



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 23, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Denise Ross	Commissioner

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF AUGUST 12, 2015**

B. **REGULAR MEETING MINUTES OF AUGUST 22, 2015**

5. **BUSINESS ITEMS**

- A. **Use Permit Application No. UP-13-04: Acceptance of six-month periodic review of amendment to Use Permit Application No. UP-13-04 allowing for the use of amplified sound as part of ancillary entertainment acts within an existing café/coffee house (The Press Club). The project site is located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District (APN#: 011-364-027). The project is Categorically Exempt Class 1, Section 15301(a) from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE: City staff will provide a report to the Planning Commission on its six-month periodic review of noise related issues associated with live entertainment acts that have taken place at the project site over the past six-months under Use Permit Application No. UP-13-04, amended on April 22, 2015. The amended Use Permit allows for live music acts with the use of amplified sound to occur as part of a special entertainment use within

the Press Club café/coffee house located at 1123 Fremont Boulevard.

RECOMMENDATION: City staff recommends that the Planning Commission receive staff's report, accept public comments on any noise related issues that have occurred as part of any special entertainment event, and make a finding of no significant impact associated with a special entertainment event at the Press Club located at 1123 Fremont Boulevard.

6. **REPORTS FROM STAFF**

7. **REPORTS FROM COMMISSIONERS**

8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, October 14, 2015 at 7:00 PM
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: September 23, 2015

SUBJECT: **Use Permit Application No. UP-13-04: Acceptance of six-month periodic review of amendment to Use Permit Application No. UP-13-04 allowing for the use of amplified sound as part of ancillary entertainment acts within an existing café/coffee house (The Press Club). The project site is located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District (APN#: 011-364-027). The project is Categorically Exempt Class 1, Section 15301(a) from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE

City staff will provide a report to the Planning Commission on its six-month periodic review of noise related issues associated with live entertainment acts that have taken place at the project site over the past six-months under Use Permit Application No. UP-13-04, amended on April 22, 2015. The amended Use Permit allows for live music acts with the use of amplified sound to occur as part of a special entertainment use within the Press Club café/coffee house located at 1123 Fremont Boulevard.

RECOMMENDATION

City staff recommends that the Planning Commission receive staff's report, accept public comments on any noise related issues that have occurred as part of any special entertainment event, and make a finding of no significant impact associated with a special entertainment event at the Press Club located at 1123 Fremont Boulevard.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is 12,526 square-feet in area and is developed with a two-story 9,557 square-foot multi-tenant commercial building. The multi-tenant commercial building currently contains a total of three lease areas. A breakdown of the commercial tenants within the multi-tenant commercial building are listed in Table 1.

Table 1

Address	Tenant	Sq. ft.
668 Williams Avenue	Monterey	3,580
Lower Floor	County	3,015
Upper Floor	Weekly	45
Cat Walk	(Newspaper)	Total: 6,640 sq. ft.
1123 Fremont Boulevard, Ste: A	The Etc.,	1,753 sq. ft.
café//coffee bar	Café and Art	(1,527 sq. ft., excluding
	Gallery	bathrooms and non-useable
		space)
1123 Fremont Boulevard, Ste: B	Building	656
Lower Floor	Wise	508
Upper Floor	(Professional	Total: 1,164 sq. ft.
	Office)	
Total:		9,557 sq. ft.

The site is developed with twelve off-street parking spaces; nine within a carport located under the second floor of 1123 Fremont Boulevard between 668 Williams and 1123 Fremont Boulevard and three uncovered parallel spaces located adjacent to the public alley at the southwest side of 668 Williams Avenue.

The adjoining land uses consist of an eight unit multi-family apartment building to the west, single family dwellings and a motel to the north, a commercial shopping center to the east, and a small restaurant and single family dwelling to the south (See Figure 1). Location map is provided as Attachment 2. Photographs of the project site are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Single Family Dwelling	Motel	Commercial Shopping Center	
W	Residential Apartments	Project Site	Commercial Shopping Center	E
	Single Family Dwelling	Restaurant	Commercial Shopping Center	

BACKGROUND

On September 11, 2013, the Planning Commission held a public hearing to approve Use Permit Application No. UP-13-04 to allow for the establishment of a café/coffee house with ancillary special entertainment acts that would be limited to lectures/talks and live music and/or dancing as part of the key note speaker or group. At the initial approval, the Planning Commission added a condition of approval restricting live music to consist only of acoustic instruments without the use of amplified sound. On April 22, 2015, the applicant/business proprietor reopened the Use Permit seeking to amend the condition on live music to allow for live music to occur as a separate entertainment use other than being tied to a designated lecture/talk and to allow for the use of amplified sound. The Planning Commission acted to approve the requested amendment subject to City staff providing the Planning Commission with a report within six months to include details and findings of any documented noise complaints and how the noise aspects of a live music event were confined to the building. Conditions of approval for the amended Use Permit No. UP-13-04 is provided as Attachment 1.

PROJECT DESCRIPTION

The primary function of the café/coffee house as approved under Use Permit Application No. UP-13-04 is for the retail sale of beverages and pre-prepared foods with counter service from 7 AM to 3 PM daily and with evening hours up to 10 PM, as business demands. As an accessory use to the café/coffee house, the Use Permit also permits the business owner to conduct ancillary entertainment events and special entertainment venues during the evening from 6 PM to 12 AM. Since the opening the business in the summer of 2014, the ancillary events and special entertainment venues have consisted primarily of community lectures/talks/presentations featuring speakers, visiting artists, photographers, filmmakers and musicians. These presenters have covered a wide range of interests from cultural and artistic people, to events more focused on public interest issues in the news and current social media topics. Thus far, the special evening entertainment has taken place on a limited basis, typically three or four times a month. It was expected there would be entertainment events taking place at least three times a week.

The applicant has informed City staff that with the business approaching its one year anniversary that they are receiving greater interest from both local and national musical performers wishing to play in a smaller, intimate venue.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

STAFF ANALYSIS AND FINDINGS

UP-13-04 FINDINGS

1) **Granting the live music with amplified sound is not 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.

To date, only one event has been held at the Press Club in which there was amplified sound. City staff attended this special entertainment event on Friday, July 11, 2015, and by walking the perimeter of the event area, determined that use of live music within the café could not be heard outside the immediate area of the café.

In addition, no complaints have been received from the public regarding noise generated by any of the events that have been held at the project site. Public notice of this report was mailed in accordance with the City's noticing requirements. As of the writing of this report, no comments have been received.

CONCLUSION

Based on the analysis, staff finds that the special entertainment event held with amplified sound complied with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code as an ancillary entertainment use to a café/coffee house. The granting of the amended Use Permit to allow musical entertainment uses with the use of amplified sound has enhanced the commercial aspects of the city and fits into the context of the built environment in a manner that is not objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Resolution & Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photographs
 4. Attachment 4 - Aerial Photo
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RESOLUTION NO. 15-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO UP-13-04 TO ALLOW FOR SEPARATE MUSICAL ACTS WITH AMPLIFIED SOUND TO OCCUR AS AN ANCILLARY SPECIAL ENTERTAINMENT USE IN CONJUNCTION WITH THE APPROVED LECTURES AND TALKS WITHIN A CAFÉ/COFFEE HOUSE LOCATED AT 1123 FREMONT BOULEVARD IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT.

WHEREAS, Brad Zeve (Applicant) has applied for an amendment to UP-13-04 to allow for:

- A. The inclusion of separate live musical uses with the use of amplified sound as an approved ancillary special entertainment use in conjunction with approved lectures and talks within a café/coffee house which includes the on-sale of beer and wine under a Class 41 Alcohol License located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District. (APN 011-364-027)

WHEREAS, the proposed project requires discretionary approval, 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 Seaside Planning Commission considered oral comments and written information concerning the proposed amendment to File No. UP-13-04 at a duly noticed public hearing at public meeting held on April 22, 20015; and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

Evidence: Approval of the proposed amendment to the existing business operations would allow for musical performances to occur with amplified sound within a 1,527 square foot café/coffee house.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-13-04.

- 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 project is a permitted use in CC (Community Commercial) Zoning District as a café/coffee bar with counter service, subject to a Use Permit under Seaside Municipal Code Section (SMCS) 17.24.030, Table 2-4: Allowed Land Uses and Permit Requirements.

Evidence: *The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an amenity that would improve the service and attractiveness the site as establishment of public interest for visitors and local residents that would enhance the character of the community and foster a positive image for the community.*

2. The proposed project will be consistent with the Seaside General Plan

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is CC (Community Commercial). The land use designation is intended to include retail and service oriented businesses that primarily serve the local community. The proposed project is consistent with the CC designation in that it proposes a use that is intended to serve the local community by providing coffee as an amenity to attract patrons to a local retail art gallery.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: *The applicant is proposing to enhance attractiveness of the café/coffee house business by offering ancillary musical entertainment as an evening entertainment activity focusing on cultural and current events. Live musical uses when conducted as ancillary uses to a retail business have the potential to attract both locals and visitors to the City's business district. Amenities, such as the sale of food, coffee drinks, and art sales, in association with the entertainment uses tend to create an attractive and inviting environment that foster a positive experience and image for both the business and the City.*

Policy LU-2.4: During redevelopment and revitalization activities, ensure quality architectural and design features.

Evidence: *The front façade has been renovated to provide new storefront windows and doors and new wall sign on the Fremont Boulevard façade. The renovation has enhanced not only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources*

within the building from having a significant impact on the residential neighborhood to the west.

Economic Development Element

Goal ED-1 Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services

Policy ED-1 Encourage the full and efficient use of vacant and underutilized parcels in appropriately design areas to support the development and expansion of targeted industrial and commercial facilities.

Evidence: *The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an amenity that would improve the service and attractiveness of the use of the site and thereby would enhance the character of the community and protect the community from intrusive noise sources.*

Policy ED-5.2 Highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects.

Evidence: *The inclusion of weekly entertainment consisting of occasional live musical uses in conjunction with lectures/talks on cultural and current events will provide an entertainment activity which does not exist in the city and will provide an attraction to visitors.*

Circulation Element

Goal C-4: Ensure adequate parking is provided throughout Seaside.

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: *Zoning Code Section 17.34.040.L requires that a nonconforming use provide parking for any increase in floor area or the increase in intensity use above the parking demand that was previously in place. The proposed project will not result in the increase of floor area or an increase in intensity above that which the Planning Commission considered under its approval of UP-13-04.*

Noise Element

Goal N-1: Provide consistent and effective noise control through proper land use planning.

Policy N-1.1 Ensure that new development and reuse/revitalization projects can be made with the noise environment and existing development.

Evidence: *The front façade has been renovated to provide new storefront windows and doors. The renovation has enhanced not only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources within the building from having a significant impact on the residential neighborhood to the west.*

Evidence: *As a result of musical acts with acoustical arrangements, no complaints have been received from the neighboring residential properties to the west. City staff will continue to monitor noise levels created by any special entertainment that occurs on-site and will retain the right, based on documented complaints, to call up the use permit for review to determine if the additional noise mitigation, including, but not limited to a reduction of hours, lowering of sound volume on the amplified noise source, or the elimination of any electric and/or amplified noise source.*

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 location, size, and operating characteristics of the project will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the Seaside General Plan.*

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 project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.*

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 granting of a Use Permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-13-04 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by the conditions of approval, the plans submitted for a Building Permit must be in compliance with the plans stamped "Received Seaside Community Development Department March 27, 2015" provided as Attachment 1.
2. All special entertainment activities shall consist of lectures, talks, performance art, and musical acts. The maximum noise level for a musical event or lecture/talk shall not exceed a maximum 65 db as measured from outside the building at the nearest residential property.
3. The business proprietor shall be limited to holding no more than four special entertainment events (e.g. lectures/talks/musical acts/performance art) per week, of which the business would be limited to a maximum of two musical acts in a single week. Special entertainment events shall not occur on three consecutive days.
4. Musical acts may occur between the hours of 6 PM and 10 PM between Sunday and Thursday, and between the hours of 6 PM and 12 AM on Friday and Saturday. Any musical act occurring earlier than 6 PM on a Friday, Saturday or Sunday must be approved in accordance with a limited-term issued by the Zoning Administrator. The limited-term permit shall be subject to providing notice to all property owners and residents within a 300-foot radius at least 20-days prior to the event. The Zoning Administrator shall conduct a Zoning Administrator Hearing on a limited-term permit if requested by a person receiving notice or by a member of the public.
5. The full food and beverage menu for the café/coffee house must be made available during a special entertainment event in order for beer and wine to be served as part of a special entertainment event.
6. The on-sale of beer and wine must occur in compliance with a Type 41 Alcoholic Beverage License issued by the State Department of Alcoholic Beverage Control.
7. The Planning Division shall retain the authority, based on documented complaints and written correspondence, to call up for review by the Planning Commission issues related to on-street parking within the residential neighborhoods on Williams Avenue to the north and Charles Avenue to the south and noise impacts on the surrounding commercial and residential uses.

8. The Planning Division must return to the Planning Commission within six-months of the issuance of the amended use permit with a report providing details and findings of any documented noise complaints resulting from the use of amplified sound for a special entertainment event and the observance by City staff on how the noise impacts from the use of amplified sound are sufficiently being confined to the interior of the building based on the staff report presented by City staff and information provided by the applicant in the absence of an acoustic study.

Fire Department:

1. The café/coffee house must operate in compliance with all the requirements of the 2013 California Fire Code and obtain Clearance from the City of Seaside Fire Department.

Building Department:

1. Prior to conducting a musical act on the premise, the applicant must submit a floor plan identifying the seating arrangement and location of the musical entertainment area to confirm that the venue will be in compliance with the maximum occupancy of 130 persons and will maintain access to required exits and bathrooms.

Police Department

1. The Seaside Police Department shall have the ability to call up for review the on-sale of beer and wine based on calls for service.

Standard:

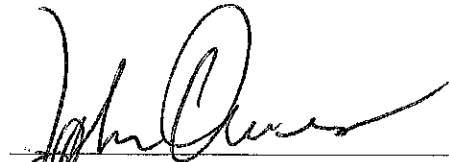
1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that they will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, 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, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. 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 applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of City Counsel or concurrent with the issuance of permits, use of the property, whichever occurs first and as applicable. The City shall promptly notify the applicant of any such claim, action, or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

4. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) for the operation of Group II water use.
5. 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 within fifteen (15) days from the date of its approval.
6. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless project construction has commenced within the required time limit, and construction continues thereafter under a valid Building Permit, or the Zoning Administrator has granted an extension of time.
7. 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 the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of April 2015, by the following vote:

AYES:	K. Dodson, M. Lechman, J. Owens, P. Mugan, D. Ross
NOES:	None
ABSENT:	M. Leighton
ABSTAIN:	None


John Owens, Chairperson

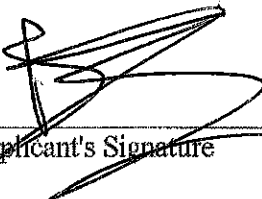
ATTEST:


Planning Commission Secretary

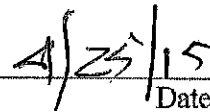
USE PERMIT APPLICATION NO. UP-13-04

These permits are 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).

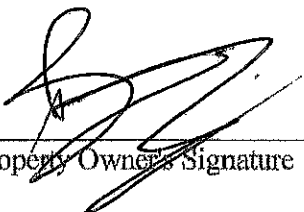
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.



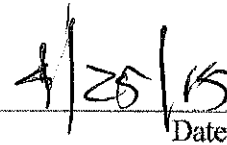
Applicant's Signature



Date

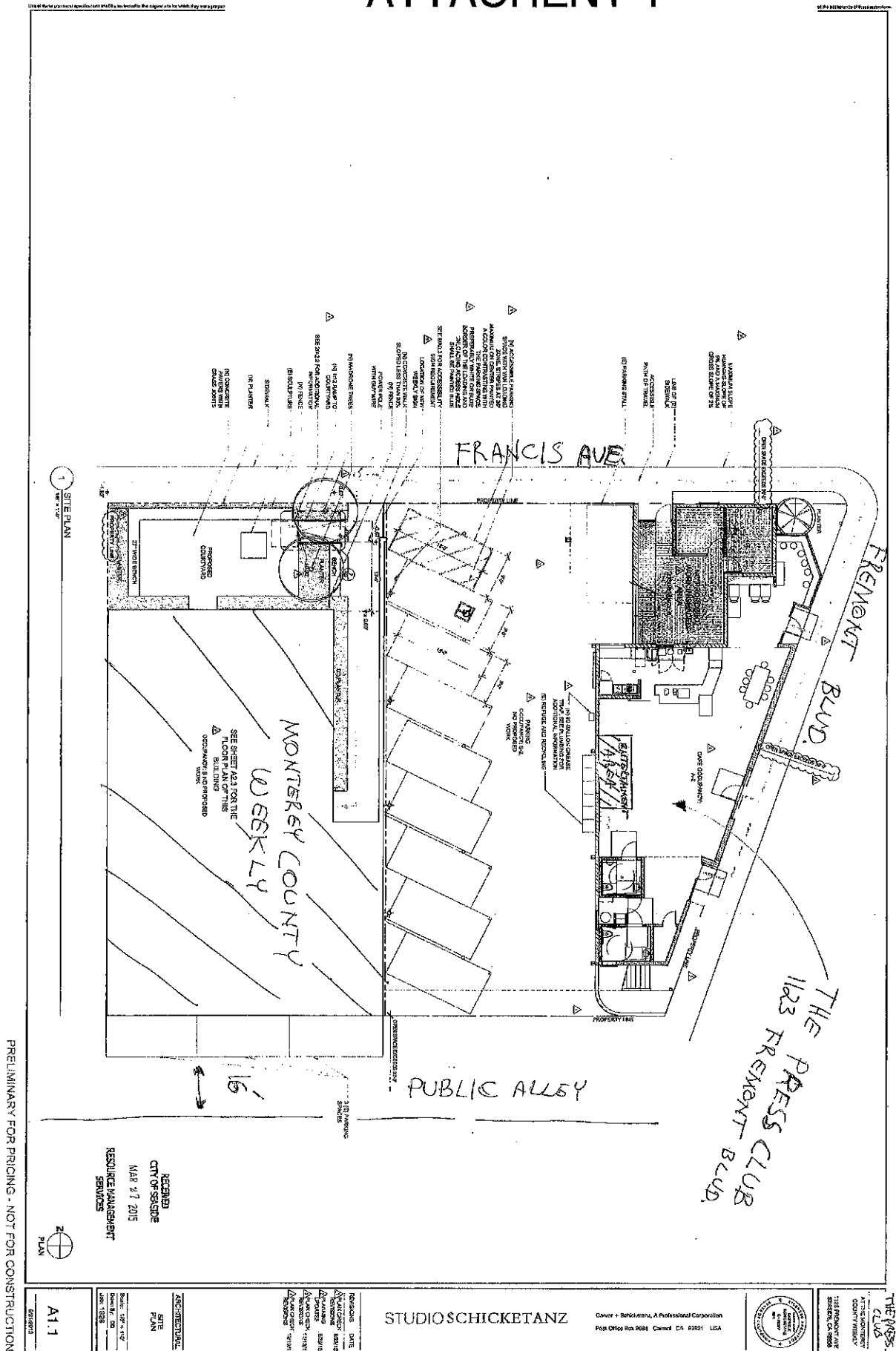


Property Owner's Signature



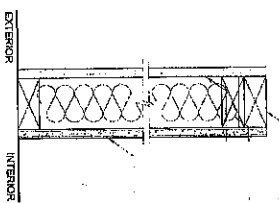
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ATTACHMENT 1

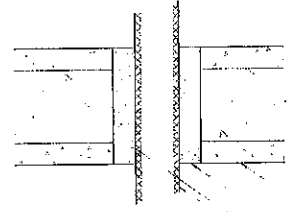


1123 Fremont A-B UP-13-04

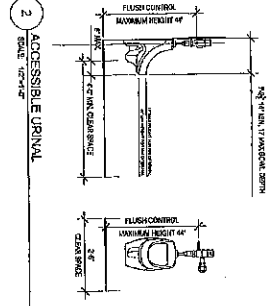
4 1 HOUR FIRE WALL CONSTRUCTION



3 FIRE PENETRATION DETAIL



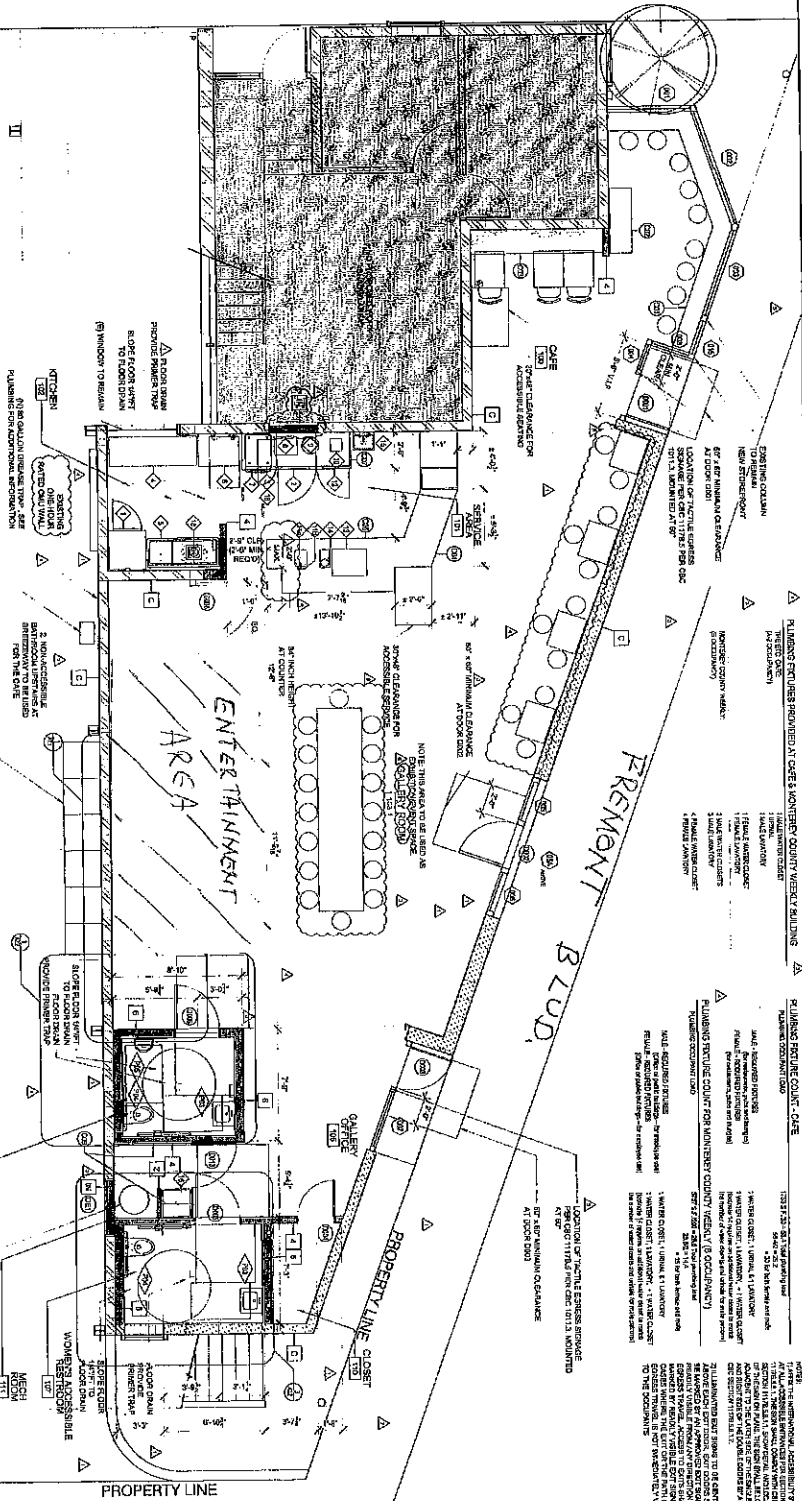
2 ACCESSIBLE URINAL



1 WALL TYPE CALLOUTS & LEGEND

WALL TYPE	CALLOUTS & LEGEND
1	STANDARD WALL
2	1 HOUR FIRE WALL
3	2 HOUR FIRE WALL
4	3 HOUR FIRE WALL
5	4 HOUR FIRE WALL
6	5 HOUR FIRE WALL
7	6 HOUR FIRE WALL
8	7 HOUR FIRE WALL
9	8 HOUR FIRE WALL
10	9 HOUR FIRE WALL
11	10 HOUR FIRE WALL
12	11 HOUR FIRE WALL
13	12 HOUR FIRE WALL
14	13 HOUR FIRE WALL
15	14 HOUR FIRE WALL
16	15 HOUR FIRE WALL

PROPOSED PLAN



STUDIO SCHICKETANZ

Carver + Schickel, A Professional Corporation
 1301 Broadway Ave. Suite 100
 San Francisco, CA 94103



AT THE UNIVERSITY
 OF THE SOUTH ALABAMA
 LIBRARY
 1301 BROADWAY AVE.
 SUITE 100
 SAN FRANCISCO, CA 94103

A2.1
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FLOOR PLAN
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ARCHITECTURAL
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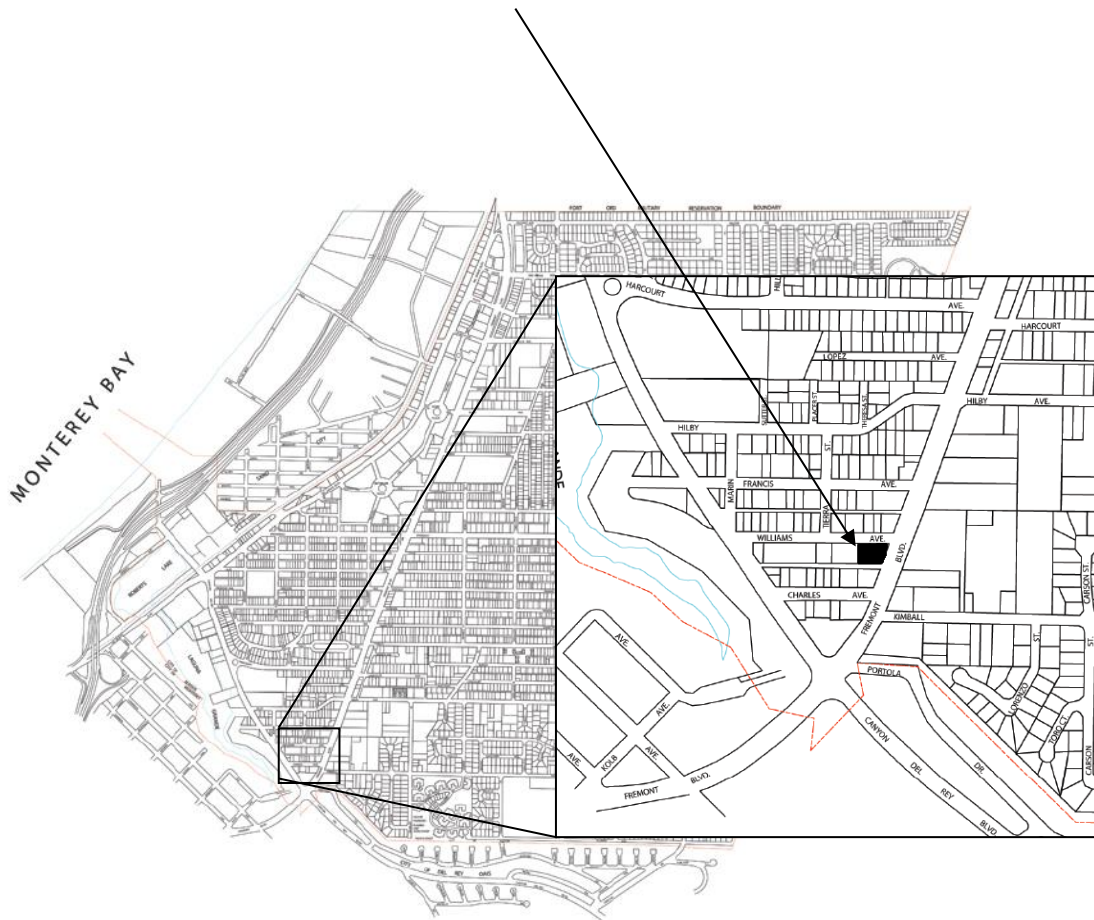
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Location Map

Project Site: 1123 Fremont Boulevard

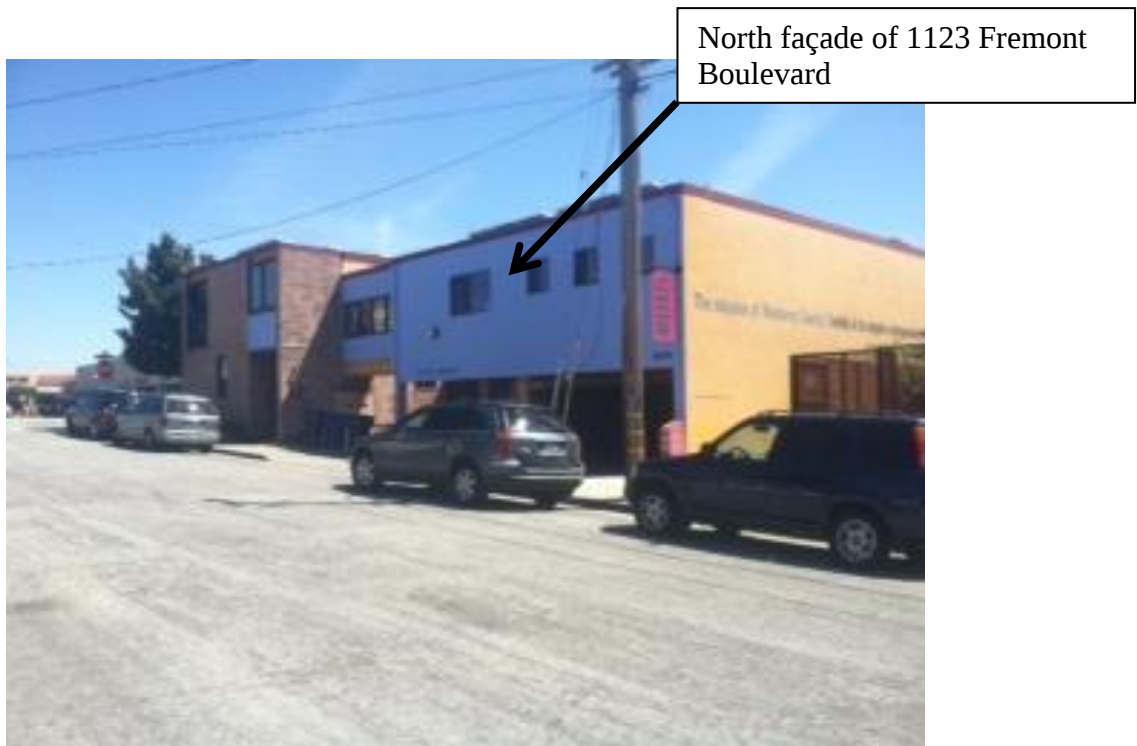




View of front façade of project site from Fremont Boulevard



View of the Monterey Weekly Offices from Francis Avenue



View of the north façade of 1123 Fremont Boulevard as seen from Williams Avenue



View of parking area under 1123 Fremont Boulevard



View of public alley bordering the southern property line
as seen from Fremont Boulevard



View of Williams Avenue looking west from the southwest corner of Fremont Boulevard
and Williams Avenue

Aerial Photo of Project Vicinity

Project Location: 1123 Fremont Boulevard

