



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, February 12, 2020
7:00 PM

1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PRESENT: HUYNH, EVANS, LA MICA, DODSON, SPALLETTA, OWENS
ABSENT: SILVA

3. **PLANNING COMMISSION**

4. **REVIEW OF AGENDA**

There were no changes to the agenda.

5. **PUBLIC COMMENT**

None.

6. **APPROVAL OF MINUTES**

A. APPROVE MINUTES FOR NOVEMBER 13, DECEMBER 4 AND 11, 2019 AND JANUARY 22, 2020

*On motion by Commissioner Dodson and second by Commissioner La Mica and carried by the following vote, the Planning Commission moved to approve the **November 13, 2019** meeting minutes as presented.*

RESULT: 6-0-0-1

AYES: OWENS, SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: NONE

ABSTAIN: NONE

ABSENT: SILVA

*On motion by Commissioner Dodson and second by Commissioner La Mica and carried by the following vote, the Planning Commission moved to approve the **December 4, 2019** meeting minutes as presented.*

RESULT: 6-0-0-1

AYES: OWENS, SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: NONE

ABSTAIN: NONE

ABSENT: SILVA

*On motion by Commissioner Dodson and second by Commissioner La Mica and carried by the following vote, the Planning Commission moved to approve the **December 11, 2019** meeting minutes as presented.*

RESULT: 6-0-0-1

AYES: OWENS, SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: NONE

ABSTAIN: NONE

ABSENT: SILVA

*On motion by Commissioner Dodson and second by Commissioner La Mica and carried by the following vote, the Planning Commission moved to approve the **January 22, 2020** meeting minutes as presented.*

RESULT: 6-0-0-1

AYES: OWENS, SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: NONE

ABSTAIN: NONE

ABSENT: SILVA

7. BUSINESS ITEMS

A. USE PERMIT APPLICATION No. UP-19-15: CHARTWELL SCHOOL, APPLICANT AND JIM WEAVER, APPLICANT, ARE REQUESTING APPROVAL FOR A NEW MODULAR CLASSROOM BUILDING AND THE PERMITTING OF TWO EXISTING MODULAR CLASSROOM BUILDINGS AS PERMANENT CLASSROOM BUILDINGS ON THE CHARTWELL SCHOOL CAMPUS LOCATED AT 2511 NUMA WATSON ROAD. THE PROJECT IS EXEMPT CLASS 3, SECTION 15303(C) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Action: Approved

Senior Planner Rick Medina presented the item and staff recommendation in accordance with Section 17.18.030.B (Table 2-7 Allowed Land Uses and Permit Requirements for Special Purpose Zones), a project for a private or specialized education facility is subject to the issuance of a use permit by the Planning Commission. Staff recommended approval of proposed modular building and to declare the existing modular building remain as permanent building. For educational purposes in accordance with the draft resolution, provided as Attachment 1 in the staff report.

The applicant and representative for applicant John Langill, Campus Site Director and Derick, the projects General Contractor provided context to the project and responded to questions and comments from the Commission.

Chair Owens opened the item for public comment. There were no public comments received.

On motion by Commissioner Dodson and second by Commissioner Evans and carried by the following vote, the Planning Commission moved to approve Use Permit UP-19-15 for a new modular classroom building and the permitting of two existing modular classroom building as permanent classroom buildings on the Chartwell School Campus located at 2511 Numa Watson Road.

RESULT: 5-1-0-1

AYES: SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: OWENS

ABSTAIN: NONE

ABSENT: SILVA

B. CAMPUS TOWN SPECIFIC PLAN AND DEVELOPMENT PROJECT

Economic Development Manager Kurt Overmeyer introduced the item and the team of people working on the project on behalf of the City. The developer, Torti-Gallas, Neil Payton (architect) reviewed the project and responded to questions from the Commission. Other presenters included Tyson Sohagi, the City's outside legal counsel, Danny Bakewell, Jr. (developer), Community Development Manager Gloria Stearns.

Chair Owens opened the item for public comment and hearing.

PUBLIC COMMENT SPEAKERS: Frederica Jones (on behalf of Greater Victory Temple Pastor & congregation in support of the project), PK Diffenbaugh (MPUSD Superintendent) in support of the project, Manuel Panero (President Monterey & Santa Cruz County Building Trades) in support of the project and the prevailing wage aspect of the proposal, Ron Cheshire (Monterey & Santa Cruz County Construction Trades Building Trainer) in support of the project, the prevailing wage aspect and the need for affordable housing and the opportunity for training for local workers, Michael Solerno (President of Keep Fort Ord Wild) - submitted written public comment letter

The Commission discussed the item and asked questions to City staff and presenters of the item.

On motion by Dodson second by La Mica and carried by the following vote, the Planning Commission moved to approve the a resolution of the planning commission of the city of seaside recommending city council approve (1) the campus town specific plan, (2) general plan circulation element amendments, (3) zoning map and text amendments creating the "campus town specific plan" district, (4) the development agreement, (5) vesting tentative subdivision map, and (6) inclusionary (affordable) housing agreement for the campus town property.

RESULT: 6-0-0-1

AYES: OWENS, SPALLETTA, DODSON, LA MICA, EVANS, HUYNH

NOES: None

ABSTAIN: None

ABSENT: None

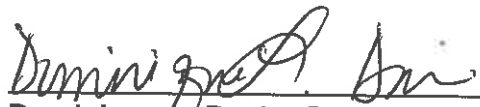
8. REPORTS FROM STAFF

February 25, 2020 from 5:30-7:00 p.m. – Seaside Chats on the topic of “electrification” at Seaside Creates office.

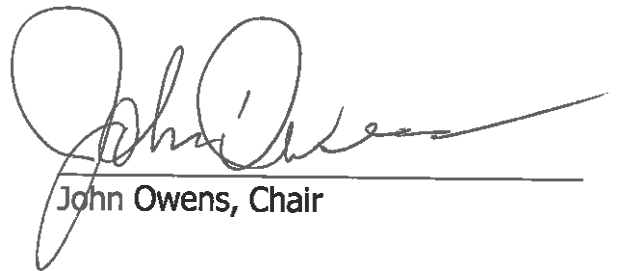
9. ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Respectfully submitted,



Dominique L. Davis, Commission Secretary



John Owens, Chair