



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

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

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FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, January 14, 2026
6:00 PM

1. CALL TO ORDER

Commissioner LaMica called the meeting to order at 6:00 p.m.

2. ROLL CALL – PLANNING COMMISSION

PRESENT: ALCARAZ, DODSON, EVANS, LA MICA,
ABSENT: OWENS, SILVA

3. REVIEW OF AGENDA

None

4. PUBLIC COMMENT

Robert Ward, Community member, expressed interest in volunteering for the Planning Commission. Having been a resident of Seaside since 2016, he is eager to get more involved in local initiatives.

5. APPROVAL OF MINUTES

Approve Minutes from December 10, 2025

On motion by Commissioner Evans, and second by Alcaraz, and carried by the following vote, the Planning Commission moved to approve the Minutes from December 10, 2025 meeting.

RESULTS: 4-0-2-0

AYES: Commissioners Alcaraz, Dodson, Evans, La Mica

NOYES: None

ABSENT: Chair Silva, Vice Chair Owens

ABSTAIN:

6. BUSINESS ITEMS

A. ZONING ORDINANCE AMENDMENT ZOA-2026-001: AN AMENDMENT TO THE SEASIDE MUNICIPAL CODE TO MODIFY THE DEFINITION OF PUBLIC SAFETY FACILITY TO INCLUDE CONTRACTED PUBLIC SAFETY FACILITIES. 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.

RECOMMENDATION: Adopt the Attached Resolution

Andrew Myrick, Housing and Planning Manager, gave a presentation recommending that the Planning Commission provide feedback and adopt a resolution proposing an amendment to the Seaside Zoning Ordinance, with approval of ZOA-2026-001. Currently, the Seaside Municipal Code defines 'Public Safety Facilities' as those operated solely by public agencies. However, as services like ambulance operations are now contracted to private entities, the City proposes expanding this definition to include facilities operated directly or through contract by public agencies. The amendment would redefine 'Public Safety Facility' to cover not only fire stations, fire prevention and firefighting facilities, and police or sheriff substations, but also interim incarceration facilities and similar operations. Additionally, ambulance dispatch facilities could be located on the same site. The Planning Commission recommends that the City Council adopt this proposed change.

PUBLIC COMMENT

Robert Ward, a private citizen, inquired about the benefits of designating a facility as a 'Public Safety Facility,' asking what implications this designation would have for both the facility and the city. Andrew Myrick, Housing and Planning Manager, clarified that the designation does not confer any special benefits. The proposed change simply updates the code to allow facilities to apply for and submit a Use Permit application.

On motion by Commissioner Dodson, and second by Evans, and carried by the following vote, the Planning Commission moved to approve ZOA-2026-001 which would amend the Seaside Municipal Code and redefine 'Public Safety Facility' to include those operated by a public agency or a contracted entity. This would encompass fire stations, fire prevention and firefighting facilities, police and sheriff substations, interim incarceration facilities, and similar operations. Ambulance dispatch facilities may also be included on the same site.

RESULTS: 4-0-2-0

AYES: Commissioners Alcaraz, Dodson, Evans, La Mica

NOYES: None

ABSENT: Chair Silva, Vice Chair Owens

ABSTAIN:

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.

RECOMMENDATION: Approve the proposed Resolution recommending that the City Council adopt SPA-2025-002.

Andrew Myrick, Housing and Planning Manager, gave a presentation recommending that the Planning Commission provide feedback and adopt a resolution amending the Campus Town Specific Plan. The proposed changes focus on updating the review processes and submittal requirements for development applications, specifically recommending approval of SPA-2025-002. Chapter 6 of the Specific Plan currently outlines procedures for processing land use applications, but many of these provisions are inconsistent and less efficient compared to current standards. The city aims to streamline development within the Campus Town area by reducing permit processing times. These changes would only affect the application review process, without altering the type, amount, or style of development within the Specific Plan area.

PUBLIC COMMENT

Robert Ward, a private citizen, asked whether the Planning Commission has ever been excluded from a review or lacked the opportunity to provide input.

DISCUSSION

Commissioner Evans noted that, in the past, certain reviews were handled through a Zoning Administrator Review, but these now go through the Planning Commission.

Andrew Myrick, Housing and Planning Manager, clarified that the review of projects within the Specific Plan is a ministerial function, meaning it doesn't require Planning Commission review, only public notification. The Planning Commission would, however, be notified of actions taken by the Zoning Administrator.

On motion by Commissioner Dodson, and second by Alcaraz, and carried by the following vote, the Planning Commission moved to approve SPA-2025-002 which approves an amendment to the Campus Town Specific plan modifying the review processes and submittal requirements for the development applications.

RESULTS: 4-0-2-0

AYES: Commissioners Alcaraz, Dodson, Evans, La Mica

NOYES: None

ABSENT: Chair Silva, Vice Chair Owens

ABSTAIN:

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

Commissioner Evans, asked about the Meals on Wheels facility. Andrew Myrick, Housing and Planning Manager said that it is going through the Architectural Review process right now.

8. REPORTS FROM STAFF

Andrew Myrick, Planning and Housing Manager, reported on the resignation earlier in the year of Vice Chair John Owens. The election of Vice Chair will be added to the agenda for the next meeting.

9. ADJOURNMENT

With no further business the meeting adjourned at 6:38 p.m.

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

Respectfully submitted,

**Andrew Myrick, Community Development
Housing and Planning Manager**

William Silva, Chair



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, May 13, 2026
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: Chair SILVA, Commissioners ALCARAZ, DODSON, EVANS, LA MICA, WARD
ABSENT:

3. **REVIEW OF AGENDA**

4. **PUBLIC COMMENT**

None

5. **APPROVAL OF MINUTES**

None

6. **BUSINESS ITEMS**

A. USE PERMIT APPLICATION UP-2026-005. HEATHER AND MATTHEW O'HARA, PROPERTY OWNERS, AND MATTHEW O'HARA, PROJECT APPLICANT, REQUEST USE PERMIT APPROVAL FOR A REAR YARD DECK PROJECTION AT 1265 MESCAL STREET (APN 012-682-007) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Mitchell Wexler, Assistant Planner, presented the Use Permit Application UP-2026-005, which proposes a deck addition of 491.08 square feet to the existing deck. The project includes a 5-foot projection into the rear setback and involves a deck height greater than 18 inches, reaching 4 feet above grade. The existing enclosed deck is planned for removal. Staff recommended approval of Use Permit UP-2026-005, subject to adherence to the submitted project plans and the Conditions of Approval.

Discussion:

- Chair Silva suggested providing a clearer representation of the property's grade and slope. The houses on both sides are in close proximity to the lot, and neighboring property owners may have concerns about visibility into their properties.
- Commissioner Dodson noted that parts of Mescal Street **isare** on a significant grade, which is difficult to discern from the Site Plan.
- Commissioner Ward inquired whether the existing overhang would be replaced with a

new one and questioned the status of the existing non-conforming deck. It was clarified that the existing deck, established in 1976, is non-conforming under current standards. The proposed project would be within allowable setbacks and bring portions of the existing deck closer to compliance, while the newly proposed deck addition would be fully conforming.

PUBLIC COMMENT:

Heather O'Hara, Property Owner, stated that the side-yard fence is located on a slope, so it was moved further onto their property to provide the neighboring properties with additional space. She also noted that, due to the layout of the property, expanding the existing deck would create more usable outdoor space for their family and young children. The request is for approval of the uncovered rear corner portion, consisting of approximately five feet of additional space.

On motion by Chair Silva, and second by Commissioner Dodson, and carried by the following roll call vote, the Planning Commission moved to approve Use Permit UP-2026-005 rear yard deck projection at 1265 Mescal Street in the Single-Family Residential Zoning District

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

B. ZONING ORDINANCE AMENDMENT ZOA-2026-002. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE TO AMEND SECTION 17.52.230 OF THE SEASIDE MUNICIPAL CODE TO CREATE CONSISTENCY BETWEEN THE MUNICIPAL CODE AND CALIFORNIA LAW REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS. THIS ACTION CONSISTS OF A RECOMMENDATION ONLY AND IS THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Andrew Myrick, Housing and Planning Manager, presented the Zoning Ordinance Amendment ZOA-2026-002. He recommended that the Commission approve a Resolution recommending City Council adoption of the amendment.

~~Background: ADUs (Accessory Dwelling Units) and JADUs (Junior Accessory Dwelling Units) are residential units located on the same parcel as one or more primary dwellings. They are typically smaller and share utilities with the primary dwelling. State law has increasingly limited local authority to regulate ADUs. The City's current ADU regulations are in Section 17.52.230, originally adopted in March 2023. Since then, new State legislation has required updates to local regulations.~~

~~Proposed Zoning Ordinance Amendment Highlights:~~

- ~~• Defines ADU/JADU size based on interior living space.~~
- ~~• Prohibits denial of ADUs/JADUs due to nonconforming zoning conditions.~~
- ~~• Allows multiple "exempt" ADUs per property and up to eight detached ADUs for~~

- existing multi-family projects.
- Eliminates the requirement to replace removed uncovered parking stalls.
- Updates deed restriction language for JADUs.
- Revises permit processing timelines.
- Introduces a new appeal process to the Planning Commission.

Staff noted that the City will provide water service for one ADU; additional water capacity requires retrofitting existing fixtures to meet requirements. The City has 15 days to deem an application complete, and appeals of building permits are currently directed to the appeals board. Under State law, applicants may appeal incomplete or denied applications to the City Council unless a local ordinance designates another appellate body. Staff recommended that appeals be heard by the Planning Commission, with its decision being final. Discussion occurred regarding the need to ensure the proposed language complies with State requirements and adequately addresses consistency standards. In response to a question from Chair Silva, It was Mr. Myrick confirmed that the City Attorney had reviewed the language, and staff stated that the proposed amendments comply with applicable State law requirements. Chair Silva stated that the city must ensure compliance with State requirements. He asked Mr. Myrick whether he was comfortable that the recommended language adequately captured the necessary consistency requirements and confirmed that the City Attorney had reviewed the language. Mr. Myrick responded that they are complying and that is all.

PUBLIC COMMENT:

None

On motion by Commissioner La Mica, and second by Commissioner Alcaraz, and carried by the following vote, the Planning Commission moved to approve the Zoning Ordinance Amendment ZOA-2026-002, a Resolution of the Planning Commission of the City of Seaside recommending that the City Council approve an ordinance to amend section 17.52.230 of the Seaside Municipal code to create consistency between the Municipal Code and California law regarding Accessory Dwelling Units and Junior Accessory Dwelling Units.

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

C. ZONING ORDINANCE AMENDMENT ZOA-2026-003. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE TO AMEND THE SEASIDE MUNICIPAL CODE TO ALLOW ELECTRONIC MESSAGE DISPLAY SIGNS FOR PLACES OF WORSHIP AND PUBLIC AND PRIVATE MEETING FACILITIES ON LOCAL RESIDENTIAL STREETS. THIS ACTION CONSISTS OF A RECOMMENDATION ONLY AND IS THEREFORE NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Andrew Myrick, Housing and Planning Manager, presented Zoning Ordinance Amendment ZOA-2026-003 regarding Electronic Message Board Display Signs.

~~Background: Sign regulations are established under SMC Chapter 17.40. In 2017, the City Council amended the Municipal Code to allow electronic message board display signs at public and private meeting facilities, most commonly churches. These signs, however, were prohibited on local streets.~~

~~Existing Ordinance Provisions:~~

- ~~• Must not obstruct traffic visibility or other signage.~~
- ~~• Minimum 50 feet from any residence.~~
- ~~• Restrictions on animations.~~
- ~~• No audio messages permitted.~~
- ~~• Minimum message display time of 30 seconds.~~
- ~~• Signs must be dark from 9:00 p.m. to 6:00 a.m.~~
- ~~• Illumination must be directed downward.~~
- ~~• Signs automatically dim from dusk to dawn.~~

TABLE 3-15 – SIGN STANDARDS FOR RESIDENTIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Electronic message display signs for private and public meeting facility	Up to 8 ft permitted; minor use permit for signs up to 14 ft	1 per parcel (may be double-sided with a maximum cabinet depth of 24 inches)	40 sf per side with a maximum digital screen area of 24 sf (maximum of 2 sides)

Discussion:

The Commissioners and staff engaged in a detailed discussion regarding the proposed installation of Electronic Messaging Displays (EMDs) on local streets. Staff presented the proposal, prompted by inquiries from the public, and recommended that the Commission review and approve a Resolution recommending City Council adoption of ZOA-2026-003, which would remove the prohibition on **additional local** streets without changing other existing regulations. Key discussion topics included the application process, size limits, and operational restrictions.

Staff explained distinctions in sign placement, noting that corner-lot churches differ from mid-block locations, and that signs may not be placed within intersection “visibility triangles.” ~~Sign design review is considered ministerial, though approving new signs could set precedent. Signs between 8 and 14 feet in height would require a Minor Use Permit, while one existing sign had been approved via a Use Permit. Staff indicated that a key question was whether permits for EMDs on local streets should be discretionary or ministerial.~~ Ministerial review follows established objective criteria and results in approval if standards are met, whereas discretionary review involves case-by-case evaluation, additional review, and greater public involvement. Overall, the ministerial process is **generally preferred more efficient**. Current Use Permit fees are approximately \$1,000, with increases expected after completion of a new fee study.

Regarding neighbor notification, staff noted that without a discretionary permit, property owners would not receive notice. Replacing existing signs is permitted if the new sign is equal or smaller in size, whereas new signs or expansions require a Minor Use Permit or Architectural Review. Staff

expressed support for sign replacements but concern over new installations.

Two options for Commission direction were presented:

1. Draft specific language and return it for consideration at a future meeting; or
2. Provide general direction to staff, allowing them to prepare draft language for Council consideration.

He Mr. Myrick said that, if approved that evening, staff would aim to bring the item before the City Council in June, with the ordinance potentially taking effect as early as July 18.

PUBLIC COMMENT:

Virginia House, representing Lighthouse Church at 1153 Hamilton, addressed the Commission regarding the church's existing sign, noting that it is outdated and in deteriorating condition. She stated that the church would welcome the opportunity for City approval of a new, updated, and modernized electronic message board sign to be located at the front of the property.

On motion by Chair Silva, and second by Commissioner Dodson, and carried by the following vote, the Planning Commission recommended that the City Council approve an ordinance amending the Seaside Municipal Code to allow Electronic Message Display Signs for places of worship and public or private meeting facilities located on local residential streets. The recommendation would permit existing illuminated signs at the same location to be upgraded to Electronic Message Display Signs, provided the new signs are of equal or lesser size and maintain a similar character and quality as the existing illuminated signs. The recommendation further provided that any new Electronic Message Display Signs proposed on buildings or properties where no such sign previously existed on a local residential street would require approval of a Minor Use Permit. The motion also authorized staff to finalize the ordinance language for presentation to the City Council without returning to the Planning Commission for further review.

Final Ordinance language for presentation to the City Council Exhibit "A" Zoning Ordinance Amendment Text

17.40.080 Standards for specific sign types

1. Electronic message display signs. *The following standards apply to electronic message display signs where allowed by Section 17.40.070 (Zoning District Sign Standards) (see Tables 3-15 and 3-16):*

1. Location.

a. Signs shall be located in a manner that the Zoning Administrator determines will not adversely interfere with the visibility or functioning of traffic signals or traffic signage, taking into consideration physical elements of the sign and surrounding area, such as information analyzing physical obstruction issues, line of sight issues, brightness issues, and visual obstruction or impairment issues.

b. Signs must be 50 feet or more from the nearest residence on the same street as the sign.

2. Sign area measurement. *The area of an electronic message display sign does not count toward area limits for other signs in Section 17.40.070.*

3. Animation. *Animated messages shall be limited to fading and dissolving, with no other effect to give the appearance of movement.*

4. Audio. *No sign shall include any audio message.*

5. Duration. *Signs messages shall have a minimum hold time of 30 seconds.*

6. Timing. *The sign will not illuminate from the message display area between 9:00 p.m. and*

6:00 a.m.

~~**7. Illumination.** Electronic message display signs may be illuminated with continuous internal LED lighting. No sign shall be illuminated so that the primary source of the light is visible beyond the property line or in any way will cause excessive glare or brightness in excess of 0.3 foot candles. The Zoning Administrator reserves the right to require and/or complete a post-installation inspection of the sign illumination. If, as a result of this inspection, it is determined that the illumination is so bright as to adversely impact adjacent properties and uses, the Zoning Administrator may require shielding or a reduction and/or adjustment in the intensity of the sign illumination, so that it is in keeping with the general level of illumination of the surrounding properties. Such intensity restriction may vary by time of day and ambient light conditions. Illuminated signs located adjacent to any residential area shall be shielded to direct light downward and away from adjacent properties such that there is no spillover light and shall be controlled by a rheostat or functional equivalent to avoid excessive glare to residential properties.~~

~~**8. Light detector.** No permit for such sign shall be issued unless the sign is installed with an automatic or a scheduled dimming time by which the sign's light intensity will reduce when ambient light conditions darken. Such dimming feature shall reduce the light intensity from the sign from dusk to dawn to a level that does not impair the visibility on any adjacent roadway, or be directed onto a residential property.~~

~~**9. Permits Required.** In addition to any required Building Permits or other applicable permits, electronic display message signs shall be subject to the following permit processes:~~

~~a. An electronic message display sign located on a local street (as designated by the then-current General Plan) or alley may be considered subject to approval of a Sign Permit, provided that the electronic display message sign replaces an existing illuminated sign legally established prior to July 1, 2026, occupies the same location as the existing sign, and is no larger than the existing sign.~~

~~b. An electronic message display sign located on a street other than a local street or alley may be allowed with a Sign Permit.~~

~~c. All other electronic message display signs shall require approval of a Minor Use Permit. Planning Commission recommends that the City Council approve an ordinance to amend the Seaside Municipal Code to allow Electronic Message Display Signs for places of worship and public and private meeting facilities on local residential streets provided that the upgrade of existing signs in the same location that are illuminated can be upgraded to Electric Message Display Signs if they have the same equal or lesser size and character and quality to the existing illuminated signs. But for new signs being proposed on Buildings or on properties where one did not exist before on local streets that those would be subject to a Minor Use Permit. The Motion would allow staff to write up that language to present to the City Council and would not need to come back to the Planning Commission.~~

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

- Chair Silva inquired about the old railroad tracks in Marina near the Seaside city limit.

Andrew Myrick, Housing and Planning Manager, clarified that it is the City of Marina's Surfline bus line. Chair Silva asked whether the bus would run in front of the planned Eco Resort; Mr. Myrick noted that ~~he did not know this is under the City of Marina's jurisdiction.~~

- Commissioner Alcaraz asked about the former church at the corner of Broadway and Noche Buena. Mr. Myrick stated that the property is still listed as a church, and the current status is unclear.
- Chair Silva asked about delays in the remodel of Mi Tierra Grocery Store. Mr. Myrick noted the delays are due to family and financial issues.
- Commissioner Alcaraz inquired about the old Macx Stove building at 705 Broadway. Mr. Myrick said the City of Seaside has acquired the property, but plans for its redevelopment are currently unclear.
- Chair Silva commented on recent developments in the area, including Campus Town, the new Lalla Grill restaurant in Marina, and The Enclave subdivision, and asked about the status of the Hyatt Resort. Mr. Myrick stated that the Grand Hyatt has secured financing and is moving forward.

8. REPORTS FROM STAFF

Andrew Myrick, Housing and Planning Manager, requested feedback on the printed materials provided to Commissioners at each Planning Commission meeting. He emphasized the goal of providing Commissioners with the information they need while avoiding unnecessary paper use, noting that funds are available in the Planning Commission account to cover printing if required. The Commissioners discussed past use of iPads, which were previously provided but later discontinued. It was suggested to consider reinstating iPads in the future. In the meantime, the Commissioners requested that only the Resolutions be printed for each meeting.

9. ADJOURNMENT

With no further business the meeting adjourned at 7:43 p.m.

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

Respectfully submitted,

**Andrew Myrick, ~~Community Development~~
Housing and Planning Manager**

William Silva, Chair



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, April 22, 2026
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: Chair SILVA, Commissioners EVANS, LA MICA, WARD
ABSENT: ALCARAZ, DODSON

3. **REVIEW OF AGENDA**

None

4. **PUBLIC COMMENT**

None

5. **APPROVAL OF MINUTES**

Approve Minutes from January 14, 2026, February 11, 2026 and March 25, 2026

On motion by Commissioner LaMica, and second by Evans, and carried by the following vote, the Planning Commission moved to approve the Minutes from February 11, 2026 and March 25, 2026 meetings.

RESULTS: 4-0-2-0

AYES: Chair Silva, Commissioners Evans, La Mica, Ward

NOYES: None

ABSENT: Alcaraz, Dodson

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

On motion by Commissioner LaMica, and second by Evans, and carried by the following vote, the Planning Commission moved to table the January 14, 2026 minutes with Chair Silva and Commissioner Ward abstaining and no majority vote, until the next regularly scheduled meeting.

RESULTS: 2-0-2-2

AYES: Commissioners Evans, La Mica

NOYES: None

ABSENT: Commissioners Alcaraz, Dodson

ABSTAIN: Chair Silva, Commissioner Ward

6. BUSINESS ITEMS

A. ELECTION OF A VICE CHAIR

Andrew Myrick, Housing and Planning Manager, informed the Commission of Commissioner Mendoza's resignation, effective April 22, 2026, creating a vacancy. Mr. Myrick also requested that the Commission elect a new Vice Chair. Commissioner LaMica nominated Dave Evans for the position of Vice Chair. Following discussion, the Commission reached consensus to elect Commissioner Evans as Vice Chair. He also requested a roll call vote to elect a new Vice Chair.

PUBLIC COMMENT:

None

On motion by Commissioner LaMica, and second by Ward, and carried by the following ~~roll call~~ vote, the Planning Commission moved to approve Commissioner Dave Evans as Vice Chair.

RESULTS: 4-0-2-0

AYES: Chair Silva, Commissioners Evans, La Mica, Ward

NOYES: None

ABSENT: Alcaraz, Dodson

ABSTAIN: None

B. ARCHITECTURAL REVIEW APPLICATION AR-2024-002. 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 CONSISTING OF TWO THREE-BEDROOM DWELLING UNITS AND ONE ONE-BEDROOM DWELLING UNIT 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 subject to the conditions of approval.

Eric Azriel, Associate Planner, presented Architectural Review AR-2024-002 for the proposed construction of a new three-story triplex at 340 Amador Avenue. Hearing History March 25, 2026 – Public hearing held for AR-2024-002 and UP-2025-007; item continued to April 22, 2026. April 16, 2026 – Applicant withdrew UP-2025-007.

Project Description

Architectural Review for new multifamily construction pursuant to Seaside Municipal Code §17.62.030.B.1.

Environmental review: Architectural Review is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines §15061(b)(3).

- Zoning/Density: High Density Residential / Mixed Use (“West Broadway Urban Village”)
- Standards:
 - Density: 20–30 dwelling units per acre
 - Height: 2-story minimum, 3-story maximum
 - Setbacks: Front 0’–10’ max; Side 0’–5’ max; Rear: none

Project Summary

- Lot size: 4,000 sq. ft.
- Building: 3,754 sq. ft., three-story triplex
- Height: 35’–9 3/8”
- Parking: 4 spaces provided

Note: Architectural Review excludes ADUs.

Project Changes

Site & Design Modifications:

- Parking layout revised; spaces now provide 29’-0” clearance from opposite side of alley.
- Building entrances relocated to be more than 3 feet from side property lines.
- Roof deck reduced to 298 sq. ft. (Condition of Approval #3 requires 300 sq. ft.)
- Bicycle parking relocated.
- Trash room relocated and reconfigured.
- Second-floor walkway clarified to extend to east property line and connect to main walkway.

Unit Configuration:

- First-floor unit revised from three bedrooms to one bedroom.

Bedroom Definition (per code):

An enclosed space designed or usable for sleeping, with a permanent door allowing full separation from kitchen, living, and hallway areas. A space is not considered a bedroom if it provides the only access to another bedroom.

Parking Requirements (Seaside Municipal Code §17.98):

- 1 space per 1-bedroom unit
- 1.5 spaces per units with 2 or more bedrooms

Parking Provided:

- 4 spaces required and provided (reduced from 5 spaces).

Conditions of Approval – Updates/Notes:

- ~~#2: Requires active recreation elements.~~
- ~~#3: Requires minimum 300 sq. ft. of open space (roof deck currently 298 sq. ft.).~~
- ~~#5: Requires 7'-0" overhead clearance (bicycle parking adjusted).~~
- ~~#6: Requires green waste approval.~~
- ~~#7: Requires site drainage to sanitary sewer.~~

Materials/Finishes:

- ~~Paint colors: Broken Arrow, Frosted Toffee, Otter Brown~~

Staff recommends that the Commission approve the Architectural Review, subject to the following conditions:

1. The van-accessible parking space and the adjacent tandem parking space must be designated for the same unit, in accordance with Seaside Municipal Code 17.34.110.I.2.
2. Active recreational elements in the common open space, as approved by the Zoning Administrator, must be provided and maintained in good condition.
3. Reflective glazing shall not be used, in accordance with Chapter 7.E.2.5.6 of the West Broadway Urban Village Specific Plan.
4. The bicycle parking space must have a minimum of 7'-0" of overhead clearance
5. The trash room/enclosure must be approved by Greenwaste for adequate size and access, with approval provided during the Planning review of the Building Permit. The trash room must also be designed to drain moisture to the sanitary sewer system.
6. An Affordable Housing Agreement, creating one low-income unit, must be approved and executed prior to the issuance of the building permit, as required by Seaside Municipal Code 17.32.020.

The Commissioners engaged in a detailed discussion on various aspects of the project:

- **ADA Parking & Exterior Design:** Commissioners debated the ADA parking arrangement and the changes to the exterior color scheme between the second and first hearings. The color palette for the west elevation includes gradations of earth tones. Commissioner Evans expressed concerns about the project's boxy appearance, making it difficult to support the proposal.
- **Trash Pickup & Access:** Commissioner LaMica raised concerns about trash pickup from the alley and questioned how the trash cans would be moved out. Commissioner Ward noted that the trash enclosure door appears to conflict with the location of the bike racks.
- **Architectural Review Scope:** Chair Silva asked staff whether the Commission's review was limited to the architectural aspects of the project and what flexibility the Commission had in approving or modifying the design. Andrew Myrick, Housing and Planning Manager, clarified that the Planning Commission approve:

plans, not the project.

- Applicant's Response: Applicant Jonathan Lee indicated a willingness to soften the west elevation and modify the first-floor fire-rated window design.

PUBLIC COMMENT:

Jonathan Lee, Applicant/Representative for Villazzo Group, thanked the Commissioners for their time and for continuing to move the project forward. He acknowledged three main concerns from the previous meeting and appreciated the feedback.

1. **Density and Parking:** The primary concern was the project's density and its impact on parking. The project was initially designed for modern families in need of more space, including room for an office, storage, and a nursery. To address this, the project has been scaled back: instead of three 3-bedroom units, one unit has been converted to a one-bedroom to better balance the needs of the project.
2. **Trash Enclosure:** The previous layout required walking through the walkway to access the trash enclosure. The intent was to place the enclosure as far from the alley as possible to discourage dumpster diving. The design has now been revised with a completely redesigned first floor, providing direct access to the trash enclosure without passing through a hallway. The parking and access from the alleyway have also been reconsidered.
3. **Parking and Alley Access:** Access to parking spaces from the alley was previously tight. The distance from the side alley to the first parking stall was increased from 24 feet to 29 feet, providing an additional 5 feet of space. This adjustment aims to improve accessibility.

Regarding the proposed elevation and color, Jonathan referenced the details on page 8.2.1 of the project plans.

Commissioners engaged in discussion prior to making a motion.

Discussion occurred regarding the proposed color palette for the west elevation. Concern was expressed about the introduction of a fourth color, with a suggestion that the language be revised to clarify whether the project would utilize a fourth color or remain limited to one of the existing three approved colors. General agreement was expressed with revising the language for clarity.

Discussion also focused on the landscape irrigation plan. Concerns were raised that introducing new plant species could make it difficult to avoid irrigation in certain areas. It was suggested that the project include at least the necessary piping or infrastructure for irrigation, as retrofitting irrigation improvements at a later date would be difficult. Support was expressed for including provisions for initial irrigation to assist with plant establishment, and consensus was reached that this approach would address the concern.

Additional discussion addressed the need for a follow-up amendment related to the landscape plan. It was suggested that the motion include a provision requiring a review or check of the landscape plan. After acknowledging the omission, direction was given to revisit and amend the motion accordingly. Staff recommended returning to the motion to incorporate the landscape-related revisions.

~~**Commissioner Ward** raised concerns about introducing a fourth color to the west~~

elevation, suggesting that it might be better to phrase it as either a fourth color or one of the existing three colors.

Commissioner Silva expressed openness to this suggestion.

Commissioner Ward also discussed the landscape irrigation plan, noting that if a new plant species is introduced, it may be difficult to avoid irrigation in that area. He recommended at least including piping or provisions for irrigation, as it is challenging to add later.

Commissioner Silva agreed and proposed an amendment to include a provision for initial irrigation to help establish the plants.

Commissioner Ward confirmed that this solution works.

Commissioner Silva then asked if there were any other issues to discuss before finalizing.

Commissioner Ward suggested that a follow-up amendment should be added to include a check on the landscape plan.

Commissioner Silva acknowledged the oversight and suggested a follow-up motion to address the landscape check.

Staff Liaison recommended going back to revisit the motion.

On motion by Chair Silva, and second by LaMica, and carried by the following vote, the Planning Commission moved to approve Architectural Review AR-2024-002, subject to the conditions of approval that have been prepared by staff, with the following amendments or adjustments:

Condition No. 3 shall be corrected to clarify that 300 square feet of active space is provided above.

Condition No. 6 shall be revised to require that the trash enclosure be approved by GreenWaste and to allow consideration of an alternative trash enclosure location, subject to GreenWaste approval, including a potential location within the striped apron adjacent to the tandem parking space, provided the required walk aisle is maintained.

An additional condition was added requiring consideration of the introduction of a fourth color, or one of the other approved colors, on the west elevation to help reduce the appearance of massing. The final color selection shall be subject to Planning Department approval.

An additional landscaping condition was added directing staff and the applicant to work together to identify the most appropriate plant materials for the north elevation due to limited sunlight and water availability, including initial irrigation for plant establishment, and requiring the applicant to ensure the landscaping remains healthy for a minimum one-year period.

~~Condition #3: It will be corrected, it already may be correct, but it shall be corrected because in our presentation it repeats condition #2, and that's going to say that there's 300 feet of active space above it. And Condition #6 says: the trash room enclosure must be approved by Greenwaste and I would add that the approval would also allow an alternative trash enclosure location subject to Greenwaste approval and that a potential location for that would be in the stripe apron alongside the tandem parking space so long as a walk aisle would still remain to the [inaudible].~~

~~I would also add a **Condition:** that the Applicant would consider the introduction of fourth color within the same shading/schemes that would allow to break up the massing of the length of the building. And that the color would be subject to the approval of the Planning Department. And that the introduction of that color or one of the other approved colors be introduced on the West Elevation to help soften the massing of that elevation.~~

~~—So we are going to have one more condition of approval. **New Condition on Landscaping:** we're going to allow staff and the applicant to work together to ensure that the best possible plant choice is made for the north elevation due to the lack of sunlight and the lack of water so that we have the most robust plant option and that the applicant will guarantee that it is thriving after a one-year period of time. And with initial irrigation to establish the plants.~~

Approval was granted with a 3-1 vote.

RESULTS: 3-1-2-0

AYES: Chair Silva, Commissioners La Mica, Ward

NOYES: Evans

ABSENT: Alcaraz, Dodson

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

C. APPROVAL OF 2026-2027 COMMISSION WORK PLAN

RECOMMENDATION: Staff recommends that the Commission approve the attached Work Plan.

Andrew Myrick, Housing and Planning Manager, reviewed the FY 26/27 Workplan, outlining the Planning Commission's upcoming tasks, and invited Commissioner discussion.

Page 1 – Planning Commission

FY26/27 Workplan

Chairperson: William Silva

Commissioners:

- Gonzalo Quintero Alcaraz
- Keith Dodson
- Dave Evans
- Arlington La Mica
- Edgar Mendoza
- Robert Ward

Page 2 – Mission Statement

The Planning Commission serves as the primary decision-making authority for certain development applications and advises the City Council on land-use policies. It also reviews various design proposals, including residential additions, commercial façade changes, and other design projects.

Historical Background

State law and local ordinances define the Planning Commission's responsibilities. As

per Section 2.26.030 of the Municipal Code, the Commission has the powers outlined in Government Code Section 65103, which include preparing, reviewing, and revising the city's general plan. The Commission also administers specific plans, zoning ordinances, and acts as the architectural review board (per SMC 17.70.070).

Page 3 – Fiscal Year Work Plan

I. Provide Recommendations to the City Council on Legislative Items

The Planning Commission reviews legislative items such as General Plan Amendments, Precise/Specific Plan Amendments, and Zoning Ordinance changes, providing recommendations to the City Council. Staff collaborates with the Commission to draft policies that align with Seaside's development goals.

II. Make Decisions on Discretionary Planning Permits

The Commission approves or denies permit applications, such as Use Permits, Variances, and Planned Development Permits, as assigned within the City's Zoning Ordinance (Table 5-1).

III. Serve as an Appellate Body for Zoning Administrator Decisions

The Commission serves as the appellate body for appeals of decisions made by the Zoning Administrator under the Zoning Ordinance.

Page 4 – Prior Year Accomplishments

The Planning Commission has reviewed the following projects this fiscal year:

Date	Project Description
July 9, 2025	UP-2025-004: Meals on Wheels Food Distribution Center at 1020 Auto Center Parkway
September 24, 2025	UP-2025-008: Parking Reduction at 1372 Military Avenue
December 10, 2025	UP-2025-002: Meeting Facility at 795 Broadway Avenue
December 10, 2025	AR-2025-022: New Trash Enclosure at 795 Broadway Avenue
December 10, 2025	AR-2025-023: Second Story Addition at 1841 Yosemite Street
January 14, 2026	ZOA-2026-001: Recommend Modification of Public Safety Facility Definition
January 14, 2026	SPA-2025-002: Recommend Revised Permit Processing for Campus Town Specific Plan
February 11, 2026	AR-2024-018: Second-Story Addition at 1395 Flores Street
February 11, 2026	AR-2025-001: 37-bay Automotive Service Center at 5 Heitzinger Plaza
March 25, 2026	AR-2024-002: Three-Story Triplex at 340 Amador Avenue
March 25, 2026	UP-2025-007: Reduction in Parking Stall Distance from Opposite Side of Alley
April 22, 2026	UP-2026-001: Residential Care Facility at 1732 Fremont Boulevard

Page 5 – Ongoing Projects

The Planning Commission reviews projects as they arise.

PUBLIC COMMENT:

None

On motion by Chair Silva, and second by LaMica, and carried by the following vote, the Planning Commission moved to approve the 2026-2027 Commission workplan

RESULTS: 4-0-2-0

AYES: Chair Silva, Commissioners Evans, La Mica, Ward

NOYES: None

ABSENT: Alcaraz, Dodson

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

None

8. REPORTS FROM STAFF

Andrew Myrick, Housing and Planning Manager, announced another vacancy on the Planning Commission. He also informed the Commissioners about the Commissioner and Volunteer Appreciation Dinner on 4/22/2026 at Oldemeyer from 6:00 to 8:00 PM, inviting everyone to attend after the Planning Commission meeting adjourns.

9. ADJOURNMENT

With no further business the meeting adjourned at 7:57 p.m.

On motion by Commissioner LaMica, and second by Evans, and carried by the following vote, the Planning Commission moved to adjourn.

Respectfully submitted,

**Andrew Myrick, Community Development
Housing and Planning Manager**

William Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Mitchell Wexler, Assistant Planner

DATE: June 24, 2026

SUBJECT: **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.

BACKGROUND

The site is home to Mi Tierra Mercado, a 7,618 square foot (SF) grocery store, located on an 18,561 SF parcel on the corner of Broadway Avenue and Fremont Boulevard in the Commercial Mixed Use (CMX) zoning district. The site is surrounded exclusively by commercial uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt, Class 11 from the California Environmental Quality

Act (CEQA) pursuant to Section 15311(a) of the CEQA Guidelines.

PROJECT DESCRIPTION

The Master Sign Program MSP-2026-002 proposes three aesthetically identical wall signs, all reading “MI TIERRA MERCADO Y TAQUERIA” with the first letter of each word being 29” in height (h) x 29” in length (l) and the other letters being 18” h x 20” l. The overall sign dimensions and areas are also the same, at 29” h x 369” l (2.4’ x 30.75’) for a total of 73.8 SF each. The combined sign area is 221.4 SF. The sign will feature individual front-lit channel letters with white acrylic faces. The signs are proposed to be placed on the perforated metal roof parapet with one sign placed above the front entrance and facing Broadway Avenue (north elevation), another placed on the parapet parallel to Fremont Blvd. (west elevation), and the third directed at Fremont Blvd. (south elevation) traffic approaching from the south.

STAFF ANALYSIS

The applicant submitted a Master Sign Program application to pursue approval of exceptions to the sign standards of SMC 17.40, such as to the maximum sign area and number of signs, based on design features including architectural style, site visibility, and building mass. It’s also required that the Master Sign Program conform to and complement the architectural design and character of the structure erected or to be erected on the project site.

The maximum sign area for the site is 150 SF, per SMC 17.40.070, Table 3-16 – Sign Standards for Commercial and Industrial Zones, which allows for:

1 sf for each linear foot of primary building frontage not to exceed 100 SF and 0.5 additional SF for each linear foot of secondary building frontage not to exceed 50 SF. The proposed sign area of the MSP is 221.4 SF or 71.4 SF greater than what would otherwise be allowed by code. Pursuant to SMC 17.40.030.B, this Master Sign Program is required due to the proposed deviations from the maximum allowed area in code by the project proposal.

The proposed number of wall signs is the maximum allowed by code, at three. However, the code defines two types of frontages: primary and secondary. This site is unusual in that there are three walls with frontage exposure, especially with the adjacent development to the south, which does not obscure the proposed sign area that provides visibility to Fremont Blvd. traffic approaching from the south. Sign area in the Code is capped at 100 square feet for the primary frontage and 50 square feet for the secondary frontage. There is no sign allocation for the third frontage. Given the prominence of the building and multiple frontages, staff recommends the provision of additional sign area beyond the maximum typically allowed.

Other than sign area and placement of a sign on a wall that doesn’t technically qualify as a primary or secondary frontage, the proposal complies with the applicable codes:

- SMC 17.40.060.C.2, *Maximum height for signs on structures*, which limits the

mounting height of signs to the top of the wall. The wall signs are proposed to be mounted on the parapet at approximately between 13'-15.5' h, which is proportional to the architectural design, as the roof rises to 23' h; and

- SMC 17.40.060.F.1, *Color*, which allows for contrasting colors if the overall effect of the sign is compatible with the structure colors. The proposed white acrylic faces placed on the black perforated metal parapet increase the sign's visibility and legibility through contrast while remaining consistent with the contemporary material palette of the building; and
- SMC 17.40.060.F.2, *Design and construction*, requires each sign be designed by a professional and the proposed signs are designed and fabricated by Lumination Design Signs; and
- SMC 17.40.060.F.3, *Materials and structure*, encourages individual letters incorporated into the structure's design, rather than signs with background and framing other than the structure's walls. The proposal is for individual letters mounted on a thin, black raceway to house the LED lighting components, and it will not be perceptible to the passerby, blending into the parapet structure; and
- SMC 17.40.060.H.3, *Sign Lighting*, requires that sign illumination shall not blink, flash, flutter, or change light brightness, color, or intensity. The proposed lighting shall operate in compliance with this section of code; and
- SMC 17.40.080.G, *Wall Signs*, requires that wall signs project no more than 12 inches from their attached surface. The proposed signage does not project further than 12 inches from the surface.

ATTACHMENTS

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

**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. MSP-2026-002 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.

WHEREAS, Jose Manuel Yopez, Property Owner, and David Mena of Mena Architects, Applicant, applied for Master Sign Program Application No. MSP-2026-002; and

WHEREAS, the proposed Master Sign Program would allow for 221.4 square feet in total sign area, which exceeds the maximum of 150 square feet currently permitted at a single site with two or more frontages under the Zoning Ordinance; and

WHEREAS, the Planning Commission has been empowered under the Zoning Ordinance to approve Master Sign Programs with a sign area above the maximum allowed under the Zoning Ordinance, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards, and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the Master Sign Program Application No. MSP-2026-002 at a duly noticed public hearing that the Planning Commission held on June 24, 2026.

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

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

Evidence: The project proposes on-premise signs for an existing commercial building.

BE IT FURTHER RESOLVED, the Planning Commission approves Master Sign Program No. MSP-2026-002 subject to the following Conditions of Approval:

Planning:

1. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Any repair to a sign shall be of equal or better quality in materials and design than the original sign.

2. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.
3. Compliance with Seaside Municipal Code Section 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the Building Permit plan set.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

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

Fire Department:

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

Standard:

7. Except as modified by the Conditions of Approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that they 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. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the applicant of their obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

9. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.
10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 2, 2026, 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 24th day of June, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**MASTER SIGN PROGRAM APPLICATION No. MSP-2026-002
RESOLUTION No. 26-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.

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 DESCRIPTION

Illuminted Pan Channel Letters

PROJECT DATA

ADDRESS: 1000 Broadway Ave, Seaside, CA 93955

APN:

SIGN PROPOSAL:

PROJECT PREPARATION

LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149

SHEET INDEX

1. COVER SHEET
2. DETAILS SIGN A
3. DETAILS SIGN B
4. DETAILS SIGN C
5. Elevation Sign A,B,C
6. FABRICATION
7. SITE PLAN

SIGN PACKAGE

COMPANY NAME

Mi Tierra Mercado Y Taqueria

ADDRESS

1000 Broadway Ave, Seaside, CA 93955

DATE

SUBMITTED TO:

City of Seaside

CITY OF

ADDRESS:

Lumination Design Signs

CONTRACTOR: MIRIAM GUTIERREZ

CONTRACTOR LIC. # 1140354

SIGNATURE _____



2340 SAMOA WAY, SAN JOSE, CA 95122

PH. 408-887-8149

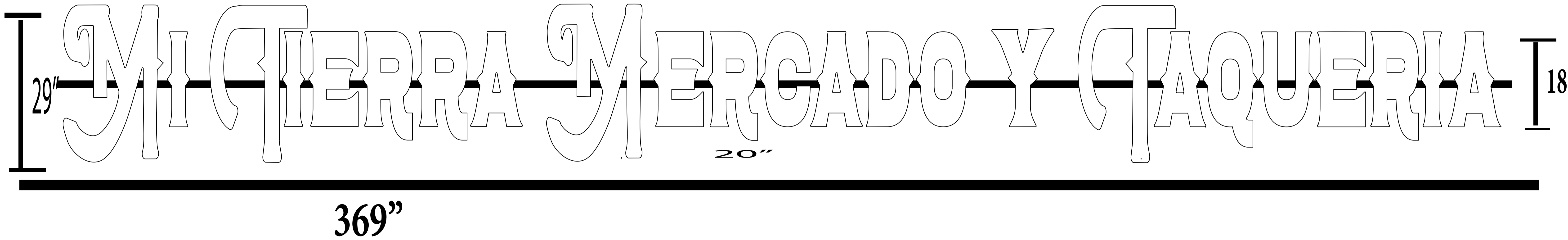
EMAIL: luminationdesigns@gmail.com

LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149
luminationdesigns@gmail.com

73.8qft

PROJECTED SIGN

Individual letters installed on raceway



LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149
luminationdesigns@gmail.com

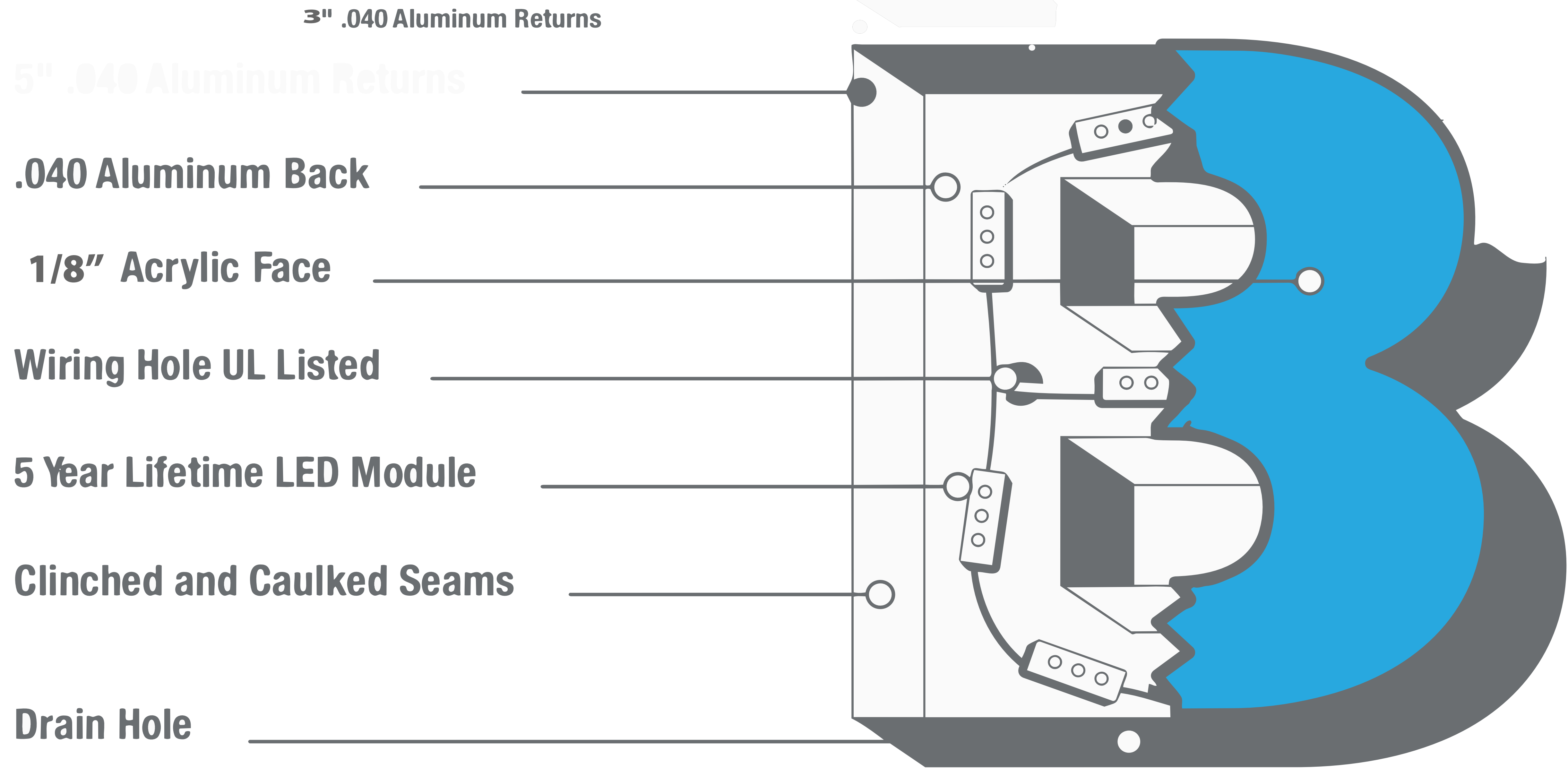
73.8sqft

PROJECTED SIGN

Individual letters installed on raceway



Standard Front Lit Channel Letter



FRONT VIEW
FRONT VIEW

LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149
luminationdesigns@gmail.com

73.8sqft

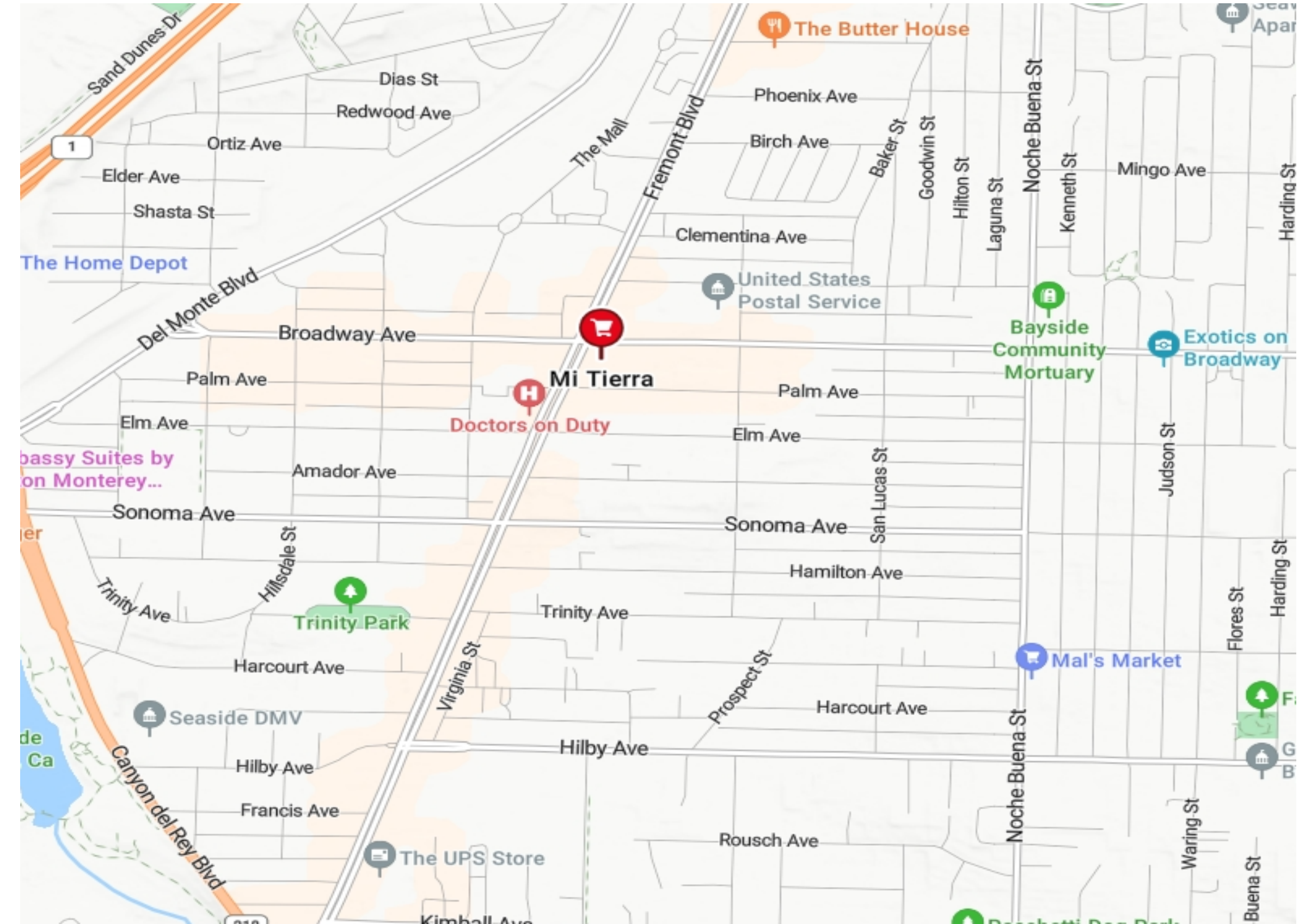
PROJECTED SIGN

Individual letters installed on raceway



LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149
luminationdesigns@gmail.com

Total 221.4 sqft



LUMINATION DESIGN SIGNS
2340 SAMOA WAY
SAN JOSE, CA 95122
(408) 887-8149
luminationdesigns@gmail.com

Total: 221.4sqft for 3 signs

PROJECTED SIGN

Individual letters installed on raceway





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Planning Commission

BY: Mitchell Wexler, Assistant Planner

DATE: June 24, 2026

SUBJECT:

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.

BACKGROUND

The project site is located at 1828 Yosemite Street, a 7,200 square feet (SF) residential parcel with an existing single-family dwelling and a nonconforming detached two-car garage approximately 1,183 SF and 465 SF in area, respectively. All surrounding properties in the nearby vicinity are single-family residential uses, varying in height from one to two stories. All parcels on the east side of Yosemite Street are zoned as RS-8, while all on the west side are zoned RS-12.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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.

PROJECT DESCRIPTION

The project proposes two first-story additions of approximately 211 SF and 178 SF in area, respectively. The 211 SF first story addition would create a shared wall between the dwelling and the existing nonconforming detached garage, modifying it to a nonconforming attached garage, for the creation of a 2-bedroom and 1 ½ bathroom, 740 SF ADU. The ADU would occupy approximately 47% of the proposed first floor area. The proposed 178 SF addition would allow for a kitchen expansion along the east wall of the existing first floor of the dwelling for the primary residence.

The project also proposes a 1,471 SF second-story addition to be occupied by the primary residence, a 234 SF second-story balcony (24'-7" w x 9'-5" d) and a 271 SF rooftop deck atop the garage (13'-5" w x 21'-1"/19'-9" d). The balcony would be accessible through sliding doors from a bedroom and a swinging door from the living room, and the deck would be accessible from the sliding doors leading to the living room. The proposed second story shall include the existing north wall with a nonconforming side setback. Both second story accessory features face Yosemite Street with significant peripheral views of the North and South and are for exclusive use by the primary residence.

The proposed roof for the garage would be raised from 9'-6" above the grade by an additional 3'-10" to a proposed height of 13'-4". A flat roof is proposed to accommodate the deck above, which would face Yosemite Street with significant views to the North and South.

ANALYSIS

MINOR USE PERMIT

Seaside Municipal Code (SMC) 17.12.050, Table 2-3 – Residential Zone Development Standards includes the required setbacks, floor area ratio (FAR), height, and lot coverage for the RS-8 zone. These standards, along with the corresponding project

measurements, are provided in the chart below.

Minimum Required Setbacks	Existing (E); Proposed (P) Setbacks	Maximum FAR, Height, Lot Coverage	Proposed FAR, Height, Lot Coverage
Front: 15'-0"	(E) 20'-1"; (P) No change	<u>FAR:</u> 0.45 of 7,200 SF (3,240 SF)	0.42/3,043 SF
Side Interior: 5'-0"	(E): 4'-7 ^{3/8} " (N property line), (E): 0'-0" (S property line); (P): 4'-7 ^{3/8} " N elevation, second story and (P): 0'-0", S elevation, existing nonconforming detached garage changed to a nonconforming attached garage <u>Non-Conforming</u>	<u>Height:</u> 24'	23'-7"
Rear: 15'-0"	(E): 35'-6 ^{13/16} "; (P): 37' 4 ^{1/2} "	<u>Lot Coverage:</u> 65%/7,200 SF	43%/3,095 SF

Per SMC 17.72.030.B.1.b.(3)., for an addition to a nonconforming single-family dwelling that encroaches into a required setback no further than the nonconforming setbacks of the structure and exceeds 18 feet in height, both MUP and Architectural Review approval are required.

The MUP applies to two setback encroachments:

1. The change in the garage from a nonconforming detached garage to a nonconforming attached garage, created through the proposed conforming addition to the first story of the residence that creates a shared wall with the garage.
2. The second story addition constructed up to a height of 23'-7" to observe the same nonconforming side setback along the north property line of 4'-7^{3/8}", encroaching 4^{5/8}".

ARCHITECTURAL REVIEW

In accordance with SMC 17.62.030.B.2, the proposed second story addition requires Architectural Review.

The proposed second story addition would increase the height to 23'-7", from the existing height of 12'-6" of the single-story home. It proposes the same footprint as the first floor and would include four bedrooms, two bathrooms, and one living room, for a total second-floor floor area of 1,470.55 SF. Also proposed is one second-story balcony placed above the existing entry porch and one garage rooftop deck. The proposed northern wall would be built as an expansion of the existing wall, increased in height along the existing 4^{5/8}" encroachment into the side setback. This wall would be the only encroachment into a setback, with the remainder of the second story well within the required setbacks.

The existing residence has a two-car garage that is compliant with the required dimensions of SMC 17.34.110.D.2., providing interior measurements of 21' width x 21'-2" depth, but is noncompliant with respect to the 5' encroachment into the required 5' side setback by the south-facing wall of the garage. Additionally, the proposed change from a nonconforming detached garage to a nonconforming attached garage modifies the setback nonconformity an additional 2', as an attached garage has a required 5' side setback.

Per SMC 17.62.030.E.1 *Review Considerations*, the following considerations will be addressed for this project:

Architectural Considerations. *Architectural Considerations, including the character, quality, and scale of the design; the architectural relationship with the site and other structures; building materials and colors.*

Lighting Considerations. *Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.*

Character

The proposed balcony and deck would match the open rails and projection of multiple neighboring two-story dwellings in facing Yosemite Street, with a height of 13'-4" above the grade. Both standing surfaces will be level with one another. The rooftop deck matches the height of the balcony and would provide similar views as the balconies of the nearby houses. The brown-gray color choice of the dwelling matches the tone of color painted onto the nearby houses. The hip roof design conforms to the roofing styles surrounding the house in color, slope, and materials.

Scale

The house is located on a slope that descends from East to West, with a slight descent

from North to South. The slope increases 10' from the base of the house to the rear property line. The highest point of the house would sit approximately 13' above the grade of the houses to the east. Any second story homes to the east would not have their views obstructed by the second story of the proposed home. The second story addition would increase the maximum height of the existing home from 12'-6" to a maximum height of 23'-7" at the hip roof peak.

Colors, Materials, and Quality

The colors and materials for the existing first story and the proposed first and second story additions include the information shown in Attachment 1. As shown in the attachment, the proposed deck and balcony provide high quality designs and use composite deck board materials that complement the proposed colors of the dwelling. The replacement of the existing windows and glass doors shall increase the overall quality of the building. The redesign uses modern architecture with features that articulate the building face along Yosemite, enhancing the block face.

Lighting

Nine exterior light fixtures are proposed to be located at the upper corner of each door leading from the interior of the building to the exterior. The door leading from the interior of the dwelling to the rear yard shall be conditioned to incorporate an exterior light into the design.

FINDINGS

MINOR USE PERMIT

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

Evidence: The proposed second story addition would lead to no change in use for the single-family dwelling, which is currently an allowed use for the single-family residential zone (RS-8) per SMC 17.12.020, Table 2-1.

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

Evidence: The Neighborhood Low designation provides residential land uses as the primary intended use, with the development of existing single-family residential neighborhoods included.

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

Evidence: The proposed project is compatible with the nearby single-family dwellings. The height of the proposed second story addition is compatible with the increased height of two-story existing single-family homes zoned RS-8 in the vicinity and the intent of planned future uses for the area per the General Plan. The proposed balcony and rooftop deck are proposed within the minimum required setbacks of the property and shall have access limited to the primary dwelling. As is the case with nearby decks

and balconies on the block face, both elements face Yosemite Street with peripheral views of the front areas of the neighboring properties with little exposure to living spaces.

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

Evidence: The parcel size is 7,200 SF, with a maximum FAR of 0.45 and a maximum site coverage of 65%. The project proposal would maintain an FAR of 0.42 and a site coverage of 43%. No physical constraints to this proposal are present on the property.

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

Evidence: The construction of a second story at the existing setback would create continuity along the wall instead of necessitating a small setback off the existing first story. Therefore, granting the permit would not affect the public interest, health, safety, convenience, or welfare, nor would it materially injure persons, property, or improvements in the vicinity and zone.

ATTACHMENTS

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

**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-2026-002 FOR A SECOND-STORY ADDITION, INCLUDING A BALCONY AND DECK, TO AN EXISTING ONE-STORY DWELLING, AND MINOR USE PERMIT NO. MUP-2026-001 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.

WHEREAS, Peter Maciel, Property Owner, and Thomas Rettenwender, Applicant, applied for Architectural Review Application No. AR-2026-002 and for Minor Use Permit Application No. MUP-2026-001; and

WHEREAS, the proposed project has been referred to the Planning Commission at the request of the applicant, 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 Architectural Review Application No. AR-2026-002 and Minor Use Permit Application No. MUP-2026-001 at a duly noticed public hearing that the Planning Commission held on June 24, 2026.

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

1. The project is Categorical Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(2) of the CEQA Guidelines:

Evidence: All utility needs can be provided by the existing public services and the parcel is not located in an environmentally sensitive location.

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Minor Use Permit Application No. MUP-2026-001:

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

Evidence: The proposed second story addition would lead to no change in use for the single-family dwelling, which is currently an allowed use for the single-family residential zone (RS-8) per Seaside Municipal Code (SMC) Section 17.12.020, Table 2-1.

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

Evidence: The Neighborhood Low designation provides residential land uses as the primary intended use, with the development of existing single-family residential neighborhoods included.

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

Evidence: The proposed project is compatible with the nearby single-family dwellings. The height of the proposed second story addition is compatible with the increased height of existing two-story single-family homes zoned RS-8 in the vicinity and the intent of planned future uses for the area per the General Plan. The proposed balcony and rooftop deck are outside of the required setbacks of the property, with the exception of the portion on the ~~southern~~ northern property line where the proposed second story wall matches the setback of the existing first story and encroaches approximately fourfive and five-eighths inches into the side yard setback. As is the case with nearby decks and balconies on the block face, both elements face Yosemite Street with peripheral views of the front areas of the neighboring properties with little exposure to living spaces.

Commented [AM1]: Importance?

Commented [AM2]: Okay but be prepared to have a member of the public challenge this statement.

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

Evidence: The parcel size is 7,200 SF, with a maximum allowed Floor Area Ratio (FAR) of 0.45 and a maximum allowed site coverage of 65%. The project proposal would maintain an FAR of 0.424 and a site coverage of 43%. No physical constraints to this proposal are present on the property.

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

Evidence: The construction of a second story at the existing setback would create continuity along the wall instead of necessitating a small setback off the existing first story. Therefore, granting the permit would not affect the public interest, health, safety, convenience, or welfare, nor would it materially injure persons, property, or improvements in the vicinity and zone.

Commented [AM3]: This is a finding for the MUP and should be focused on the setback encroachment.

BE IT FURTHER RESOLVED, the Planning Commission approves Architectural Review Application No. AR-2026-002 and Minor Use Permit Application No. MUP-2026-001 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.
- 1.3. The eaves of the roof shall not project closer than a distance of three feet from the side property lines.
4. This approval does not include the conceptual Accessory Dwelling Unit shown on the attached plans, which shall require a separate permit for approval.
- 2.5. An exterior light matching the surrounding models shall be placed adjacent to the proposed sliding door leading to the rear yard of the property.

Commented [AM4]: Add standard condition re: ADUs not being a part of the project (Eric should have language from previous projects).

Building:

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

Fire Department:

- 4.7. 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.
- 5.8. The applicant shall fill out the Fire Sprinkler Calculation Form to determine if fire sprinklers will be required.

Engineering and Public Works:

9. ~~7.~~ Proposed project must implement stormwater best management practices (BMPs) during construction. (SMC 8.46)
 - a. ~~a.~~ Applicant required to submit a site-specific Erosion and Sediment Control

plan sheet showing locations of material storage and handling, and washout locations (i.e., concrete, stucco, paint). Sample Erosion and Sediment Control Plan attached.

b. ~~b.~~ Applicant required to complete and submit a Storm water Compliance Tracking Form, with signature, attached.

10. ~~8.~~ Post-development peak stormwater runoff rates shall not exceed the pre-development rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increased peak runoff and/or sediment generated by the project. (SMC 15.32.170)

a. ~~a.~~ Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.

b. ~~b.~~ Drainage shall not be directed to adjacent properties.

c. ~~c.~~ Site plan to clearly denote site coverage type (i.e., landscaping, building, concrete).

d. ~~d.~~ Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface, and total impervious surface.

e. ~~e.~~ Proposed site plans to show location of new and existing downspouts.

f. ~~f.~~ Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.

11. ~~9.~~ Applicant is required to obtain a sewer permit or waiver from Monterey One Water. Contact Seaside County Sanitation District (SCSD) to assess any additional sewer fees that may apply to the project. This step is necessary to ensure compliance with local regulations and to avoid any delays in the processing of your permit application. SCSD contact email (PGrogan@ci.seaside.ca.us).

12. ~~10.~~ Applicant to make payment for the TAMC Traffic Fee to the City of Seaside Building Department.

Standard:

11.13. Except as modified by the Conditions of Approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.

12.14. The applicant agrees as a condition and in consideration of the approval of this permit that they 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. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the applicant of their 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.

13.15. 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.

14.16. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 2, 2026, in accordance with SMC Section 17.64.080.A. Time extensions may be granted in accordance with SMC Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.

15.17. 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 24th day of June, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

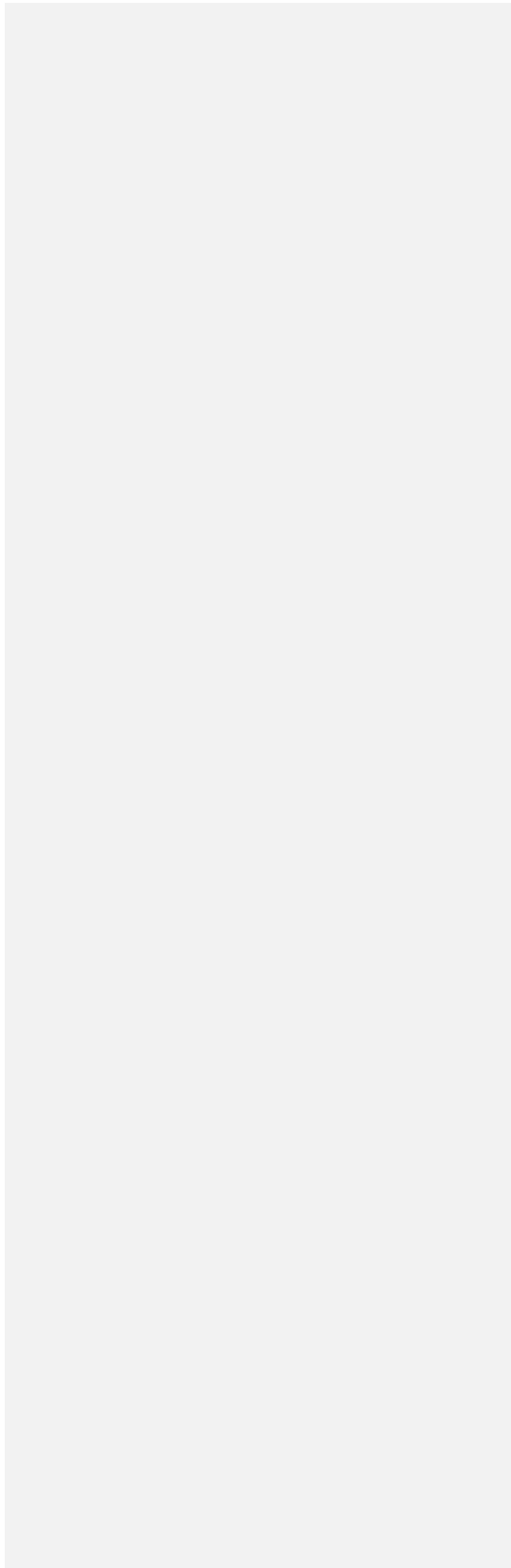
Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans



**ARCHITECTURAL REVIEW APPLICATION NO. AR-2026-002
and
MINOR USE PERMIT APPLICATION NO. MUP-2026-001
RESOLUTION No. 26-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

YOSEMITE RESIDENCE

UPPER FLOOR ADDITION, ADU ADDITION AND JADU CONVERSION OF GARAGE



CODE COMPLIANCE

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA EXISTING BUILDING CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE, DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- PROPOSED COLOR AND MATERIALS WILL MATCH EXISTING MAIN RESIDENCE. ROOF W/ RED CLAY SHINGLE ACCENTS. TAN STUCCO EXTERIOR SIDING. DARK BROWN WINDOW FRAMES WITH BLACK ACCENTS. BLACK EXTERIOR LIGHTING FIXTURES.

PROPOSED COLORS AND MATERIALS



GUARDRAIL
AREA RAILING - PREASSEMBLED ALUMINUM, BLACK POWDER COATED.



EXTERIOR LIGHTING
CHASSIS ALUMINUM 1-LIGHT BLACK DARK SKY CYLINDER OUTDOOR WALL LANTERN



ROOFING
TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES



DECKING
ENHANCE BASICS 1IN. X 6 IN. X 1FT, CLAM SHELL COMPOSITE DECK BOARD SAMPLE - GREY



EXTERIOR
STUCCO PAINT: (N) EXTERIOR STUCCO: SAKREITE SCRATCH & BROWN W/ BEHR PREMIUM #MS-66 NEW ENGLAND GRAY FINISH.



WINDOWS
MLGAR0 C700 SERIES FIBERGLASS WINDOWS - COLOR: STEEL GREY.

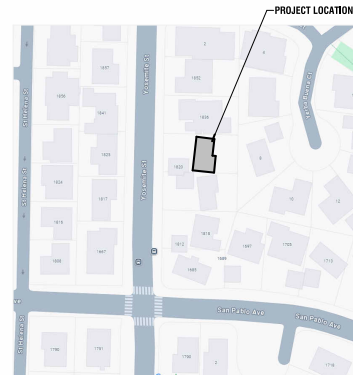
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BEHR PREMIUM - #SC-102 SLATE GRAY SOLID COLOR WATERPROOFING EXTERIOR WOOD STAIN AND SEALER

DRAWING LIST

- A1.0 TITLE SHEET
- A2.0 EXISTING SITE PLAN
- A2.1 PROPOSED SITE PLAN
- A2.2 EXISTING / DEMO GARAGE
- A2.3 PROPOSED LOWER FLOOR PLAN
- A2.4 PROPOSED LOWER FLOOR DIMENSION PLAN
- A2.5 PROPOSED UPPER FLOOR PLAN
- A2.6 PROPOSED UPPER FLOOR DIMENSION PLAN
- A2.7 UPPER FLOOR ROOF PLAN
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A5.0 SECTION 1
- A5.1 SECTION 2

VICINITY MAP



PROJECT INFORMATION		AREAS SUMMARY	
ADDRESS	1828 YOSEMITE ST, SEASIDE, CA 93955	EXISTING	1648,71
ASSESSOR'S PARCEL NUMBER	012621034000	[E] FLOOR TO REMAIN	1183.27 SF
LOT SIZE	7,200 SF (0.165 ACRES)	[E] GARAGE	465.44 SF*
USE TYPE	RESIDENTIAL SINGLE FAMILY	[P] FLOOR ADDITION (MAIN HOUSE)	2087.41 SF
CONSTRUCTION TYPE	V-B	[N] FLOOR ADDITION (MAIN HOUSE)	178.08 SF
		[N] FLOOR ADDITION UNIT	210.62 SF
		[N] SECOND FLOOR	1876.19 SF
		FLOOR	1470.55 SF
		BALCONY	234.15 SF
		DECK	271.49 SF
OWNER	PETER MACIEL	TOTAL	3673.60 SF
ARCHITECT/ENGINEER	THOMAS RETTENWENDER ECOLOGIC ARCHITECTS P.O. BOX 6451, CARMEL BY THE SEA, CA 93921 (831) 920 8333 THOMAS@ECOLOGICARC.COM		

AREA SCHEDULE		
Item	Area	Level
B. BEDROOM 1	117.20 SF	MAIN HOME F.F.
B. HALLWAY	75.25 SF	MAIN HOME F.F.
B. CLOSET 2	13.86 SF	MAIN HOME F.F.
B. CLOSET 1	12.88 SF	MAIN HOME F.F.
B.W.C.	27.27 SF	MAIN HOME F.F.
HALLWAY	109.45 SF	MAIN HOME F.F.
LIVING	62.66 SF	MAIN HOME F.F.
KITCHEN	88.31 SF	MAIN HOME F.F.
DINING ROOM	256.11 SF	MAIN HOME F.F.
B. BEDROOM 2	186.25 SF	MAIN HOME F.F.
B. BATHROOM 2	102.31 SF	MAIN HOME F.F.
GARAGE	430.22 SF	MAIN HOME F.F.
B. KITCHEN	102.38 SF	MAIN HOME F.F.
B. LIVING ROOM	169.43 SF	MAIN HOME F.F.
DECK	278.76 SF	MAIN HOME F.F.
BEDROOM 1	142.54 SF	PROPOSED UPPER LEVEL FLOORPLAN
BEDROOM 2	209.06 SF	PROPOSED UPPER LEVEL FLOORPLAN
BATHROOM 1	80.02 SF	PROPOSED UPPER LEVEL FLOORPLAN
BEDROOM 3	148.53 SF	PROPOSED UPPER LEVEL FLOORPLAN
BEDROOM 4	146.18 SF	PROPOSED UPPER LEVEL FLOORPLAN
BATHROOM 2	59.25 SF	PROPOSED UPPER LEVEL FLOORPLAN
HALLWAY 2	208.17 SF	PROPOSED UPPER LEVEL FLOORPLAN
CLOSET	54.85 SF	PROPOSED UPPER LEVEL FLOORPLAN
DECK	277.49 SF	PROPOSED UPPER LEVEL FLOORPLAN
CLOSET 3	14.29 SF	PROPOSED UPPER LEVEL FLOORPLAN
CLOSET 2	12.84 SF	PROPOSED UPPER LEVEL FLOORPLAN
ROOM	3.10 SF	PROPOSED UPPER LEVEL FLOORPLAN
DINING ROOM 2	292.14 SF	PROPOSED UPPER LEVEL FLOORPLAN
CLOSET	10.37 SF	PROPOSED UPPER LEVEL FLOORPLAN
BALCONY 1	224.75 SF	PROPOSED UPPER LEVEL FLOORPLAN

SCOPE OF WORK		SITE COVERAGE	
Remodel Main House with an ADU and 2nd floor addition, Connect Detached Garage, add 2nd story deck above Garage	PROPOSED SITE COVERAGE	2655.59 SF	
	[E] GARAGE	1183.27 SF	
	[N] FIRST FLOOR ADDITION	25.44 SF (NET AREA: 465.44 - 440 EXEMPTION*)	
	[E] DRIVEWAY	398.7 SF	
		1058.18 SF	
	LOT SIZE	7,200 SF	
	COVERAGE PERCENTAGE	36.88%	

*Per City Comment, the first 440 SF of the attached garage are excluded from the coverage/floor area calculation.

SCALE NOTE
WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE
 YOSEMITE RESIDENCE
 1828 YOSEMITE ST
 SEASIDE, CA 93955

05/12/2026

REVISIONS	NO.	DESCRIPTION	DATE

OWNER
PETER MACIEL

DESIGNER
THOMAS RETTENWENDER
ECOLOGIC ARCHITECTS
P.O. BOX 6451
CARMEL BY THE SEA, CA 93921
(831) 920 8333
THOMAS@ECOLOGICARC.COM

TITLE SHEET

A1.0

SHEET NO. © 2024

SCALE NOTE
 WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL
 PLANS MUST BE REVIEWED AND APPROVED BY THE
 APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE
 YOSEMITE RESIDENCE
 1828 YOSEMITE ST
 SEASIDE, CA 93955

05/12/2026

NO.	DESCRIPTION	DATE

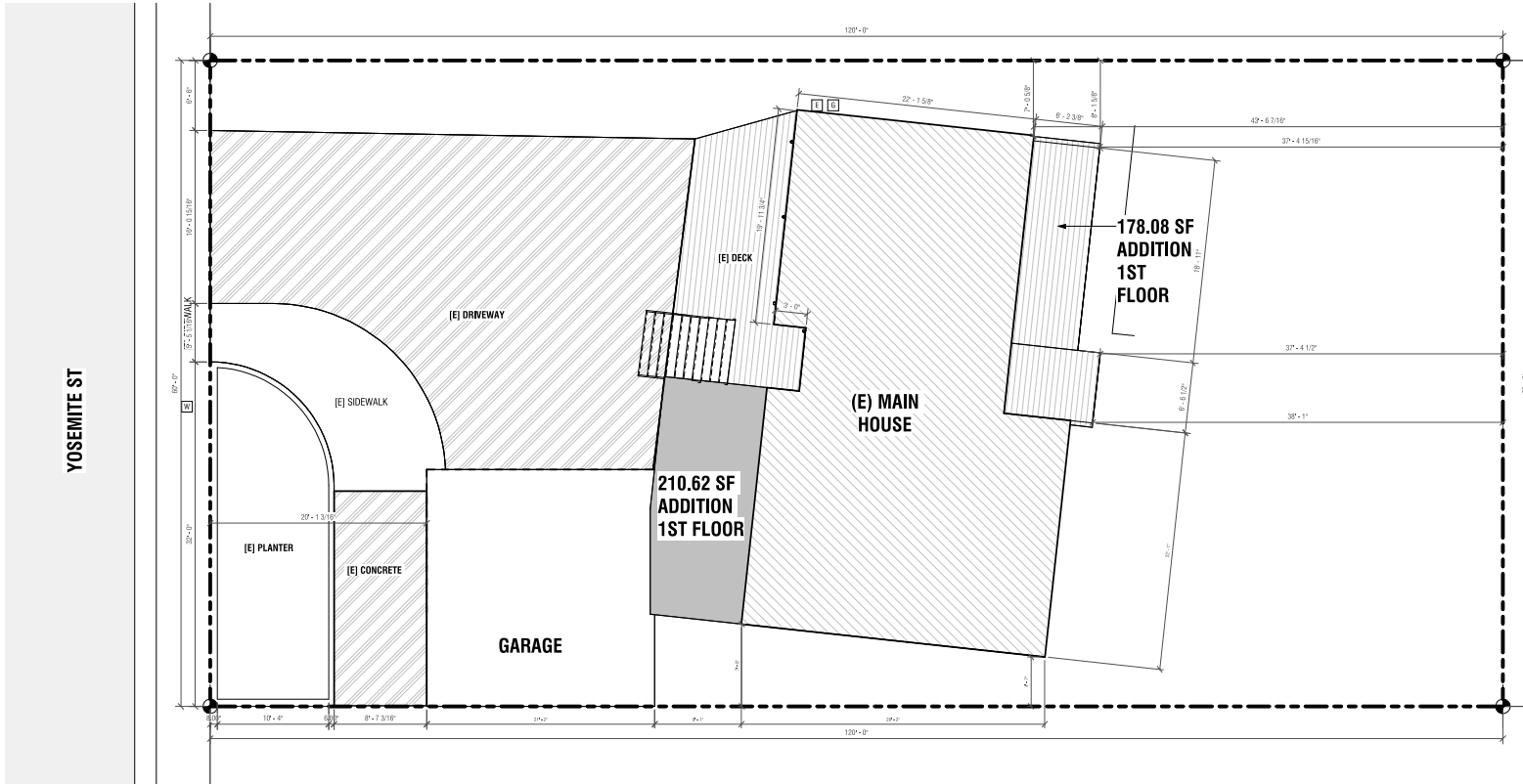
OWNER
 PETER MACIEL

DESIGNER
 THOMAS RETTENWENDER
 ECOLOGIC ARCHITECTS
 P.O. BOX 6451
 CANNEL OTTENSLEY, CA 93921
 (831) 920-8333
 THOMAS@ECOLOGICARCH.COM

PROPOSED SITE PLAN

A2.1

SHEET NO. © 2024



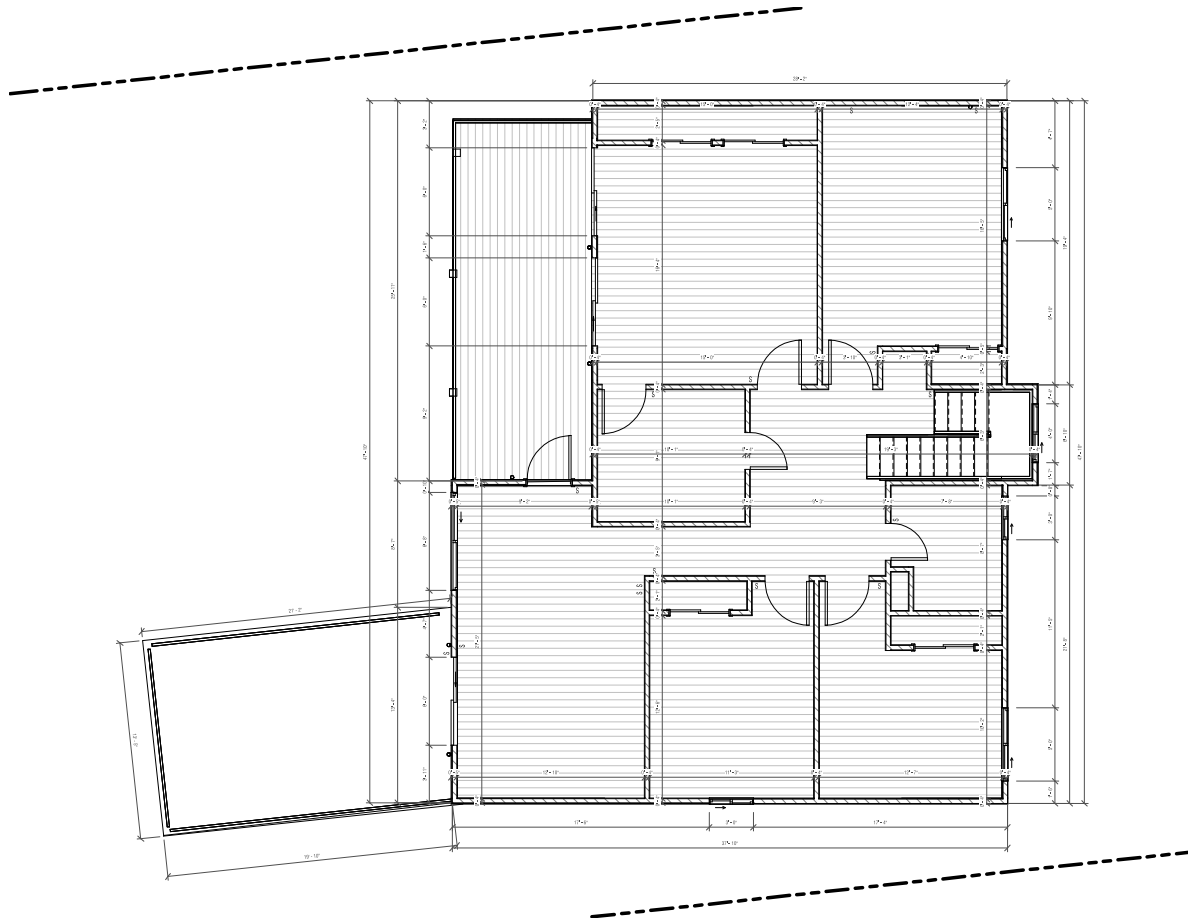
1 SITE PLAN - PROPOSED

3/16" = 1'-0"

SITE PLAN LEGEND

- | | | |
|----------------------------------|-------------------------------------|----------------|
| EXISTING BUILDING | TW TOP OF WALL | SEWER CLEANOUT |
| EXISTING STRUCTURE TO BE REMOVED | BW BOTTOM OF WALL | |
| PROPOSED BUILDING | EG EXISTING GRADE | |
| PROPERTY LINE | FG FINISHED GRADE | |
| SETBACK LINE | FFE FINISHED FLOOR ELEVATION | |
| OUTLINE OF ROOF OR BALCONY ABOVE | ROW RIGHT OF WAY | |
| CENTERLINE OF PUBLIC ROAD | TYP TYPICAL | |
| EXISTING SEWER MAIN | UNO UNLESS NOTED OTHERWISE | |
| EXISTING WATER MAIN | WM WATER METER | |
| EXISTING OVERHEAD ELECTRICAL | G GAS METER | |
| ACCESSIBLE PATH | E ELECTRICAL PANEL | |
| | | SEWER CLEANOUT |

SCALE NOTE
 WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OR COUNTY AUTHORITIES.



1 PROPOSED UPPER LEVEL FLOORPLAN DIMENSIONS
 1/4" = 1'-0"

YOSEMITE RESIDENCE
 YOSEMITE RESIDENCE
 1828 YOSEMITE ST
 SEASIDE, CA 93955

05/12/2026

NO.	DESCRIPTION	DATE

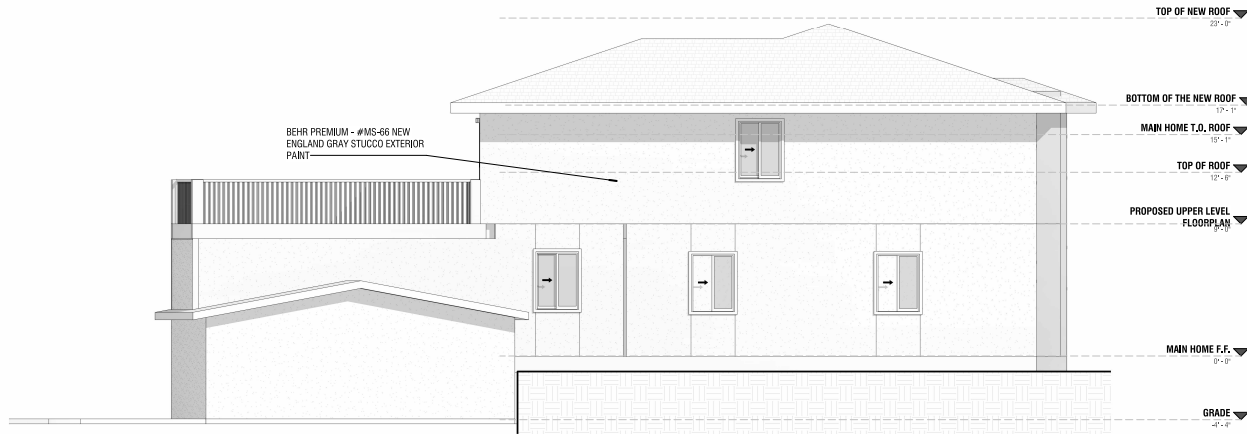
OWNER
 PETER MACIEL

DESIGNER
 THOMAS RETTENWENDER
 ECOLOGIC ARCHITECTS
 P.O. BOX 8451
 CANNEL BRIDGE ROAD, CA 93921
 (831) 920-8333
 THOMAS@ECOLOGICARCH.COM

PROPOSED UPPER FLOOR
 DIMENSION PLAN

A2.6

SHEET NO. © 2024



1 SOUTH
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

SCALE NOTE
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YOSEMITE RESIDENCE
YOSEMITE RESIDENCE
1828 YOSEMITE ST
SEASIDE, CA 93955

05/12/2026

NO.	DESCRIPTION	DATE

OWNER
PETER MACIEL

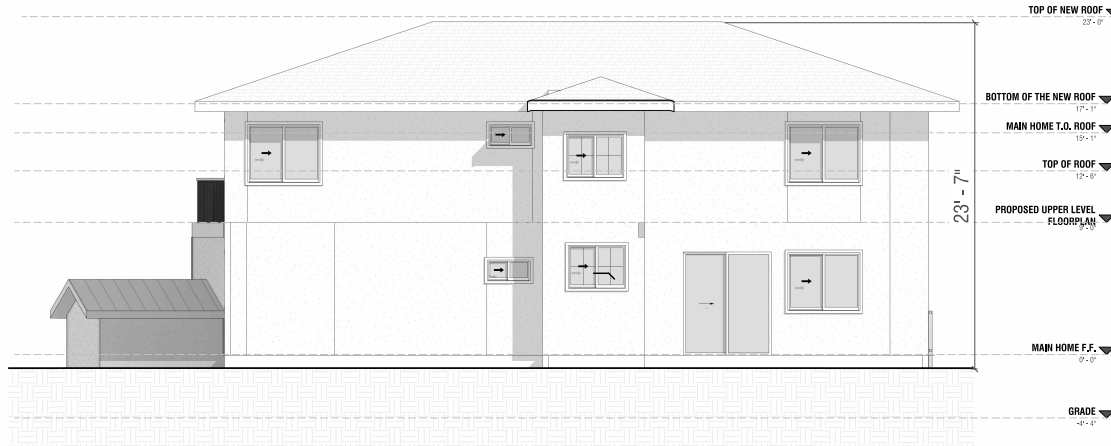
DESIGNER
THOMAS RETTENWENDER
ECOLOGIC ARCHITECTS
P.O. BOX 8451
CANNEL OTTIE RD, SEASIDE, CA 93921
(831) 920-8333
THOMAS@ECOLOGICARCH.COM

EXTERIOR ELEVATIONS

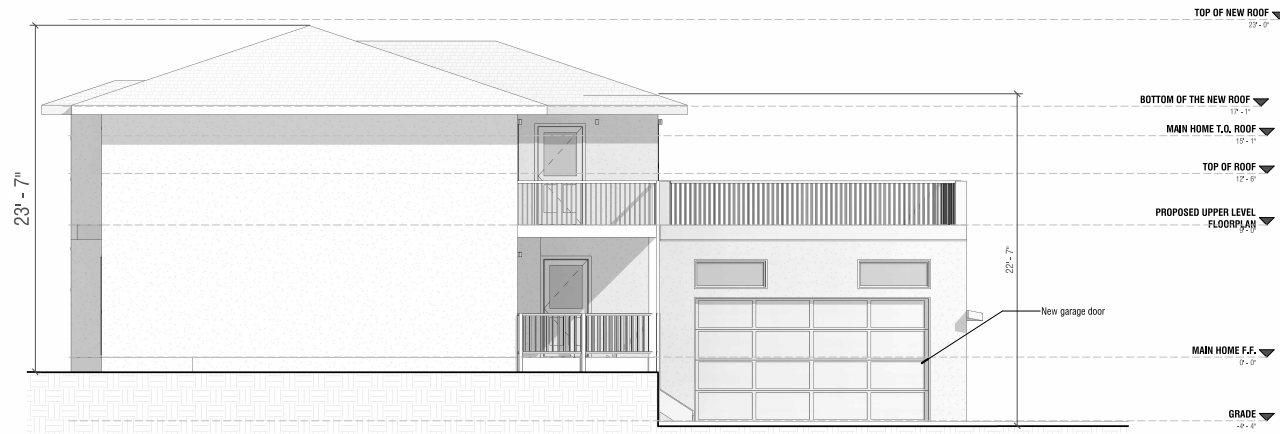
A4.0

SHEET NO. © 2024

MATERIALS : SEE TITLE SHEET A1.0



1 EAST
1/4" = 1'-0"



2 NORTH
1/4" = 1'-0"

SCALE NOTE
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YOSEMITE RESIDENCE
YOSEMITE RESIDENCE
1828 YOSEMITE ST
SEASIDE, CA 93955

05/12/2026

NO.	DESCRIPTION	DATE

OWNER
PETER MACIEL

DESIGNER
THOMAS RETTENWENDER
ECOLOGIC ARCHITECTS
P.O. BOX 6451
CANNEL OTTIE-SEA, CA 93921
(831) 920-8333
THOMAS@ECOLOGICARCH.COM

EXTERIOR ELEVATIONS

A4.1

SHEET NO. © 2024



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Planning Commission

BY: Mitchell Wexler, Assistant Planner

DATE: June 24, 2026

SUBJECT: **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.

BACKGROUND

The project site is a 9,637 square feet (SF), two-tenant commercial structure, with both tenant spaces occupied, located on a 23,275 SF parcel. Both businesses are auto-oriented, and the building has three existing wall signs and one existing freestanding sign with two double-sided sign faces. The primary frontage of the structure faces Del Monte Blvd. Surrounding properties maintain a mixture of auto-oriented and heavy commercial uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

PROJECT DESCRIPTION

The project proposes a Master Sign Program (MSP) to permit a total of three non-illuminated, flat cut-out (FCO) letter wall signs on the primary frontage and two double-sided sign face replacements in an existing freestanding sign located on the parcel. The specific details of each sign are described in the chart as provided below.

None of the signs placed on the walls of the building are illuminated, as each business maintains standard operating hours of 8 AM to 5 PM. An MSP approval was not obtained in the past for the site, so the proposed changes to the 24.8 SF and 63.7 SF "AMERICAN TIRE DEPOT" wall signs to reflect the new business name requires compliance with the current code requirements.

<u>Sign Status</u>	<u>Freestanding Sign Faces</u>	<u>Dimensions</u>	<u>Materials</u>	<u>Colors</u>	<u>Direction</u>
Proposed	"AMERICAN TIRE DEPOT" (double-sided)	(2) 144" L X 36" H, 36 SF	Vinyl and polycarbonate	Red, White	Northeast, Southwest, Parallel to Del Monte Blvd
Proposed	"LOWEST TIRE PRICES GUARANTEED!" (double-sided)	(2) 144" L X 36" H, 36 SF	Vinyl and polycarbonate	Red, White	Northeast, Southwest, Parallel to Del Monte Blvd
<u>Sign Status</u>	<u>Wall Signs</u>	<u>Dimensions</u>	<u>Materials</u>	<u>Colors</u>	<u>Direction</u>
Proposed	"AMERICAN TIRE DEPOT"	21'-8 3/4" L x 1'-1 3/4" H; 24.8 SF	Acrylic, silicone, metal studs	Red	Northeast, viewable from Southbound Del Monte Blvd
Proposed	"AMERICAN TIRE DEPOT"	34'-9 1/8" L x 1'-10" H; 63.7 SF	Acrylic, silicone, metal studs	Red	Southeast, viewable from parking lot
Existing	"THE MASTERS"	26'-6" x 1'-10"; 48.6 SF	N/A	Blue	Southeast, viewable from parking lot

STAFF ANALYSIS

The commercial structure maintains a total primary frontage of 186' alongside Del Monte Blvd. for a maximum allowed total sign area of 100 square feet (SF) per Seaside Municipal Code (SMC) Section 17.40.70.B, Table 3-16, as outlined below:

Maximum sign area per parcel. The total sign area on a parcel shall comply with the following requirements:

- 1. 1 sf for each linear foot of primary building frontage not to exceed 100 sf.*

The proposed Master Sign Program would include three wall signs with a total area of 137.1 SF and two double-sided sign faces for a freestanding sign with a total area of 72 SF. The total proposed sign area is 209.1 SF, or 109.1 SF greater than what code allows. Per Seaside Municipal Code (SMC) Section 17.040.030.B, when an MSP proposes a sign area greater than what is allowed by code, then the MSP requires approval from the Planning Commission. The guidelines for this approval are provided below.

As part of Master Sign Program approval, the Planning Commission may grant exceptions to the standards of this chapter for the maximum size and number of signs, based on design features including architectural style, proportion to landscaping, site visibility, and building mass. A Master Sign Program shall conform to and complement the architectural design and character of the structure erected or to be erected on the project site. Subsequent signs that are required to comply with an existing approved Master Sign Program shall obtain a Sign Permit reviewed and approved by the Zoning Administrator.

Sign Requirements

Freestanding Signs

SMC 17.40.060.C.1 states that freestanding signs shall be limited to 14 feet above normal grade in all non-residential zones except as allowed under the MSP.

The existing freestanding sign is 15' in height, nonconforming under the standards of this section.

The MSP only proposes changing the sign faces without changing the nonconforming freestanding sign structure. SMC 17.40.090.C provides rules regarding maintenance of nonconforming signs.

C. Maintenance and allowed changes. Changes to sign copy, face non-structural modifications, and non-structural maintenance (e.g., painting, rust removal) are permitted subject to the approval of a Sign Permit.

Based on the code section above, the freestanding sign may remain as long as the sign changes are specific to the sign faces. In the event that the freestanding sign structure is modified from its existing condition, then compliance with the current code would be required.

Wall Signs

SMC 17.40.080.G requires that wall signs shall not project more than 12 inches from their attached surface.

Based on sheets 4 and 5 of the plans, the non-illuminated FCO signs project a total of 1/2" from the surface it is attached to. This projection is in compliance with the requirements provided in code.

Design Criteria for Signs

SMC 17.40.060.F.1, *Color*, allows for the use of contrasting colors on the proposed signs if the sign is still compatible with the structure colors and prevailing colors in the surrounding neighborhood. The proposed red and white and existing blue colors provide a contrast that ensures visibility to the surrounding community. Although not similar in tone, the colors are complimentary to the beige color of the stucco, providing a visible contrast. The colors provided in the Master Sign Program can be found on the signs of surrounding properties in the immediate vicinity of the parcel.

SMC 17.40.060.F.2, *Design and construction*, requires each sign to be designed by a professional. The proposed signs for 1739 Del Monte Boulevard are designed by Cima Network, Inc., a sign design and manufacturing company.

SMC 17.40.060.F.3, *Materials and structure*, encourages individual lettering incorporated into the design of the structure instead of signs with background and framing other than the structure's walls. A majority of the proposed signs are composed of individual letters mounted onto the walls of the building. The sign face replacements proposed shall be applied to an existing freestanding sign, with no new freestanding structure created.

Lighting Criteria for Signs

SMC 17.40.060.H.3, *Sign Lighting*, requires that sign illumination shall not blink, flash, flutter, or change light brightness, color, or intensity. The proposed Master Sign Program does not modify the existing illumination. Any existing illumination shall remain unchanged and shall continue to comply with SMC 17.40.060.H.3.

ATTACHMENTS

1. Attachment 1: Resolution
 2. Exhibit A to Attachment 1: Master Sign Program
-

**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MASTER SIGN PROGRAM APPLICATION NO. MSP-2026-001 FOR THREE WALL SIGNS AND ONE FREESTANDING SIGN WITH TWO DOUBLE-SIDED SIGN FACES FOR A TWO-TENANT COMMERCIAL STRUCTURE LOCATED AT 1739 DEL MONTE BOULEVARD (APN: 011-531-002) IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT.

WHEREAS, Charles Thompson, Property Owner, and Meredith Locklear, Applicant, applied for Master Sign Program Application No. MSP-2026-001; and

WHEREAS, the proposed Master Sign Program would allow for 209.1 square feet in total sign area, which exceeds the maximum of 100 square feet currently permitted at a single site under the Zoning Ordinance; and

WHEREAS, the Planning Commission has been empowered under the Zoning Ordinance to approve Master Sign Programs with a sign area above the maximum allowed under the Zoning Ordinance, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards, and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the Master Sign Program Application No. MSP-2026-001 at a duly noticed public hearing that the Planning Commission held on June 24, 2026.

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

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

Evidence: The project proposes on-premise signs for an existing commercial building.

BE IT FURTHER RESOLVED, the Planning Commission approves Master Sign Program No. MSP-2026-001 subject to the following Conditions of Approval:

Planning:

1. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Any repair to a sign shall be of equal or better quality in materials and design than the original sign.

2. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians. All outdoor lighting shall be downlit and fully shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.
3. Compliance with Seaside Municipal Code Section 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the Building Permit plan set.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.

Building:

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

Fire Department:

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

Standard:

7. Except as modified by the Conditions of Approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
8. The applicant agrees as a condition and in consideration of the approval of this permit that they 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. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the applicant of their obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

9. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the permit.
10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 2, 2026 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 24th day of June, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

**MASTER SIGN PROGRAM APPLICATION No. MSP-2026-001
RESOLUTION No. 26-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

1739 DEL MONTE BLVD SIGN DETAIL

IN CASE OF CONFLICT CITY OF SEASIDE REQUIREMENTS SHALL GOVERN IF THEY ARE MORE RESTRICTIVE. THE LANDLORD RESERVES THE RIGHT TO REJECT ANY SIGN THAT DOES NOT COMPLY WITH THE FOLLOWING SIGN CRITERIA.

A. GENERAL SPECIFICATIONS

- i. No animated, flashing or audible signs or exposed lamps or tubing will be permitted.
- ii. All Signs and their installation shall comply with all local building and electrical Codes.
- iii. No exposed raceways, crossovers or conduit will be permitted on the face of the Building.
- iv. The Tenant shall submit the sign design to the Landlord for approval prior to submitting a sign permit application.

B. LOCATION OF SIGNS

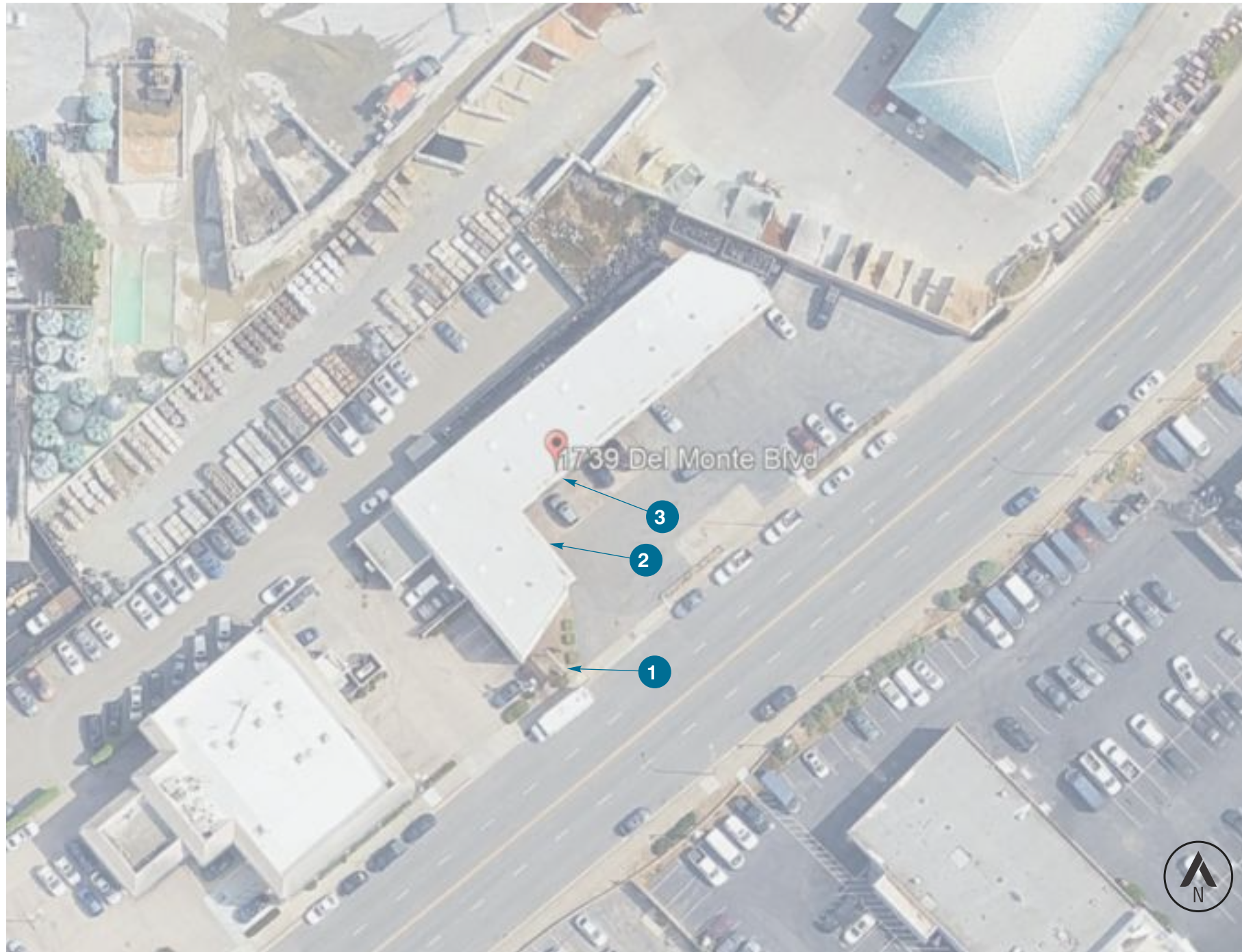
- i. All signs shall be attached to the tenant panel monument sign or located above the garage bays

C. DESIGN REQUIREMENTS

- i. Maximum letter height shall be twenty-two (22) inches.
- ii. Signs shall be composed of individual letters. Sign boxes and cans will not be permitted except that logos will be considered on a case by case basis. Colors will also be considered on a case by case basis.
- iii. Letters will have acrylic faces and may have a translucent vinyl overlay.

D. CONSTRUCTION REQUIREMENTS

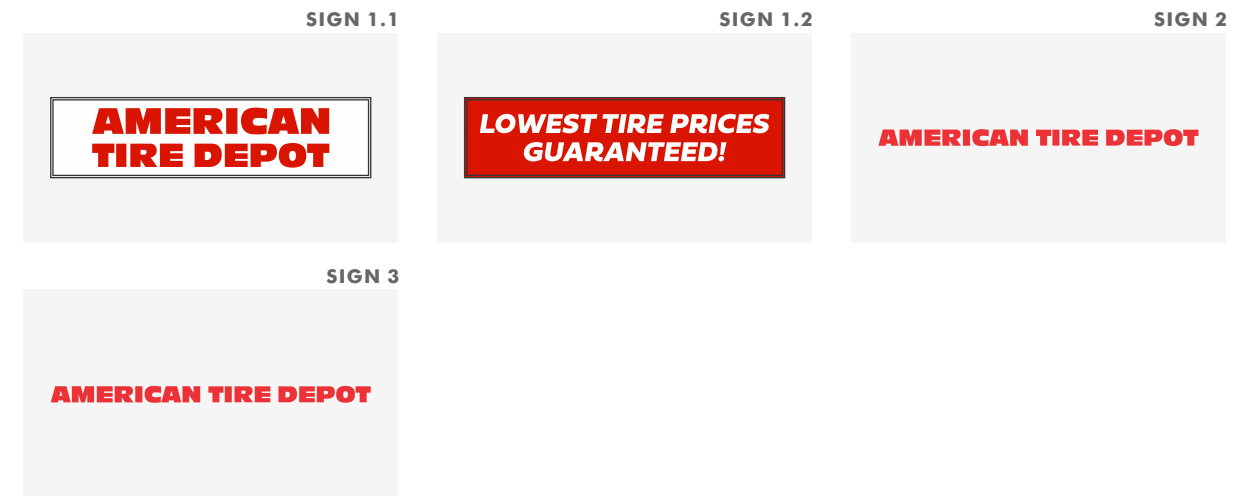
- i. No signs will be installed without an approved Sign Permit.
- ii. Each letter should have a minimum of 2 - 1" studs.
- iii. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- iv. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
- v. Sign contractor shall repair any damage to any work caused by his work.
- vi. Lessee shall be fully responsible for the operation of its sign contractors.



SIGNAGE WORKSCOPE

sign#	description	qty	sq ft	notes
1.1	Face Replacement	2	36	-
1.2	Face Replacement	2	36	
2	Non-Illuminated FCO Letters	1	24.8	
3	Non-Illuminated FCO Letters	1	63.7	

THUMBNAILS



CODE INFO

NTE 1 SQ FT PER LINEAR FT OF PRIMARY BUILDING FRONTAGE NTE 100 SQ FT
0.5 ADDITIONAL SQ FT PERI LINEAR FT OF SECONDARY BUILDING FRONTAGE NTE 50 SQ FT.

25 SQ FT MINIMUM REHARDLESS OF FOOTAGE LENGTH

SITES WITH 2 OR MORE TENANTS ALLOWED AN ADDITIONAL FREESTANDING SIGN OF .25 SQ FT OF LEAR FT OF TOTAL STRUCTURE FRONTAGE TO A MAXIMUM OF 100 SQ FT.

DRAWING NOTES

This drawing is based on the provided resources:

Architect: N/A

Project: Big Brand Tire - Rebrand

Date: 1/27/26

The general contractor, client, architect, etc. are responsible for suppling updates to Cima as they occur. If there are drawing inaccuracies or questions concerning clarification on signage or requirements such as electrical & blocking, **please contact:**

Stan Stanley - Sr. Project Manager

sstanley@cimanetwork.com

ICON KEY

- Remove
- Primary Power J/B Location
- Survey Verified Dimension
- Remain As-Is
- Primary Power Whip Location
- Field Verification Required
- Relocate
- Power Supply Location
- Engineer Stamp Required

REVISIONS / CHANGE LOG

rev #	date	by:	description
1	1.30.26	EY	Add ATD FCO's on the "Firestone" wall
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWING APPROVAL

reviewed by:

date:

approved

approved as noted

not approved



FRONT ELEVATION



Existing Front Elevation
Scale: nts



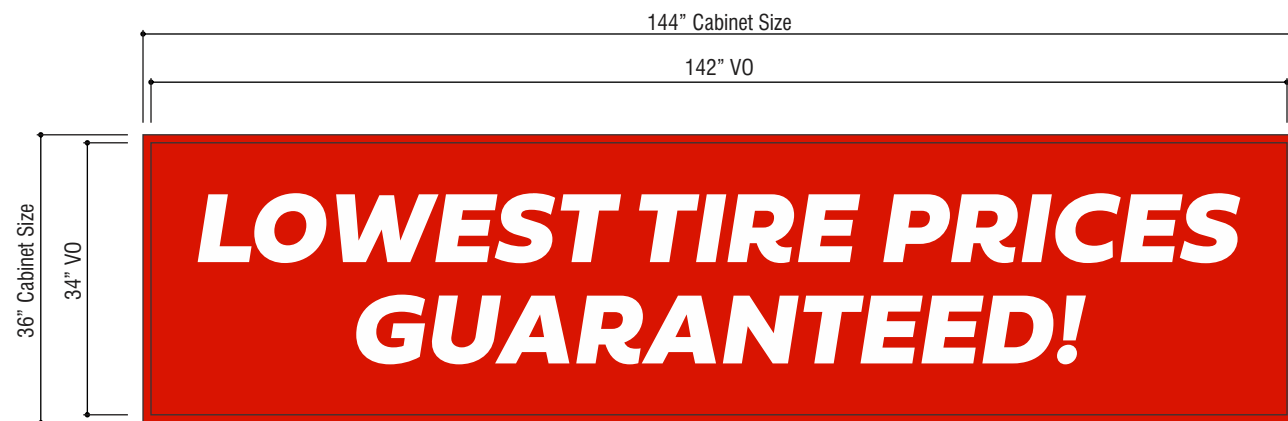
Proposed Front Elevation
Scale: nts





1.1 face replacement // 36 sq. ft.

Scale: 1/2" = 1'-0" Qty. (2)



1.2 face replacement // 36 sq. ft.

Scale: 1/2" = 1'-0" Qty. (2)

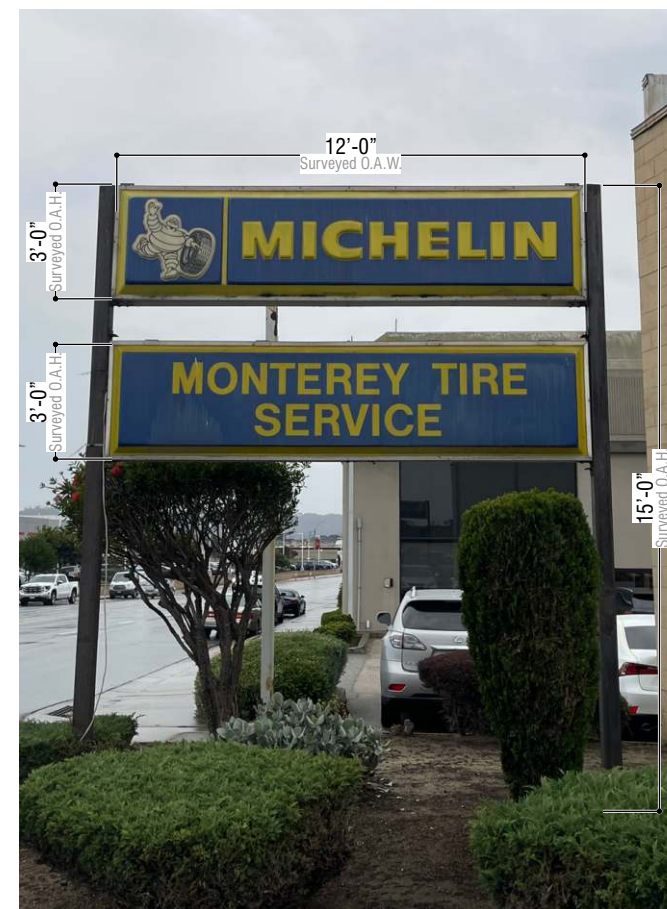
SPECIFICATIONS

COLORS & FINISHES

V1. ■ 3M 3630-33 Red Translucent Vinyl Film

SIGN CONSTRUCTION

1. VINYL: 3M 3630-33 Red vinyl first surface graphics
2. FACE: .177 White Tuffak SL Polycarbonate



Existing



Proposed

<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> CUSTOM	<input type="checkbox"/> INFO REQUIRED
QTPL	Face Replacement	





2 non-illuminated fco letters // 24.8 sq. ft.

Scale: 1/4" = 1'-0"

Qty. (1)



Existing



Proposed

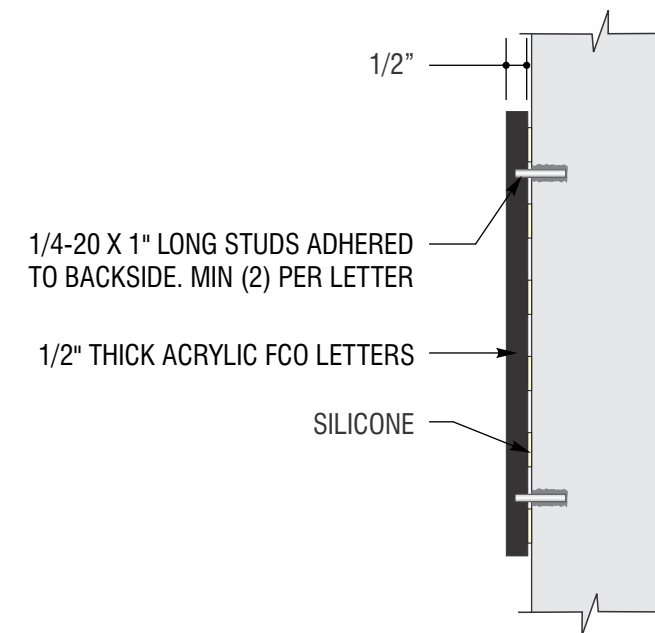
SPECIFICATIONS

COLORS & FINISHES

P1. ■ Paint to match PANTONE 485 C

SIGN CONSTRUCTION

1. FCO LETTERS: 1/2" thick acrylic FCO letters painted to match PANTONE 485 C. 1" long studs adhered to backside for mounting (minimum 2 per letter).



1 Typical Section Detail
Scale: N.T.S.

<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> CUSTOM	<input type="checkbox"/> INFO REQUIRED
QTPL	FCO Letters	

