



**A G E N D A**  
CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
440 HARCOURT AVE (COUNCIL CHAMBER)  
Wednesday, March 25, 2026  
6:00 PM

Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>  
<https://us02web.zoom.us/j/81555467580> | WEBINAR ID 815 5546 7580 | (669) 900-9128

**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. BUSINESS ITEMS**

**A. ARCHITECTURAL REVIEW APPLICATION AR-2024-002 AND USE PERMIT APPLICATION UP-2025-007. 340 AMADOR LLC, PROPERTY OWNER, AND VILLAZZO GROUP, LLC, PROJECT APPLICANT, REQUEST APPROVAL OF ARCHITECTURAL REVIEW AR-2024-002 FOR CONSTRUCTION OF A NEW THREE-STORY TRIPLEX; AND APPROVAL OF USE PERMIT UP-2025-007 TO ALLOW A REDUCTION IN THE REQUIRED DISTANCE FROM THE PARKING ENTRANCE TO THE SIDE PROPERTY LINE AND A REDUCTION IN THE REQUIRED DISTANCE FROM THE OPPOSITE SIDE OF THE ALLEY TO PARKING SPACES LOCATED AT 340 AMADOR AVENUE (APN 011-315-003) IN THE RM/POS ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN.**

**RECOMMENDATION:** Staff recommends the Commission approve Architectural Review AR-2024-002 and Use Permit UP-2025-007 subject to the conditions of approval and project plans.

**B. USE PERMIT APPLICATION UP-2026-001, PLANNED DEVELOPMENT PERMIT APPLICATION PDP-2025-001, AND ARCHITECTURAL REVIEW APPLICATION AR-2026-001. LA'I COMMUNITIES, PROPERTY OWNER, AND PATRICK LEMASTER, PROJECT APPLICANT, REQUEST APPROVAL OF: A USE PERMIT TO OPERATE AN APPROXIMATELY 15,339 SQUARE FOOT RESIDENTIAL CARE FACILITY; A PLANNED DEVELOPMENT PERMIT TO PROVIDE FLEXIBILITY TO THREE ZONING ORDINANCE STANDARDS; AND ARCHITECTURAL REVIEW FOR A NEW 5,396 SF DETACHED TWO-STORY STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS AT 1732 FREMONT BOULEVARD (APNS 012-072-045/020) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

**RECOMMENDATION:** Approve Use Permit Application UP-2026-001, Planned Development Permit Application PDP-2025-001, and Architectural Review Application AR-2026-001 subject to Exhibit A of Attachment 2 and the project conditions of approval.

**6. REPORTS FROM COMMISSIONERS**

**7. 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.

**8. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
April 8, 2026  
6:00 PM

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