



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, June 24, 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
Dave Evans	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Gonzalo Quintero Alcaraz	Commissioner
Robert Ward	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 JANUARY 14, APRIL 22 AND MAY 13, 2026 REGULAR MEETINGS

6. BUSINESS ITEMS

A. MASTER SIGN PROGRAM APPLICATION MSP-2026-002. JOSE MANUEL YEPEZ, PROPERTY OWNER, AND DAVID MENA OF MENA ARCHITECTS, PROJECT APPLICANT, REQUEST MASTER SIGN PROGRAM APPROVAL FOR THREE WALL SIGNS AT MI TIERRA MERCADO LOCATED AT 1000 BROADWAY AVENUE (APN 012-182-001) IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES

RECOMMENDATION: Staff recommends the Planning Commission Approve MSP-2026-002 subject to the project plans and conditions of approval.

B.

ARCHITECTURAL REVIEW APPLICATION AR-2026-002 AND MINOR USE PERMIT MUP-2026-001. PETER MACIEL, PROPERTY OWNER, AND THOMAS RETTENWENDER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A SECOND-STORY ADDITION INCLUDING A BALCONY AND DECK TO AN EXISTING ONE-STORY DWELLING AND MINOR USE PERMIT APPROVAL FOR THE PROPOSED FIRST AND SECOND STORIES TO ENCROACH INTO THE REQUIRED SIDE SETBACKS NO FURTHER THAN THE EXISTING NONCONFORMING SETBACKS AT 1828 YOSEMITE STREET (APN 012-621-034) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) 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. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES FOR THE SETBACKS

RECOMMENDATION: Applicant has elected to have the project go to public hearing. Staff recommends the Commission approve Architectural Review Application No. AR-2026-002 and Minor Use Permit No. MUP-2026-001 subject to the Conditions of Approval.

C.

MASTER SIGN PROGRAM APPLICATION MSP-2026-001. CHARLES THOMPSON, PROPERTY OWNER, AND MEREDITH LOCKLEAR, PROJECT APPLICANT, REQUEST MASTER SIGN PROGRAM APPROVAL FOR THREE WALL SIGNS AND ONE FREESTANDING SIGN WITH TWO DOUBLE-SIDED SIGN FACES FOR A TWO-TENANT COMMERCIAL STRUCTURE AT 1739 DEL MONTE BOULEVARD (APN 011-531-002) IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 11) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311(A) OF THE CEQA GUIDELINES

RECOMMENDATION: Staff recommends the Planning Commission approve MSP-2026-001 subject to the project plans and conditions of approval.

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:
July 8, 2026
6:00 PM

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