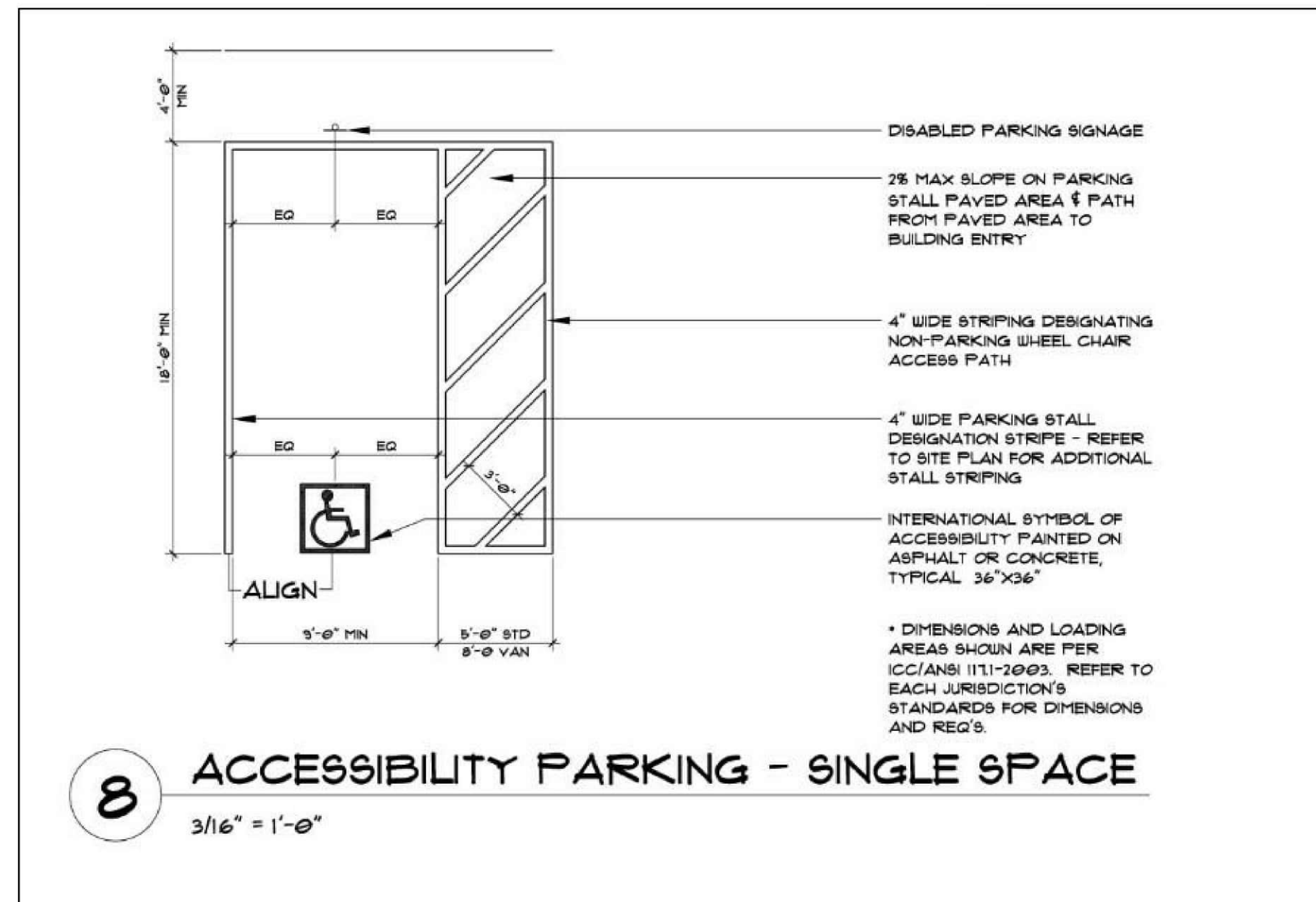
1 PROPOSED COMPLIANT SITE PLAN
1/8" = 1'-0"

REQUIRED STORAGE FOR 65 GALLON GARBAGE BINS

ENCLOSURE TO BE PAINTED BODY COLOR TO MATCH (E) BODY COLOR OF BUILDING AS SHOWN ON A-103



SPECIFIED: ECOCHIC SPACES INC:
94.48 in. W x 31.49 in. D x 48.03 in. H Gray Iron Trash
Can Storage, Outdoor Garbage Bin Shed Stores with
3-Trash Cans



8 ACCESSIBILITY PARKING - SINGLE SPACE
3/16" = 1'-0"



WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



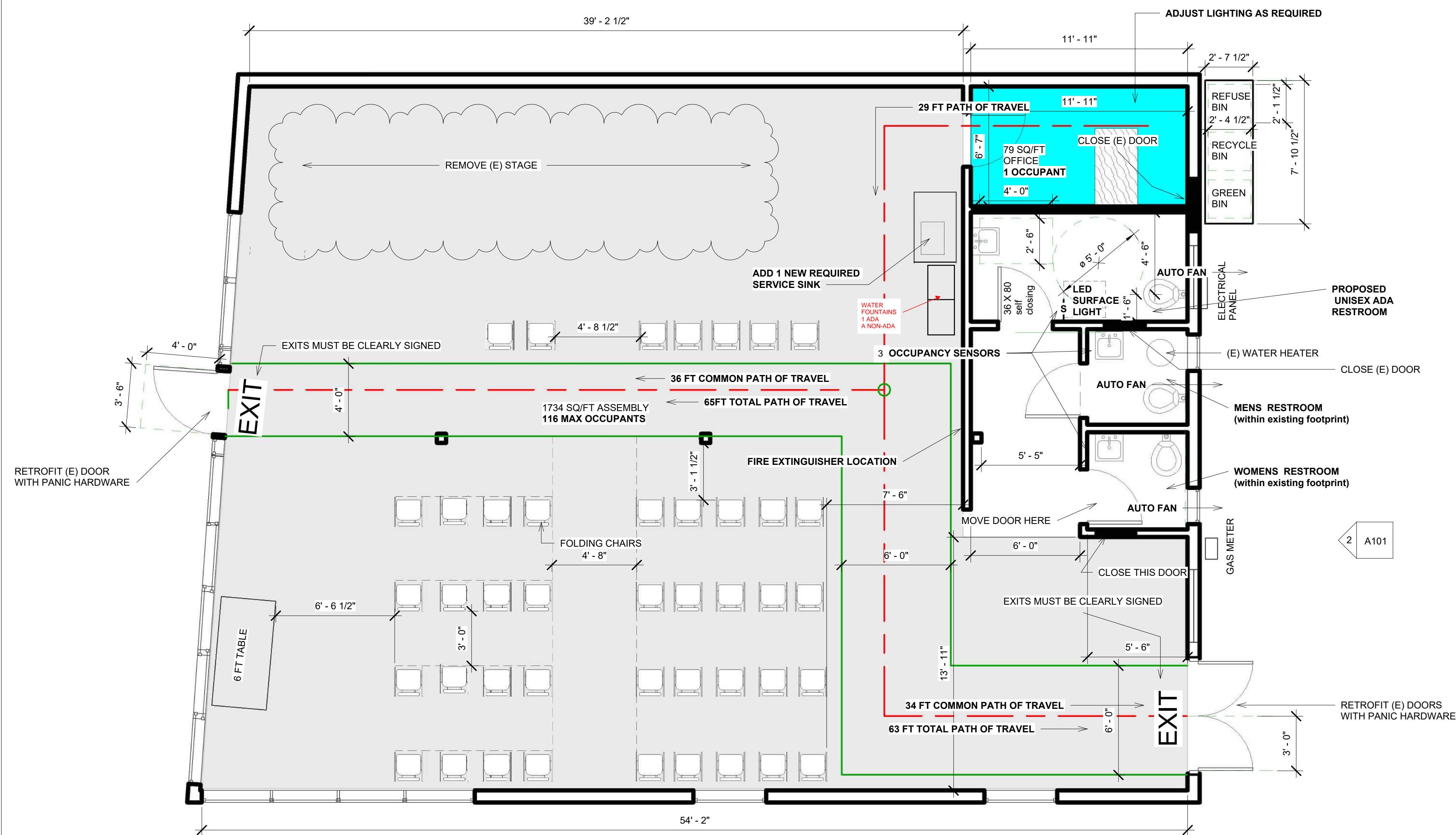
REVISED

795 BROADWAY

PROPOSED SITE
PLAN & BIN
STORAGE

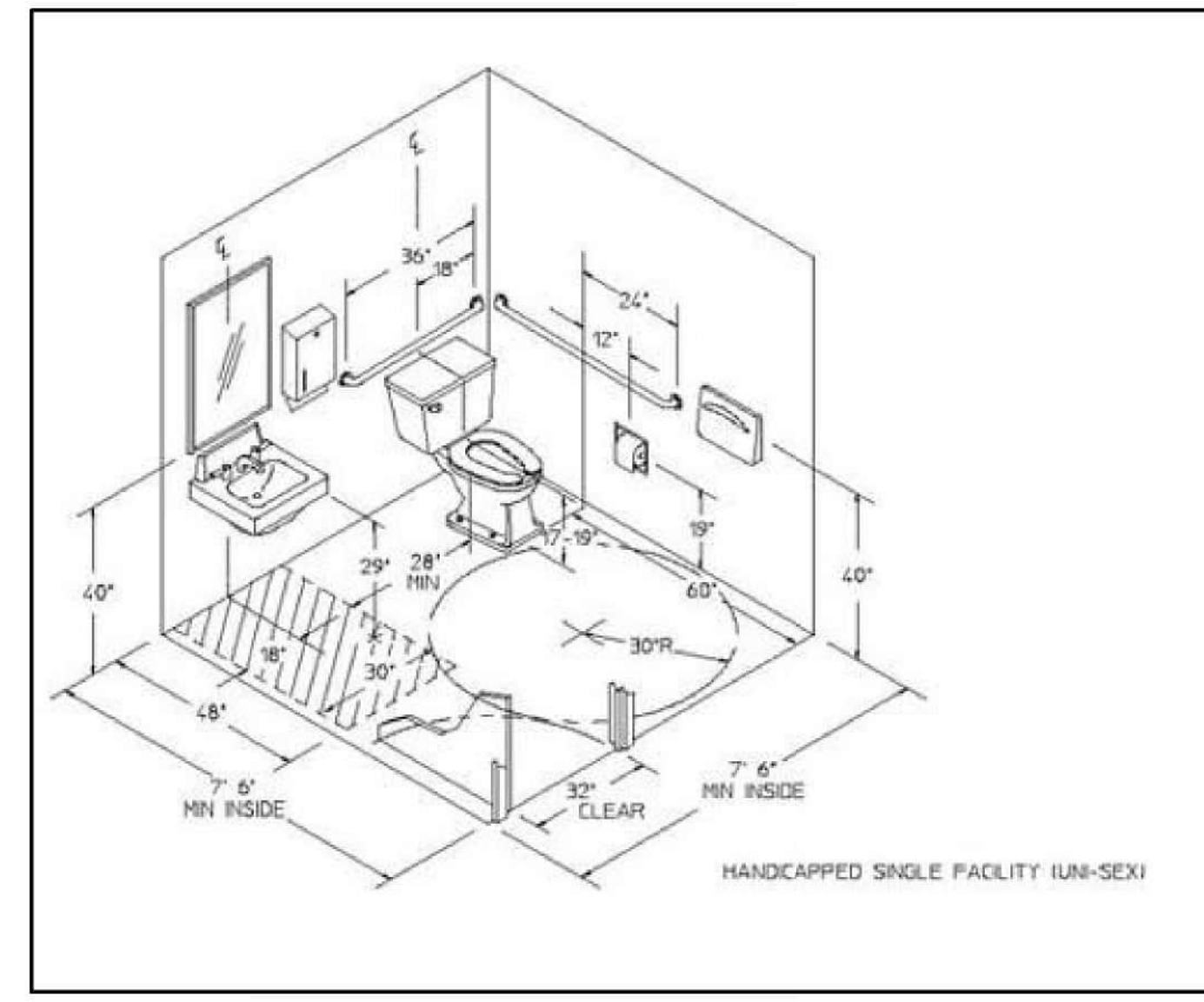
9-28 2025

A - 101



FIRE NOTES:

1. The 2A10BC Fire Extinguisher shall be mounted to a wall in an accessible area. The fire extinguisher is required to be serviced annually by a licensed company.
2. Exit signs. EXIT signs shall be posted above the front and rear doors.



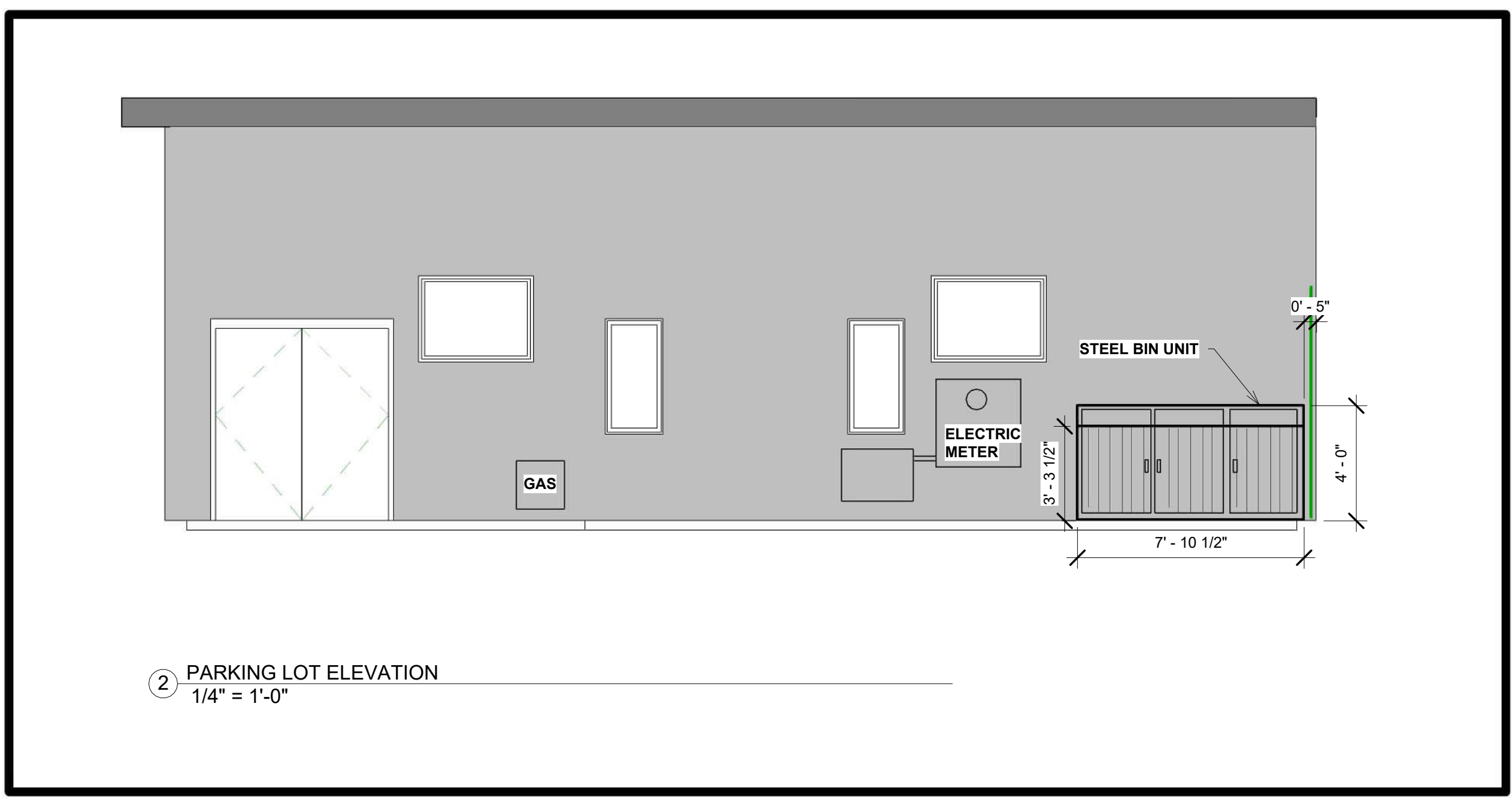
ADA RESTROOM CRITICAL DIMENSIONS

LEGEND: AREA FOR OCCUPANCY CALCULATIONS

CONFERENCE GUEST AREA 1734 SQ/FT

OFFICE 79 SQ/FT

PROPOSED COMPLIANT INTERIOR IMPROVEMENTS
1/4" = 1'-0"



WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



195 BROADWAY

PROPOSED FLOOR PLAN & ELEVATION

9-22-2025

A - 102



SIDE STREET (CALAVERAS) VIEW (NO CHANGES)



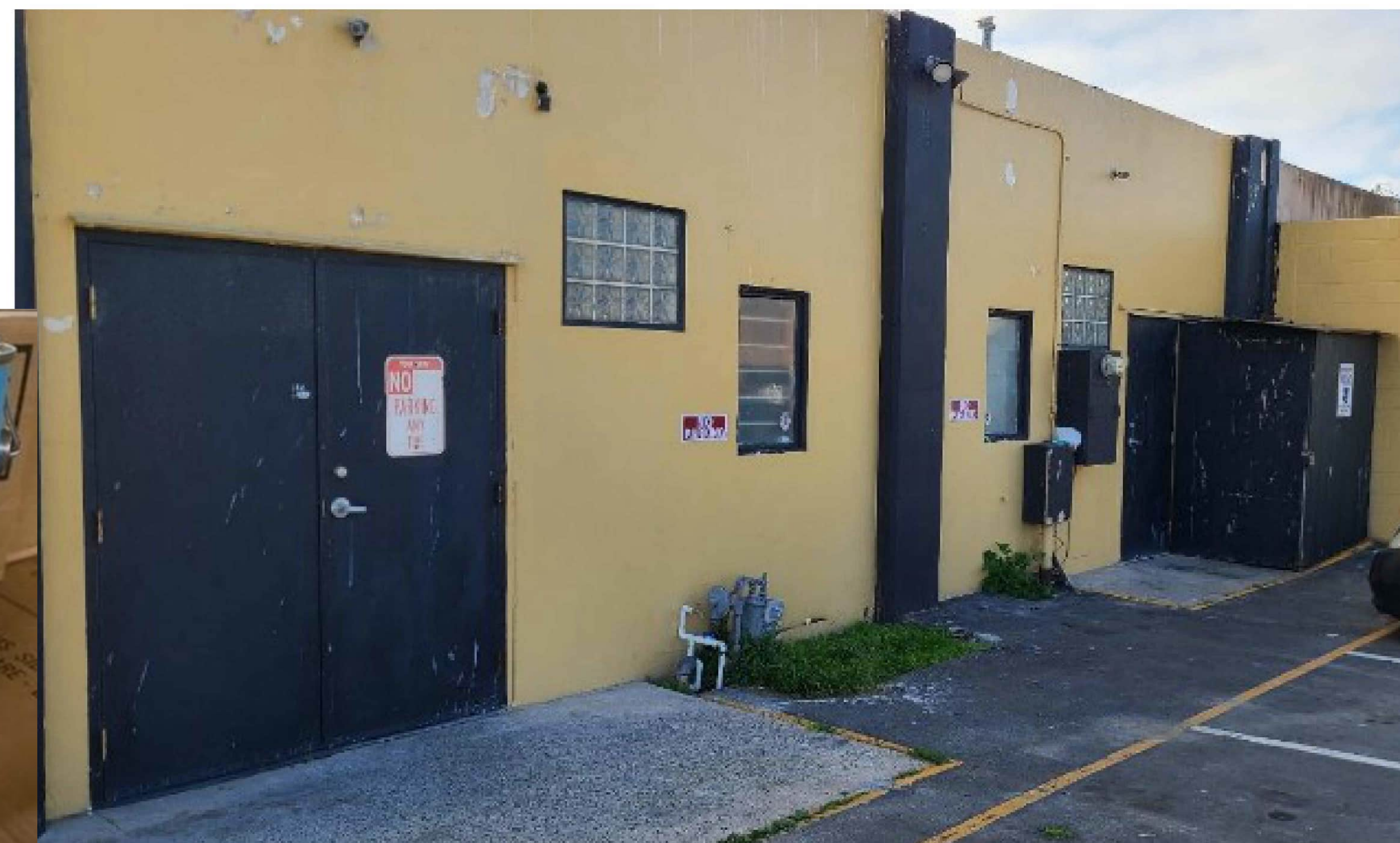
BROADWAY/ STREET VIEW OF EXISTING (NO CHANGES)

PROPOSED PAINT COLORS AND TYPE:

**SHERWIN WILLIAMS
SW 0012 EMPIRE GOLD
VICTORIAN COLOR CHIP BELOW**



**PAINT TYPE:
PICTURED RIGHT**



PARKING LOT/ REAR VIEW FOR CHANGES SEE THE ELEVATION ON SHEET A101



WYNKOOP ARCHITECTURE
ERIC MICHAEL WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DALE ALAN HEINRICH NCARB
PRINCIPLE IN CHARGE



REVISED

795 BROADWAY

IMAGES OF EXISTING

9-26-2025

A - 103

Location Map: 795 Broadway Avenue





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: December 10, 2025

SUBJECT: ARCHITECTURAL REVIEW APPLICATION AR-2025-023. ABRAHAM MARTINEZ, PROPERTY OWNER AND APPLICANT, REQUESTS APPROVAL OF A SECOND-STORY ADDITION FEATURING TWO BALCONIES TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 1841 YOSEMITE STREET (APN 012-851-007) IN THE RS-12 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends the approval of Architectural Review AR-2025-023 subject to the conditions of approval and the project plans.

BACKGROUND

The project site is located on a 5,250 square foot (SF) parcel with an existing 988 SF single-story, single-family residence and an attached 325 SF garage. The property is immediately abutted by single-story, single-family residences with two-story residences located on the opposite side of Yosemite Street. The abutting property to the south, 1825 Yosemite, has obtained Architectural Review approval (AR-24-05) and a pending building permit for a second story addition built to a height of 19'-4".

CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

Evidence: Discretionary design review of an otherwise permitted use does not give the City the authority to mitigate environmental impacts and thus the project is not subject to the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The proposed project is an 879 SF second-story addition, including two balconies of 57.6 SF and 49 SF. The proposed maximum height is 21'-11". There are proposed modifications to the first floor, including a total 117 SF addition in two areas, as well as demolition of unpermitted areas. Additionally, the garage will be modified to accommodate two conforming parking spaces.

ZONING COMPLIANCE

The existing site coverage is noncompliant at 81% (4,260 SF). The project proposes the removal of existing hardscape from the site, which will result in a compliant site coverage of 62.9% (3,302 SF) where 65% (3,412 SF) is the maximum allowable. A condition of approval has been added, requiring a Planning inspection to verify the hardscape removal prior to the final building inspection.

A floor area ratio (FAR) of .45 allows for 2,362 SF of habitable area. The second-story addition of 876 SF, 117 first floor addition, plus the existing 988 SF first floor will result in a 2,156 SF (.41 FAR) home. Fifteen additional square feet are contributed to the FAR by the existing, 455 SF two-car garage, of which 440 SF is exempt from the FAR calculations (SMC 17.12.050, Table 2-3, footnote 3).

The proposed maximum height is 21'-11", which is below the maximum allowed height of 24'-0".

The proposal is compliant with all required setbacks of the RS-12 zone (SMC 17.12050, TABLE 2-3 – RESIDENTIAL ZONE DEVELOPMENT STANDARDS):
Front: 15'; Side: 5'; and Rear 15'.

Architectural Review

The proposed second-story addition is proposed above the garage, and the southern half, or the left side of the home as viewed from the right-of-way. The northern half remains single story.

The proposed addition will be finished with the following materials that will complement the existing residence:

- *Gray asphalt shingles by Tamko Heritage on a roof with a 4:12 pitch and 12" overhang*
- *Behr "Natural Gray" painted over fine finished stucco walls*
- *Pella 250 Series white vinyl windows*
- *Jeld-Wen Gray Stone front door with a glass window in the Craftsman style*
- *The decking surface will be Trex Select Composite and the railing will be pressure treated Douglas Fir painted in Behr "Natural Gray".*
- *The proposed 13" single-light lantern sconce in matte black is by Cattleya and will be located at the entrances and exits of the first floor only.*

ATTACHMENTS

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

**PLANNING COMMISSION
RESOLUTION NO. 2X-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-2025-023 FOR APPROVAL OF A SECOND-STORY ADDITION FEATURING TWO BALCONIES TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 1841 YOSEMITE STREET (APN: 012-851-007) IN THE RS-12 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, Abraham Martinez, Property Owner and Applicant, applied for Architectural Review No. AR-2025-023; 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 Architectural Review application No. AR-2025-023 at a duly noticed public hearing that the Planning Commission held on December 10, 2025; and

WHEREAS, Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission approves Architectural Review No. AR-2025-023 subject to the following Conditions of Approval:

Planning:

1. Removal of hardscape and compliance with 65% lot coverage shall be demonstrated to the Planning department prior to obtaining the Certificate of Occupancy. It is the property owner's responsibility to contact the Planning department and schedule an inspection.

2. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.

3. 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:

4. 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:

5. 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:

6. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
7. 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.
8. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
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 December 17, 2025 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted 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 10th day of December 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**ARCHITECTURAL REVIEW APPLICATION No. AR-2025-023
RESOLUTION No. XX-XX**

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).


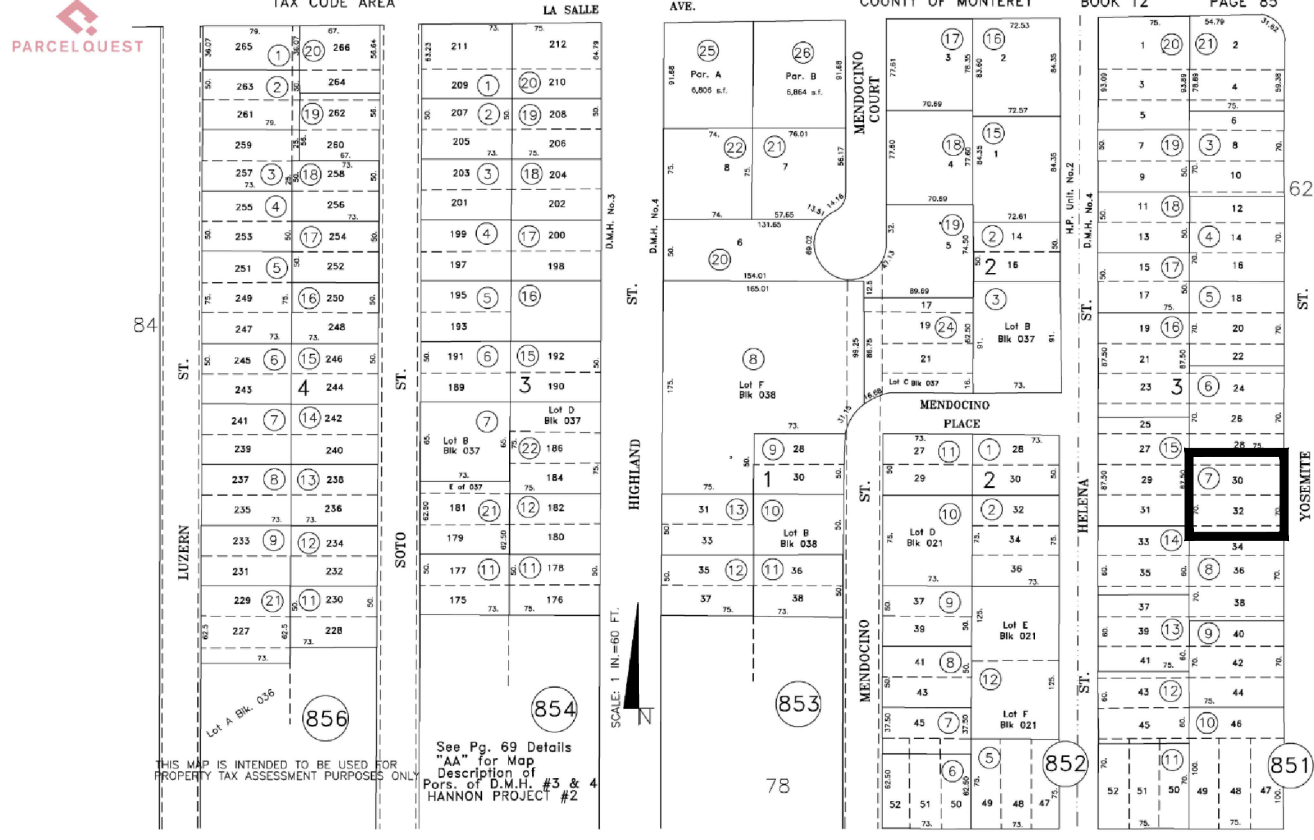
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.







Applicant's Signature

Date

Property Owner's Signature

Date

APPLICABLE CODES	GENERAL PROJECT NOTES (CONTD.)	PROJECT INFO 	SHEET INDEX	PROJECT DIRECTORY
<p>California Building Code 2022 Edition</p> <p>California Residential Code 2022 Edition</p> <p>California Fire Code 2022 Edition</p> <p>California Mechanical Code 2022 Edition</p> <p>California Plumbing Code 2022 Edition</p> <p>California Electric Code 2022 Edition</p> <p>California Energy Code 2022 Edition</p> <p>California Green Building Standards Code 2022 Edition</p>	<p>*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM</p> <p>*VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING</p> <p>*CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION</p> <p>*VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING</p> <p>*ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.</p> <p>ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED</p> <p>*APPROVED JOB COPY PLANS SHALL BE PROVIDED ON FOUNDATION. SHEAR WALL NAILING AND FRAMING INSPECTIONS, OR NO INSPECTIONS WILL BE GIVEN.</p> <p>* CHECK WITH PG&E FOR GAS SERVICE LOCATION</p> <p>* RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE, TYPES OF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2022 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK</p>	<p>PROJECT DATA:</p> <p>APN: 012-851-007-000 ADDRESS: 1841 YOSEMITE ST. SEASIDE, CA 93955</p> <p>FLOOD ZONE: X BUILDING OCCUPANCY : R3 CONSTRUCTION TYPE: VB STORIES: 1 HISTORIC: NO ZONING: RS-12</p> <p>FLOOR AREA SUMMARY:</p> <p>LOT AREA: 5,250 S.F. (0.12 ACRES) EXISTING RESIDENCE: 988 S.F. EXISTING GARAGE: 325 S.F. EXISTING PORCH: 14 S.F. EXISTING STORAGE: 164 S.F.</p> <p>P. 1ST FLOOR ADDITION: 117 S.F. P. 2ND FLOOR ADDITION: 879 S.F. P. 2ND FLOOR BALCONIES: 107 S.F. P. TOTAL LIVING: 1,984 S.F.</p> <p>E. PARKING SPACES: 2 COVERED P. PARKING SPACES: 2 COVERED</p> <p>E. LOT COVERAGE: 4,260 S.F. (81.1%) P. LOT COVERAGE: 3,300 S.F. (62.9%)</p> <p>E. FAR: 18.9% P. FAR: 37.1%</p>	<p>A0) COVER SHEET</p> <p>A1) SITE PLAN</p> <p>L) LANDSCAPE/LIGHTING PLAN</p> <p>A2) E. FLOOR PLAN</p> <p>A3) E. ELEVATIONS</p> <p>A4) PROPOSED FLOOR PLANS & SHED ELEVATIONS</p> <p>A5) PROPOSED MAIN HOUSE ELEVATIONS</p> <p>A6) P. ROOF PLAN</p>	<p>OWNER: MARTINEZ RESIDENCE 1841 YOSEMITE ST. SEASIDE, CA 93955</p> <p>DESIGNER: ALEX VALLES SOUTH BAY DESIGN P.O. BOX 27 HOLLISTER, CA 95024 SBDESIGN27@YAHOO.COM 831-207-9677</p>
GENERAL PROJECT NOTES		VICINITY MAP		
<ol style="list-style-type: none"> PROJECT TO BE SUPERVISED BY A LICENSED GENERAL CONTRACTOR. IN CASE OF CONFLICT OR DISCREPANCIES IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING PRIOR TO START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN. HOUSE SHALL MEET ASHRAE 62.2-2007 STD FOR CONTINUOUS SUPPLY, EXHAUST & BALANCED VENTILATION, WITH OR WITHOUT HEAT RECOVERY. REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.) REFER TO THE MANUFACTURERS' GUIDELINES FOR PROPER PLACEMENT. STAKING AND FLAGGING. SEASIDE MUNICIPAL CODE SECTION 17.62.030.D REQUIRES STAKING AND FLAGGING FOR ALL NEW STRUCTURES AND ADDITIONS OVER 18 FEET IN HEIGHT. THE FLAGGING SHALL DEMONSTRATE THE DIMENSIONS AND HEIGHTS OF THE RIDGE LINES AT THE HIGHEST PEAK OF EACH ROOF LINE AND PERIMETER. THIS ADDITION RISES TO FEET. PLEASE ERECT THE STAKING AND FLAGGING AND COMPLETE THE ENCLOSED STAKING AND FLAGGING AFFIDAVIT. RETURN THE STAKING AND FLAGGING AFFIDAVIT TO THE PLANNING DIVISION. 	DEFERRED SUBMITTALS			
N/A		SCOPE OF WORK		
DISCLAIMER		<p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN</p>		
PROJECT LOCATION:		<p>1841 YOSEMITE ST. SEASIDE, CA 93955</p>		

REVISIONS	
	10.31.25
	
	
	
	
	



SOUTH BAY DESIGN
—DBA—
ALEX VALLES
DESIGNER/DRAFTSMAN
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sbdesign27@yahoo.com

ADDITION/REMODEL
MARTINEZ RESIDENCE
1841 YOSEMITE ST.
SEASIDE, CA 93955

COVER SHEET

DRAWN BY A.V.
CHECKED
DATE 1.30.25
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
A0

PERFORMANCE REQUIREMENT NO. 1: SITE DESIGN AND RUNOFF REDUCTION

a) ALL PROJECTS THAT CREATE AND/OR REPLACE >

2,500 SQUARE FEET OF IMPERVIOUS SURFACE (COLLECTIVELY OVER THE ENTIRE PROJECT SITE), INCLUDING DETACHED SINGLE-FAMILY HOME PROJECTS, ARE REQUIRED TO IMPLEMENT AT LEAST THE FOLLOWING DESIGN STRATEGIES THROUGHOUT THE PROJECT SITE:

- i) LIMIT DISTURBANCE OF CREEKS AND NATURAL DRAINAGE FEATURES
- ii) MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS
- iii) LIMIT CLEARING AND GRADING OF NATIVE VEGETATION AT THE SITE TO THE MINIMUM AREA NEEDED TO BUILD THE PROJECT, ALLOW ACCESS, AND PROVIDE FIRE PROTECTION
- iv) MINIMIZE IMPERVIOUS SURFACES BY CONCENTRATING IMPROVEMENTS ON THE LEAST-SENSITIVE PORTIONS OF THE SITE, WHILE LEAVING THE REMAINING LAND IN A NATURAL UNDISTURBED STATE
- v) MINIMIZE STORMWATER RUNOFF BY IMPLEMENTING ONE OR MORE OF THE FOLLOWING SITE DESIGN MEASURES:
 - (1) DIRECT ROOF RUNOFF INTO CISTERNS OR RAIN BARRELS FOR REUSE
 - (2) DIRECT ROOF RUNOFF ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH CALIFORNIA BUILDING CODE
 - (3) DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH CALIFORNIA BUILDING CODE
 - (4) DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH CALIFORNIA BUILDING CODE
 - (5) CONSTRUCT BIKE LANES, DRIVEWAYS, UNCOVERED PARKING LOTS, SIDEWALKS, WALKWAYS, AND PATIOS WITH PERMEABLE SURFACES

b) THE CITY WILL CONFIRM THAT PROJECTS COMPLY WITH SITE DESIGN AND RUNOFF REDUCTION PERFORMANCE REQUIREMENTS BY MEANS OF APPROPRIATE DOCUMENTATION (E.G., CHECK LISTS) ACCOMPANYING APPLICATIONS FOR PROJECT APPROVAL.

** WATER AT THIS LOCATION SHALL RUN AWAY FROM STRUCTURES. ALL SLOPE SHOULD BE CONSISTENTLY 5% AWAY FROM STRUCTURES REFERENCE CRC 401.3
 ** NO LESS THAN 20 PERCENT OF THE LOT IS LANDSCAPED. ALL AREAS OF THE SITE THAT ARE NOT UTILIZED FOR BUILDINGS, PATIOS, PARKING, PEDESTRIAN OR VEHICULAR ACCESS SHALL BE LANDSCAPED, EXCLUSIVE OF WALKWAYS AND DRIVEWAYS.
 ** DOWNSPOUTS WILL BE LOCATED AT CORNERS OF ROOF GUTTERS

** ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. [§ R319 CRC]

1,644 FRONT YARD SIZE / 40% = 658 S.F. REQUIRED LANDSCAPING AREA
 CURRENT LANDSCAPING SHOWN IS 880 S.F. (53.5%)

5,200 LOT SIZE / 20% = 1,040 S.F. REQUIRED LANDSCAPING AREA
 CURRENT LANDSCAPING SHOWN IS 1,085 S.F. (20.9%)

EE - EXISTING EVERGREEN TO REMAIN
 ED - EXISTING DECIDUOUS TREE TO REMAIN
 BB - BLUE BLOSSOM CEANOTHUS - (3' x 3')
 GB - GREEN BEAUTY BOXWOOD SHRUBS (3' x 3')
 BS - BLACK SAGE (3' x 3')
 ** ALL PLANTS ARE LOW TO VERY LOW WATER USAGE

** NO LESS THAN 20 PERCENT OF THE LOT IS LANDSCAPED. ALL AREAS OF THE SITE THAT ARE NOT UTILIZED FOR BUILDINGS, PATIOS, PARKING, PEDESTRIAN OR VEHICULAR ACCESS SHALL BE LANDSCAPED AND PROVIDED WITH A PERMANENT IRRIGATION SYSTEM. THE FRONT YARD SHALL BE LANDSCAPED, EXCLUSIVE OF WALKWAYS AND DRIVEWAYS
 ** DOWNSPOUTS WILL BE LOCATED AT CORNERS OF ROOF GUTTERS

** ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. [§ R319 CRC]

X - FENCE
 ◇ - OUTDOOR WALL SCONCE

IMPERVIOUS:

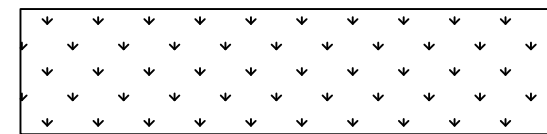


CONCRETE (DW/SW)
 1,706 S.F.

PROPOSED STRUCTURES:

SFD 1,430 S.F.
 STORAGE 164 S.F.
 TOTAL IMPERVIOUS: 3,300 S.F.

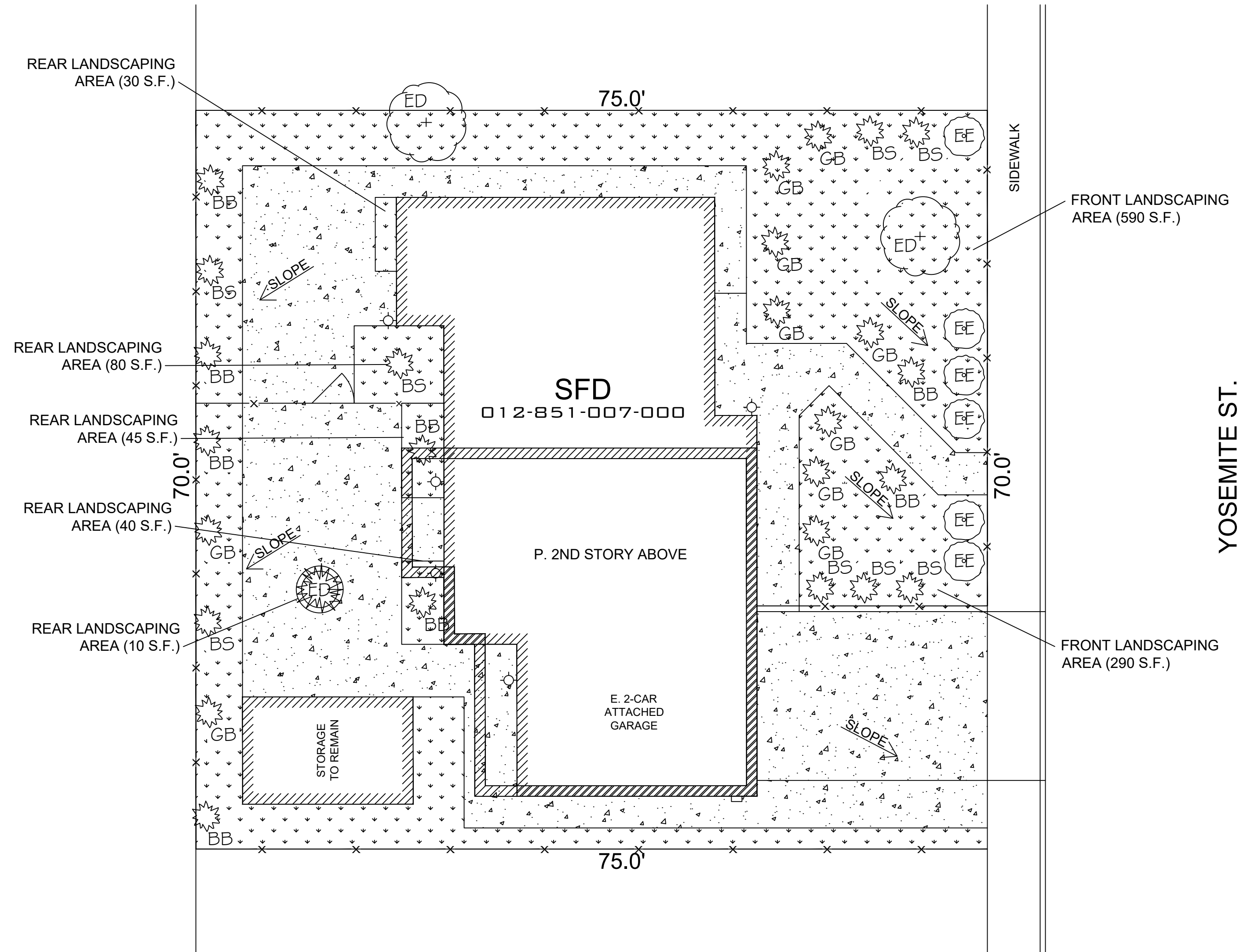
PERVIOUS:



LANDSCAPED AREA
 1,900 S.F.



DIRECTION OF LOT SLOPE/RUNOFF



REVISIONS	
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SOUTH BAY DESIGN


SOUTH BAY DESIGN
 DBA
 ALEX VALLES
 PRINCIPAL/OWNER
 P.O. BOX 27
 HOLLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com

ADDITION/REMODEL
 MARTINEZ RESIDENCE
 1841 YOSEMITE ST.
 SEASIDE, CA 93955

LANDSCAPE /
 LIGHTING PLAN

DRAWN BY A.V.
CHECKED
DATE 9.12.25
SCALE 1/8" = 1'-0"
JOB NO.
SHEET L

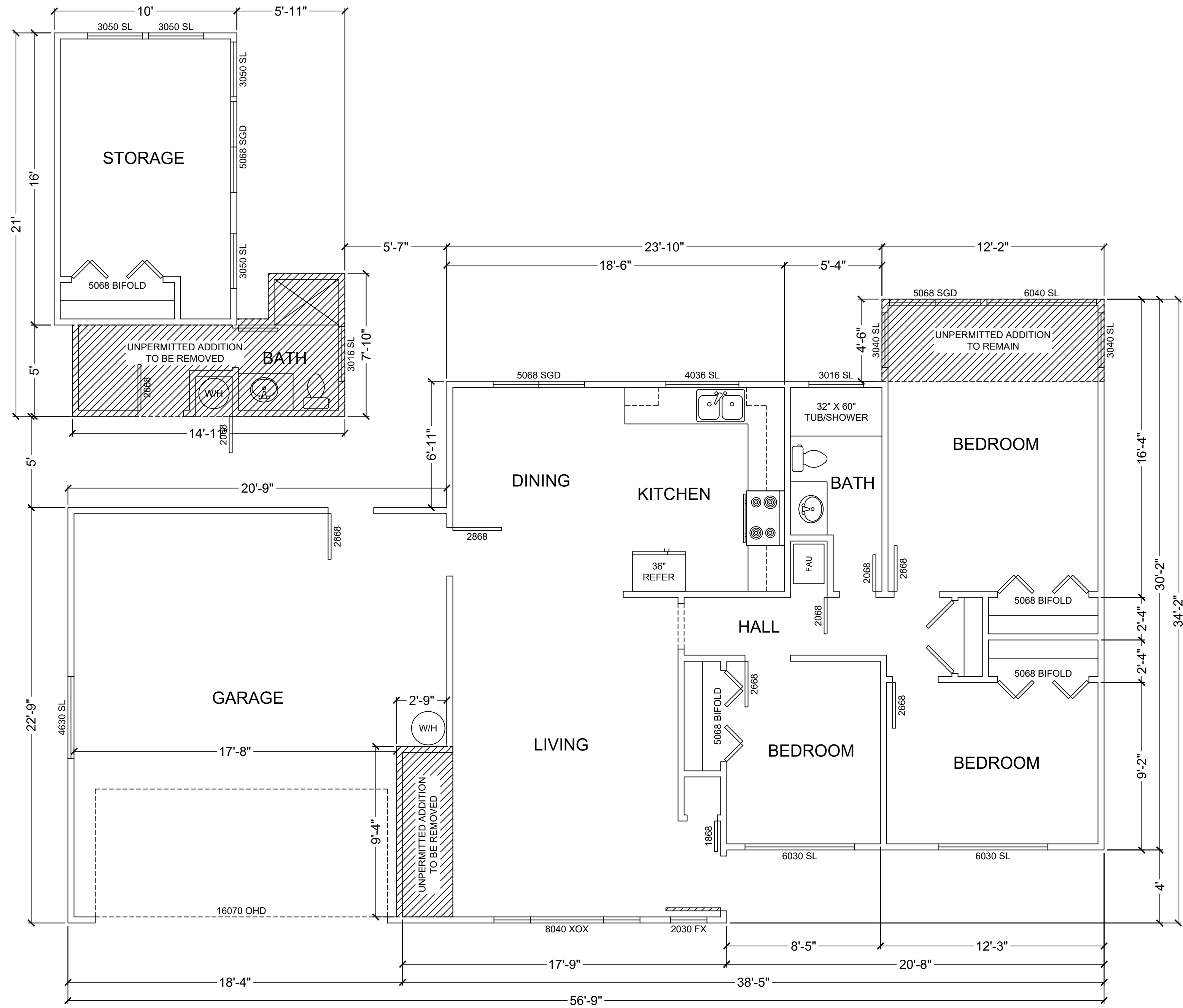
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SOUTH BAY DESIGN
 DBA
ALEX VALLES
 DESIGNER/DRAFTSMAN
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 HOLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com

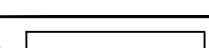
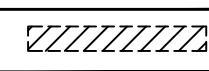
ADDITION/REMODEL
MARTINEZ RESIDENCE
1841 YOSEMITE ST.
SEASIDE, CA 93955

EXISTING FLOOR PLAN

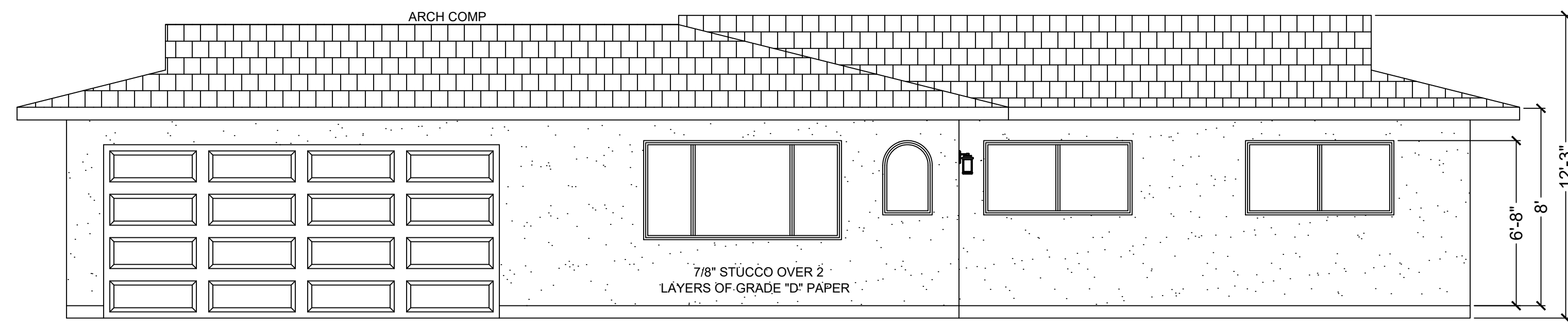
DRAWN BY A.V. CHECKED
DATE 9.12.25 SCALE 1/4" = 1'-0" JOB NO.
SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">A2</div>



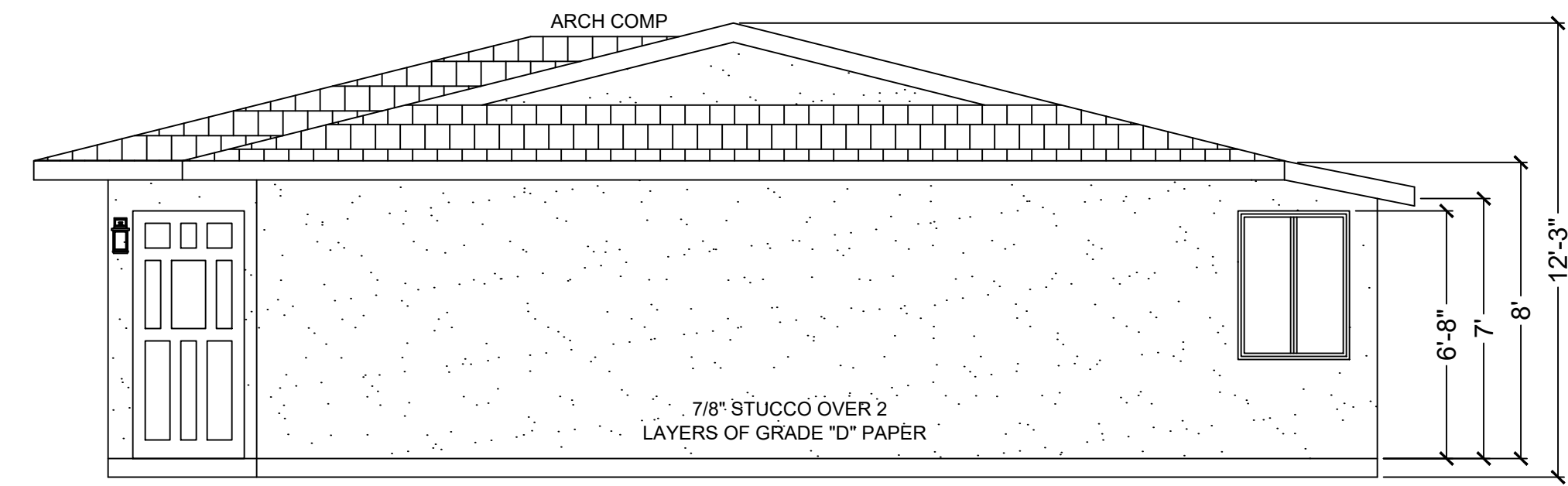
EXISTING FLOOR PLAN
 EXISTING LIVING: 1,067 S.F.
 EXISTING GARAGE: 445 S.F.
 EXISTING STORAGE: 252 S.F.

WALL LEGEND	
(E) EXISTING WALL TO REMAIN -	
(E) WALL TO BE DEMOD -	

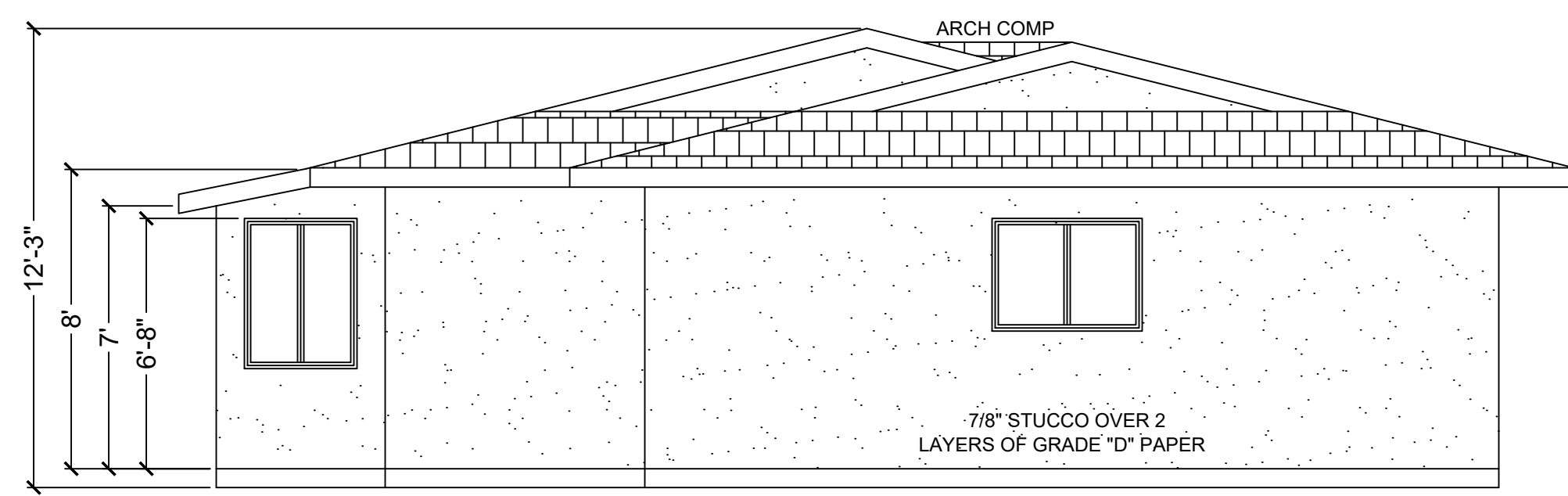
Alex Valles



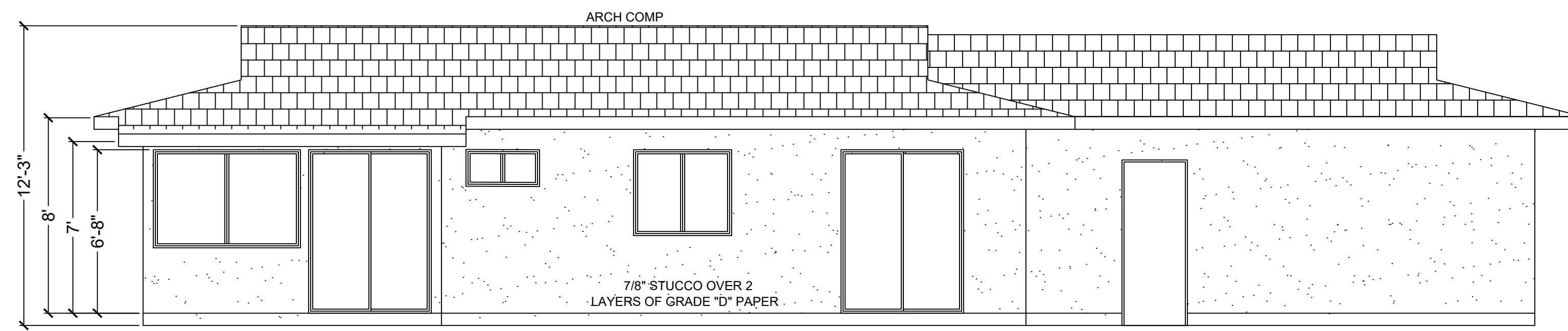
E. SFD FRONT ELEVATION



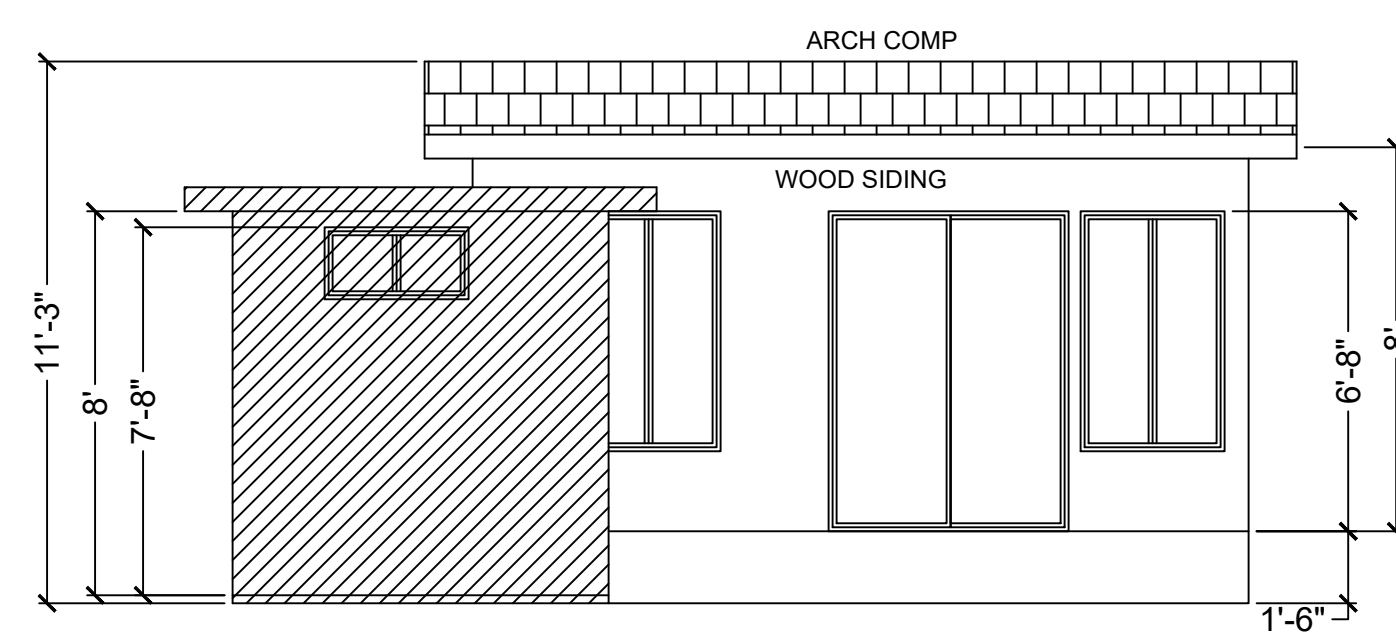
E. SFD RIGHT ELEVATION



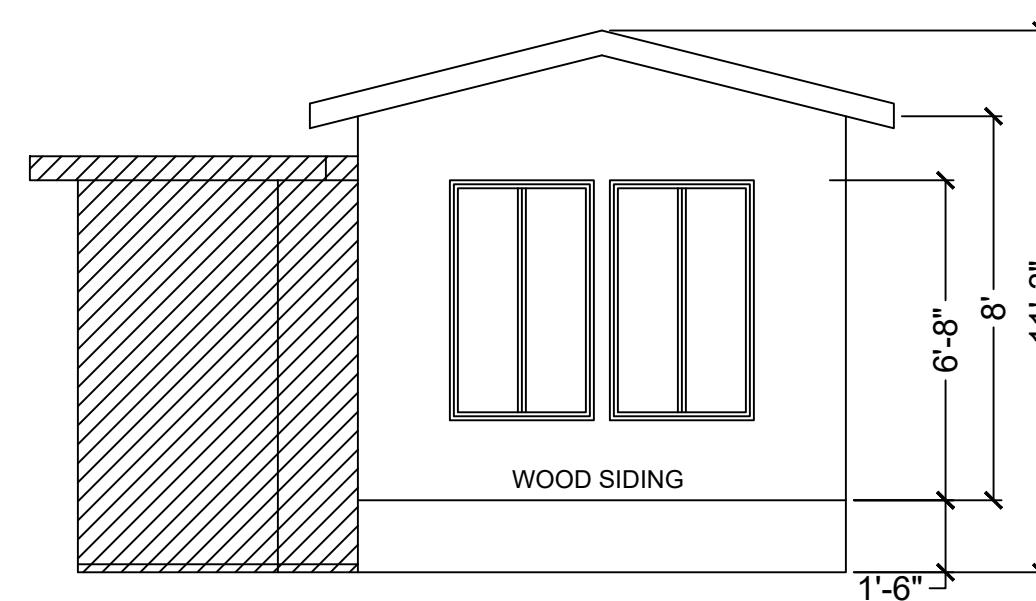
E. SFD LEFT ELEVATION



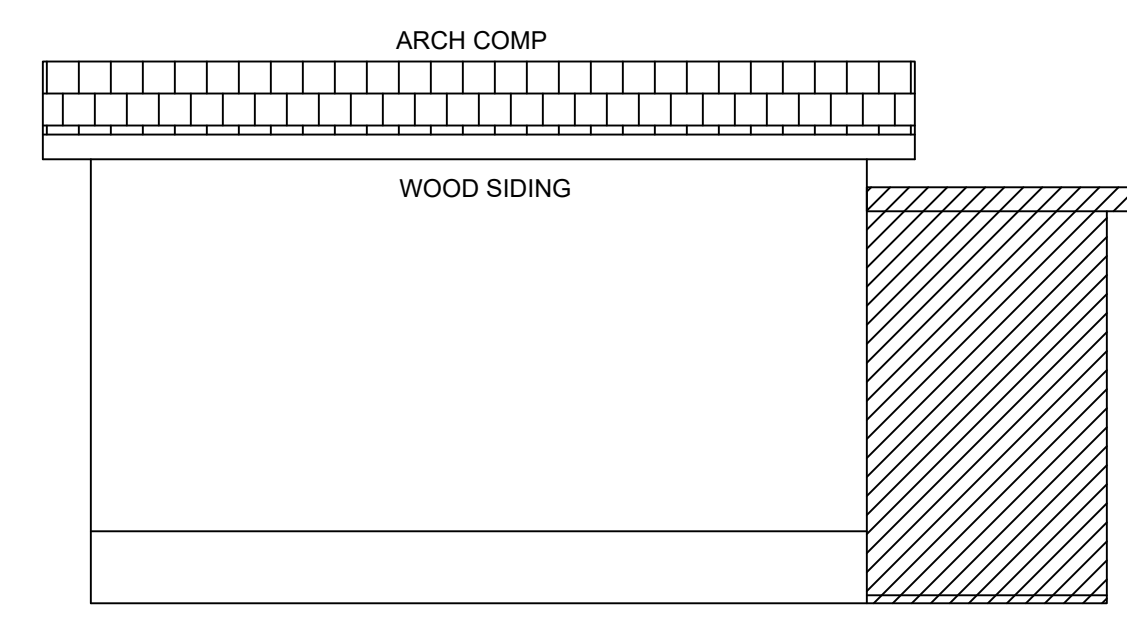
E. SFD REAR ELEVATION



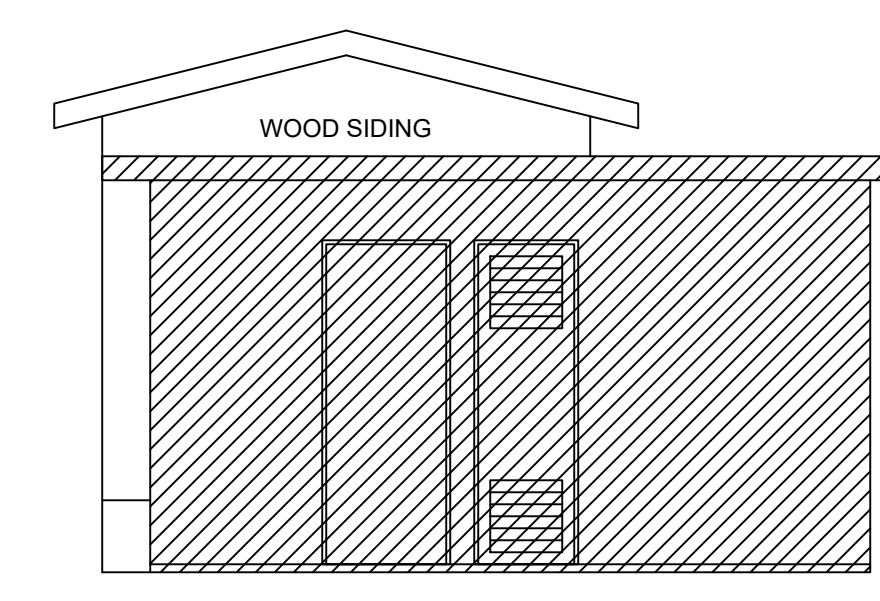
E. STORAGE RIGHT ELEVATION



E. STORAGE REAR ELEVATION



E. STORAGE LEFT ELEVATION



E. STORAGE FRONT ELEVATION

WALL LEGEND	
(E) EXISTING WALL TO REMAIN -	
(E) WALL TO BE DEMOD -	

REVISIONS	
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SOUTH BAY DESIGN
—DBA—
ALEX VALLES
 DESIGNER/DRAFTSMAN
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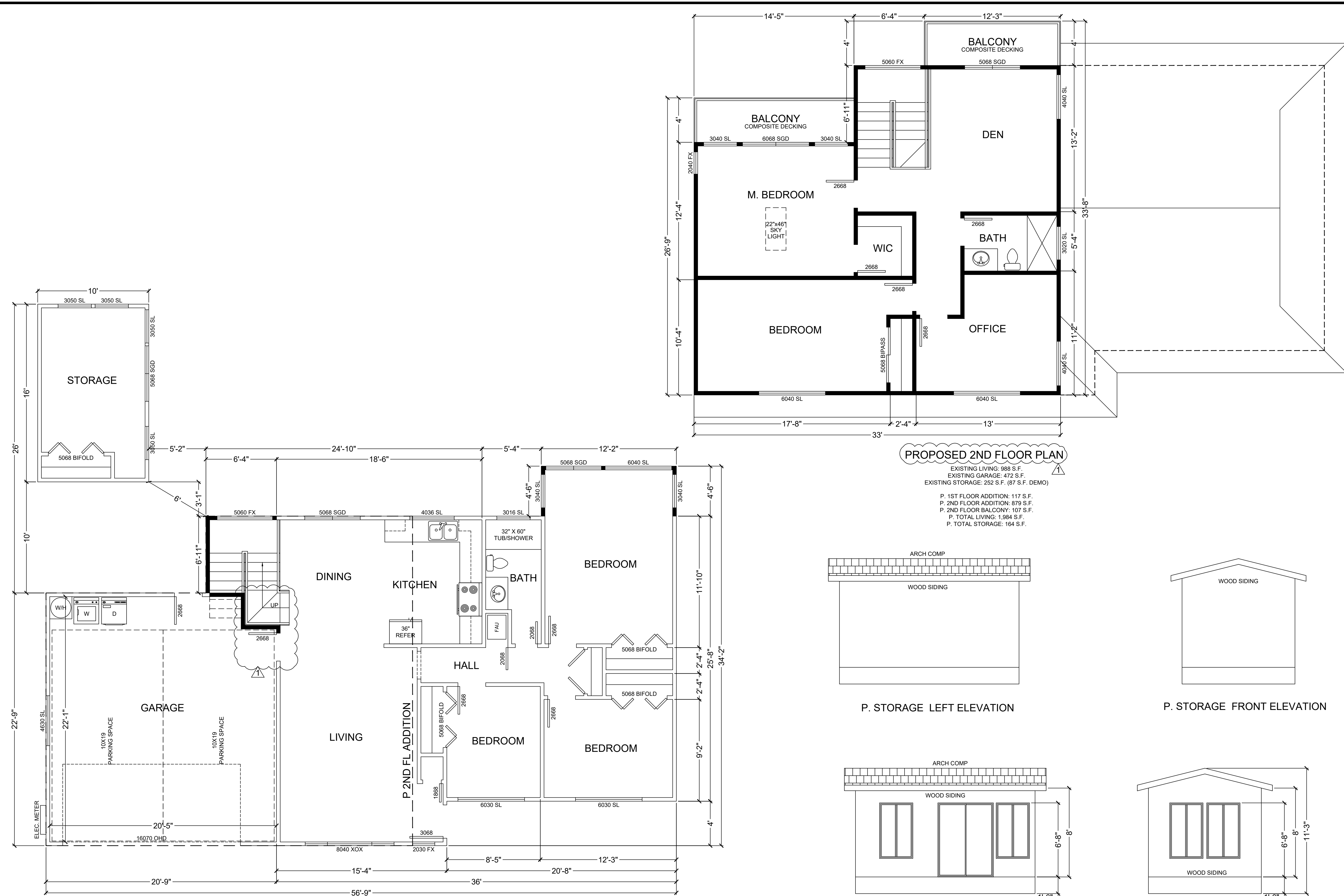
ADDITION/REMODEL
 MARTINEZ RESIDENCE
 1841 YOSEMITE ST.
 SEASIDE, CA 93955

EXISTING ELEVATIONS

DRAWN BY
 A.V.
 CHECKED
 DATE
 9.12.25
 SCALE
 1/4" = 1'-0"
 JOB NO.

SHEET
A3

Alex Valles

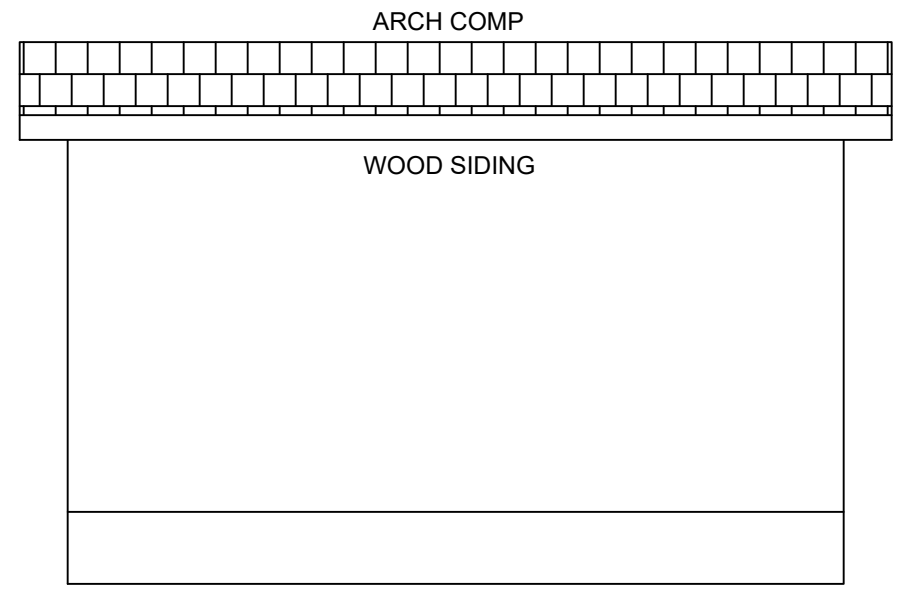


PROPOSED 1ST FLOOR PLAN
 EXISTING LIVING: 988 S.F.
 EXISTING GARAGE: 472 S.F.
 EXISTING STORAGE: 252 S.F. (87 S.F. DEMO)

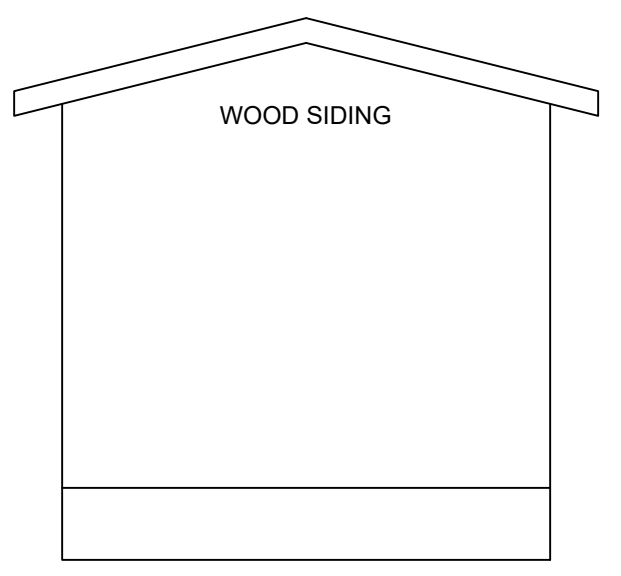
P. 1ST FLOOR ADDITION: 117 S.F.
 P. 2ND FLOOR ADDITION: 879 S.F.
 P. 2ND FLOOR BALCONY: 107 S.F.
 P. TOTAL LIVING: 1,984 S.F.
 P. TOTAL STORAGE: 164 S.F.

PROPOSED 2ND FLOOR PLAN

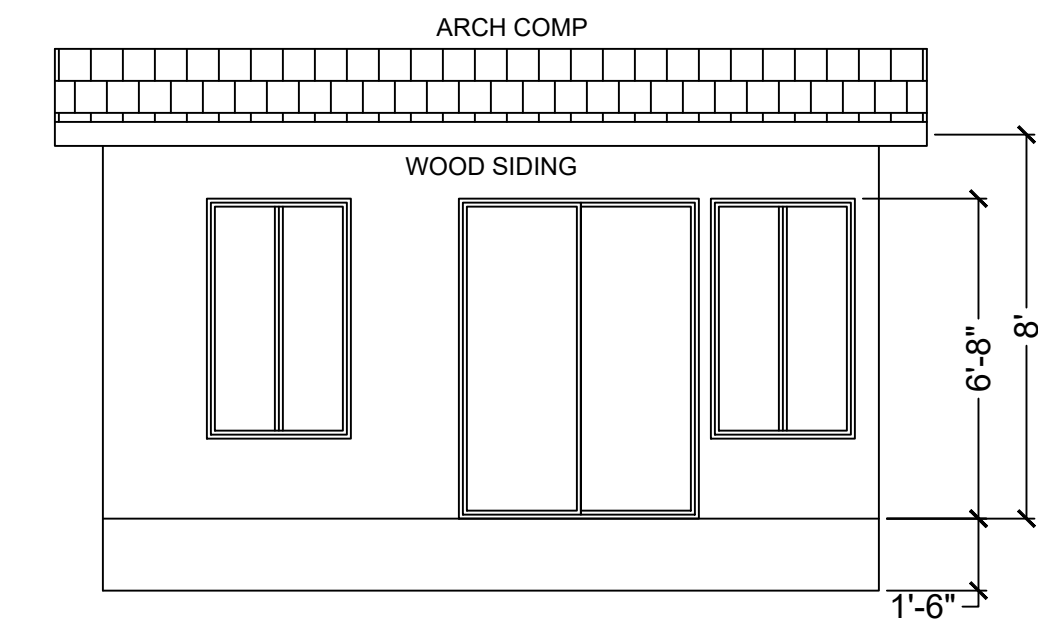
EXISTING LIVING: 988 S.F.
 EXISTING GARAGE: 472 S.F.
 EXISTING STORAGE: 252 S.F. (87 S.F. DEMO)
 P. 1ST FLOOR ADDITION: 117 S.F.
 P. 2ND FLOOR ADDITION: 879 S.F.
 P. 2ND FLOOR BALCONY: 107 S.F.
 P. TOTAL LIVING: 1,984 S.F.
 P. TOTAL STORAGE: 164 S.F.



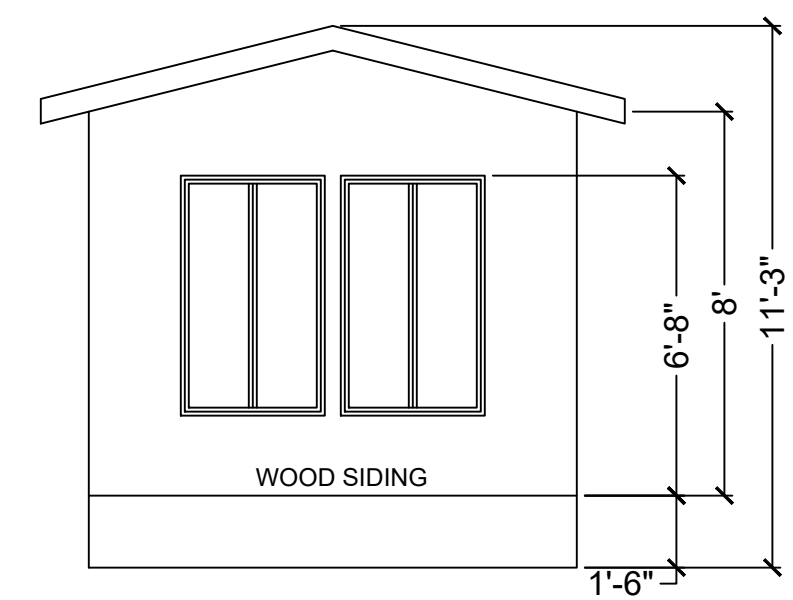
P. STORAGE LEFT ELEVATION



P. STORAGE FRONT ELEVATION



P. STORAGE RIGHT ELEVATION



P. STORAGE REAR ELEVATION

REVISIONS	
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SOUTH BAY DESIGN

SOUTH BAY DESIGN
 —DBA—
 ALEX VALLES
 DESIGNER/DRAFTSMAN
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 HOLLISTER, CA 95024
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 sbdesign27@yahoo.com

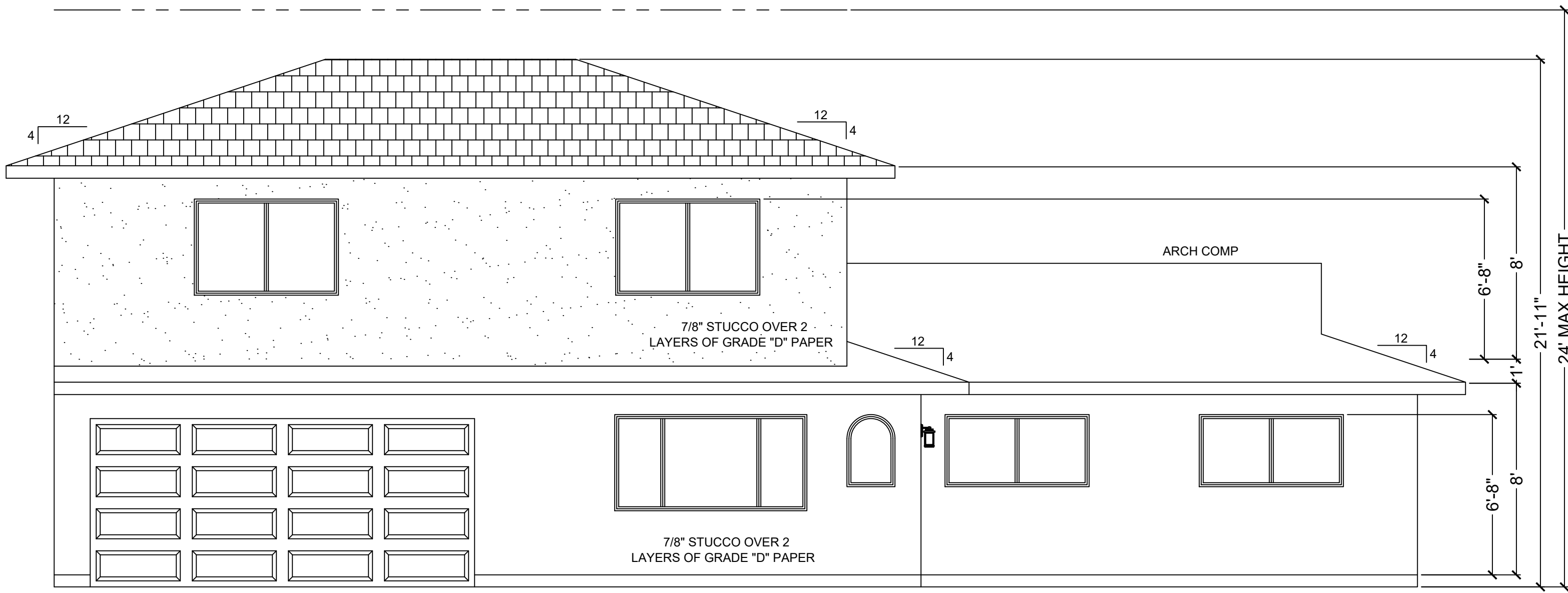
ADDITION/REMODEL
 MARTINEZ RESIDENCE
 1841 YOSEMITE ST.
 SEASIDE, CA 93955

PROPOSED FLOOR PLANS &
 SHED ELEVATIONS

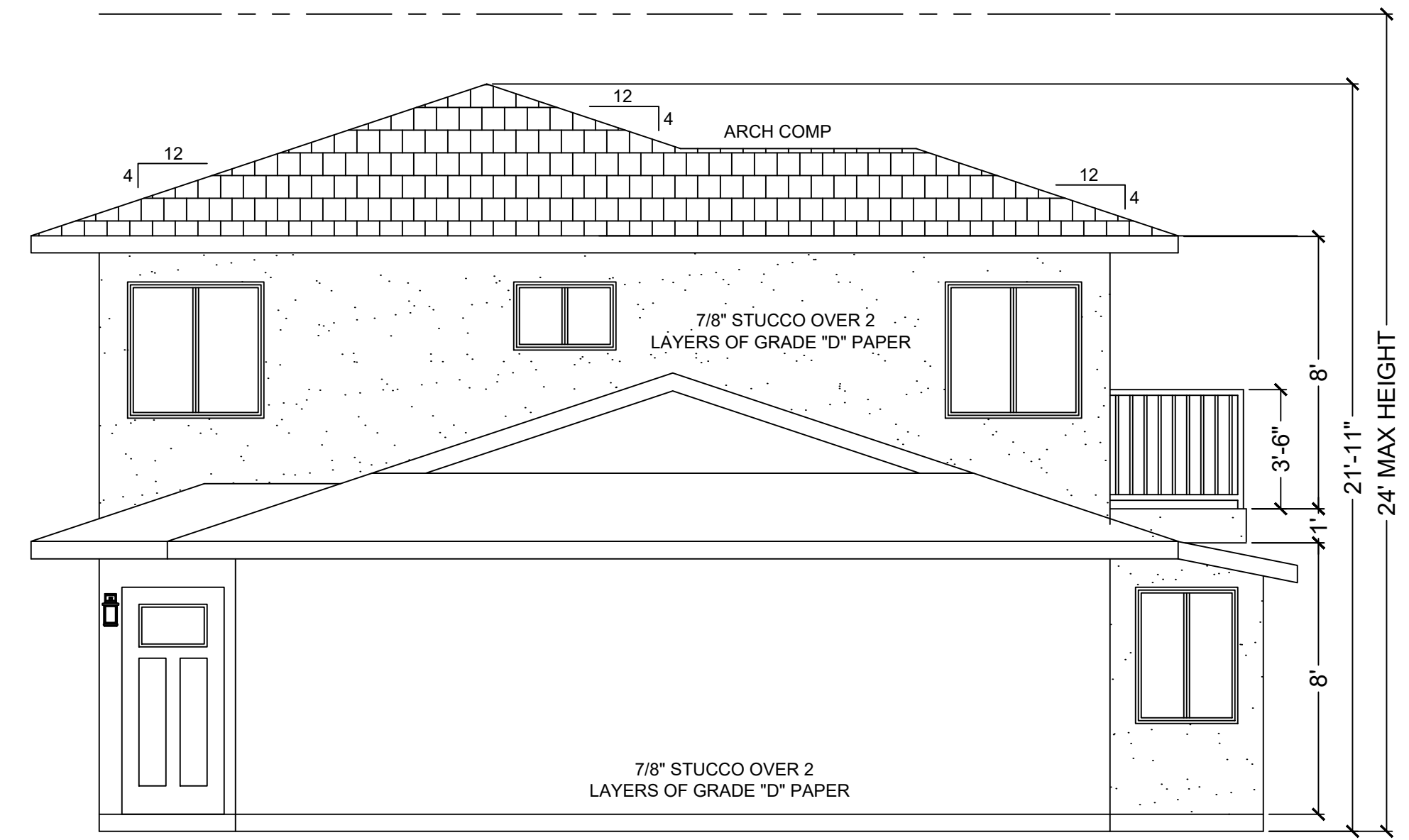
DRAWN BY A.V.
CHECKED
DATE 9.12.25
SCALE 1/4" = 1'-0"
JOB NO.
SHEET

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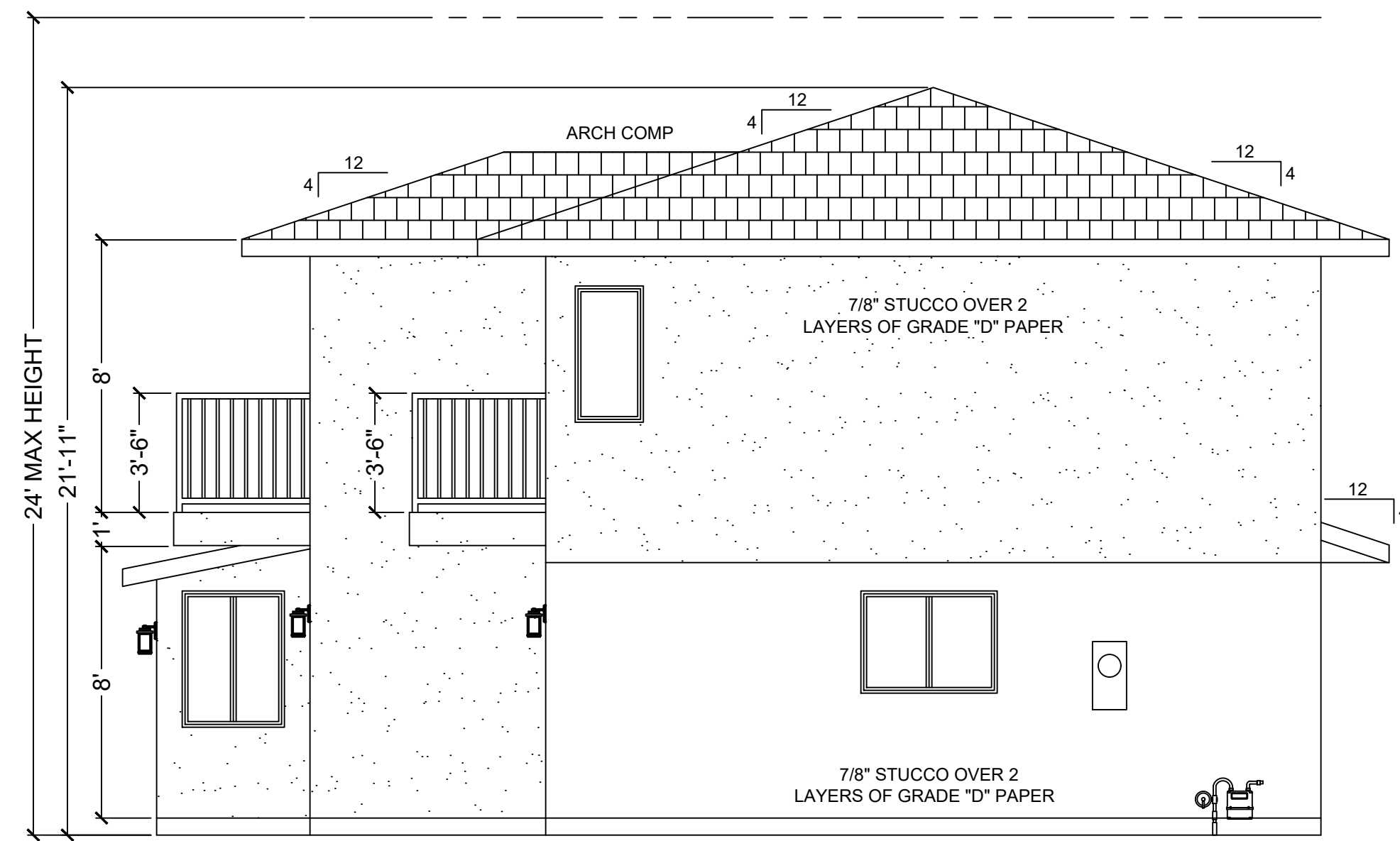
Alex Valles



P. SFD FRONT ELEVATION



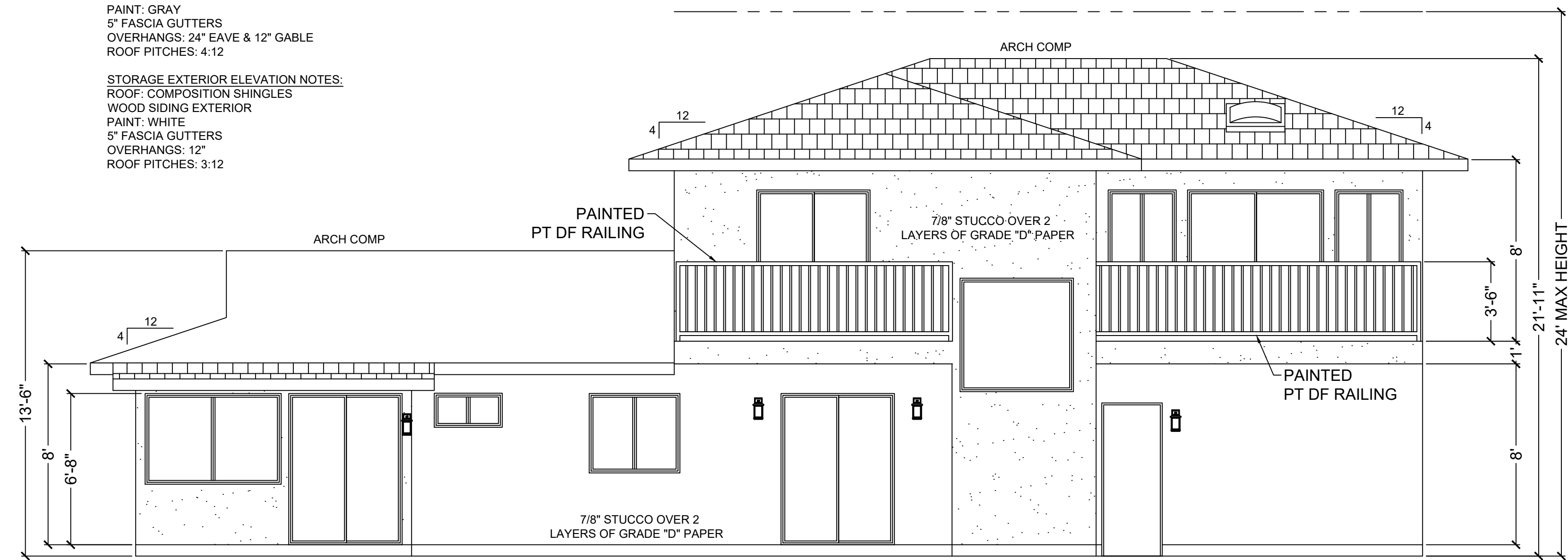
P. SFD RIGHT ELEVATION



P. SFD LEFT ELEVATION

MAIN HOUSE EXTERIOR ELEVATION NOTES:
 ROOF: COMPOSITION SHINGLES
 STUCCO EXTERIOR
 PAINT: GRAY
 5" FASCIA GUTTERS
 OVERHANGS: 24" EAVE & 12" GABLE
 ROOF PITCHES: 4:12

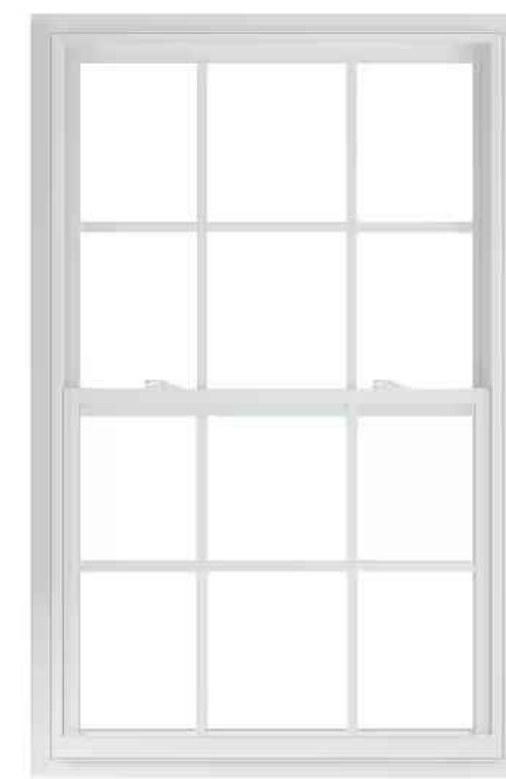
STORAGE EXTERIOR ELEVATION NOTES:
 ROOF: COMPOSITION SHINGLES
 WOOD SIDING EXTERIOR
 PAINT: WHITE
 5" FASCIA GUTTERS
 OVERHANGS: 12"
 ROOF PITCHES: 3:12



P. SFD REAR ELEVATION



FRONT DOOR



PELLA VINYL WINDOWS OR SIMILAR



GRAY ASPHALT SHINGLES TAMKO HERITAGE OR EQUAL



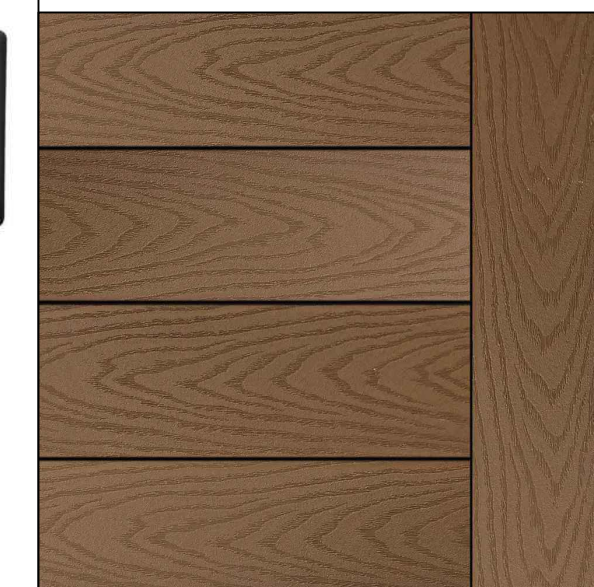
GRAY EXTERIOR PAINT (FOR RAILINGS AS WELL) BEHR NATURAL GRAY OR EQUAL



FINE FINISH STUCCO



EXTERIOR SCONCE LIGHT CATTLEYA #CAZ241-2W OR EQUAL



TREX SELECT DECKING OR SIMILAR

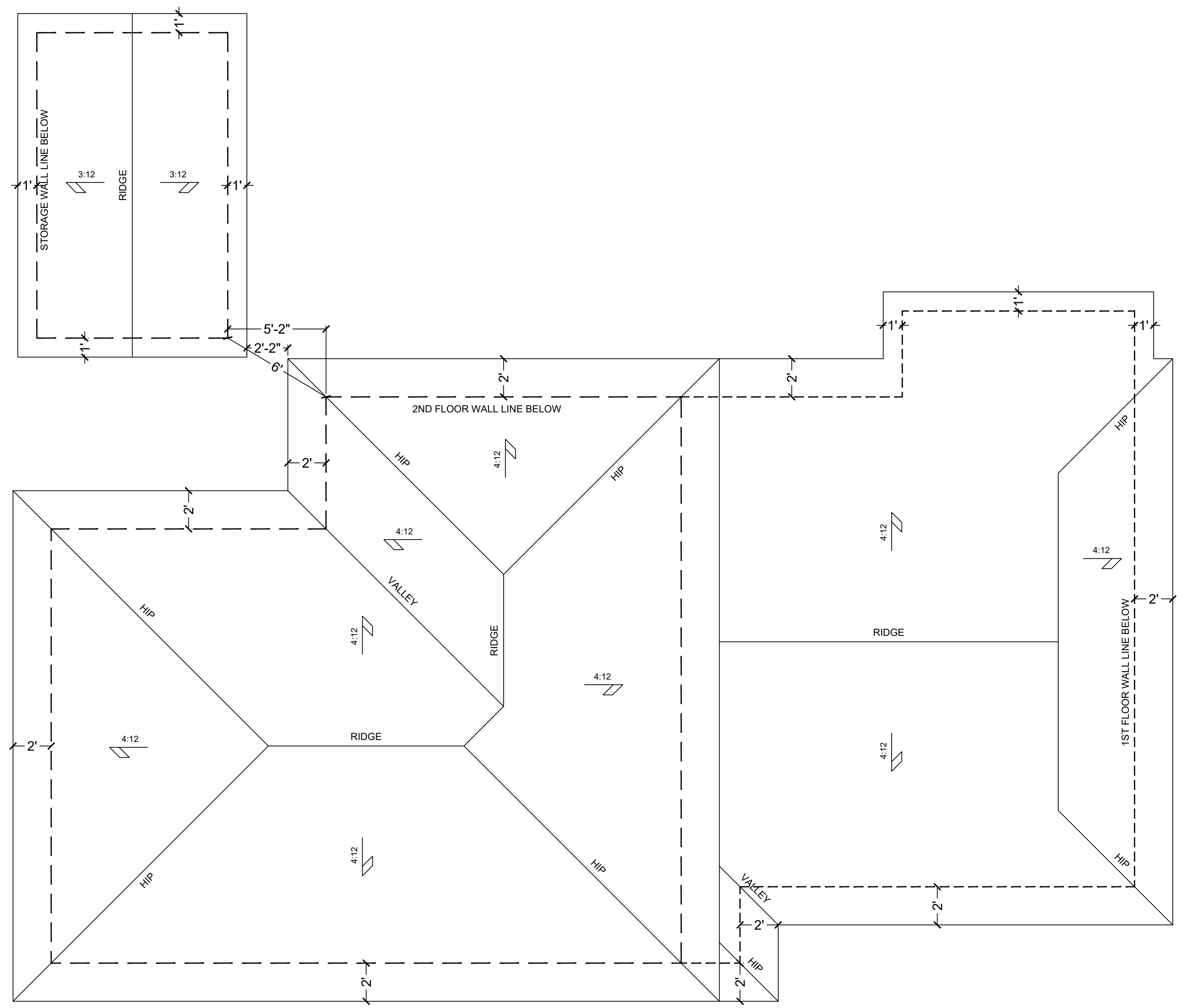
REVISIONS	
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SOUTH BAY DESIGN
 DBA
 ALEX VALLES
 DESIGNER/DRAFTSMAN
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 831.207.9677
 sbdesign27@yahoo.com

ADDITION/REMODEL
 MARTINEZ RESIDENCE
 1841 YOSEMITE ST.
 SEASIDE, CA 93955


PROPOSED MAIN HOUSE
 ELEVATIONS

DRAWN BY	A.V.
CHECKED	
DATE	9.12.25
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A5



P. ROOF PLAN

REVISIONS	
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 DESIGN
 SOUTH BAY
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 sbdesign27@yahoo.com

ADDITION/REMODEL
 MARTINEZ RESIDENCE
 1841 YOSEMITE ST.
 SEASIDE, CA 93955

PROPOSED ROOF PLAN

DRAWN BY	A.V.
CHECKED	
DATE	9.12.25
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

A6

Alex Valles



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Planning Commission

BY: Andrew Myrick, Housing & Planning Manager

DATE: December 10, 2025

**SUBJECT: SPECIFIC PLAN AMENDMENT SPA-2025-002. A RESOLUTION RECOMMENDING THAT THE SEASIDE CITY COUNCIL APPROVE AN AMENDMENT TO THE CAMPUS TOWN SPECIFIC PLAN MODIFYING THE REVIEW PROCESSES AND SUBMITTAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS. THE PROPOSED ACTION CONSISTS OF A RECOMMENDATION ONLY AND IS THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES.
*RECOMMENDED TO BE CONTINUED TO JANUARY 14, 2026***

RECOMMENDATION

Continue Item to the January 14, 2026 Meeting

BACKGROUND

This Item was originally scheduled for the September 24, 2025 Planning Commission Meeting; it was thereafter continued to the October 22, 2025 and December 10, 2025, Planning Commission meetings. Staff recommends that the item be continued further to the January 14, 2026 Planning Commission meeting.

ATTACHMENTS

None
