



AGENDA
CITY OF SEASIDE
WATER ALLOCATION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, December 2, 2020
5:00 PM

Pursuant to Governor Newsom's Executive Orders N-29-20 and N-33-20, and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- Members of the public may participate before and during each meeting by submitting comments(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

4. **STAFF COMMUNICATION**

5. **BUSINESS ITEMS**

A. WATER ALLOCATION APPLICATION No. WAC-20-04: AUTOPILOT (RICK CARTELL), PROPERTY OWNER, AND SEASIDE REALIZATION, L.P., BUSINESS OWNER, ARE REQUESTING A WATER ALLOCATION OF 0.353 ACRE FEET ASSOCIATED WITH A 5,039 SQUARE FOOT ADDITION TO AN AUTO DEALERSHIP IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Ordinance 892, the applicant is requesting additional water for a 5,039 square foot addition to an existing automobile dealership (Cypress Coast Subaru).

It is recommended that the Water Allocation Committee approve a water allocation of 0.353 acre feet (AF) for the Group I Auto Use.

B. WATER ALLOCATION APPLICATION No. WAC-20-03: VERDUCCI ENTERPRISES LP, PROPERTY OWNER, AND SEAN LIM, BUSINESS OWNER, ARE REQUESTING A WATER ALLOCATION OF 0.392 ACRE FEET TO ALLOW FOR THE CONVERSION OF A FORMER 1,740 SQUARE FOOT COFFEE HOUSE (GROUP II WATER USE) TO A 37 SEAT RESTAURANT (GROUP III WATER USE) LOCATED AT 880 BROADWAY AVENUE, STE. C-5 IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

RECOMMENDATION: In accordance with Ordinance 892, the applicant is requesting additional water for the conversion of a former 1,740 square foot coffee house (Group II water use) to 37 seat restaurant (group III water use).

It is recommended that the Water Allocation Committee approve a water allocation of 0.392 acre feet (AF).

6. ADJOURNMENT

Next Meeting:
TBD

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. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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: Water Allocation Committee

BY: Beth Rocha, Associate Planner

DATE: December 2, 2020

**SUBJECT: WATER ALLOCATION APPLICATION No. WAC-20-04:
AUTOPILOT (RICK CARTELL), PROPERTY OWNER, AND
SEASIDE REALIZATION, L.P., BUSINESS OWNER, ARE
REQUESTING A WATER ALLOCATION OF 0.353 ACRE FEET
ASSOCIATED WITH A 5,039 SQUARE FOOT ADDITION TO AN
AUTO DEALERSHIP IN THE AUTOMOTIVE COMMERCIAL (CA)
ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1,
SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) GUIDELINES.**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for a 5,039 square foot addition to an existing automobile dealership (Cypress Coast Subaru).

It is recommended that the Water Allocation Committee approve a water allocation of 0.353 acre feet (AF) for the Group I Auto Use.

BACKGROUND

STAFF ANALYSIS

Commercial projects that involve an increase in water use are evaluated in accordance with a Point System contained in Ordinance 892. Projects receiving 20 points will be awarded water per the available amount of water from the City's Commercial Water Category. Per the Point Criteria form completed by the business owner, City staff finds that the proposed project would receive 31 points (see Attachment 2).

City staff recommends that 0.353 acre feet be allocated to 2 Geary Plaza, Cypress Coast Subaru.

ATTACHMENTS

1. Attachment 1: Conditions of Approval
 2. Attachment 2: Point Criteria Form
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Conditions of Approval
File No. WAC-20-04
December 2, 2020

Project Specific:

Planning:

1. The water allocation is valid only for the implementation of the 5,039 square foot addition to an existing automobile dealership (Cypress Coast Subaru). Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void.
2. Applicant must secure a Certificate of Occupancy for the improvements within 12 months of the Water Permit being issued.

Standard:

1. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
2. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it 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. 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. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
5. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.

6. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
7. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WAC-20-04

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 Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date

Commercial Project Criteria	Determination	Points Received
<p align="center"><u>Revenue Generation</u></p> <p>Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points</p>	<p align="center">Total: \$ XX</p> <p>City's Share Property Tax Revenue 0.18% of \$XX = \$XX</p> <p>City's Share of Sales Tax Revenue 1% of XX \$= \$XX <i>\$3.5 million added vehicle sales x 1% = \$35K</i></p>	7
<p align="center"><u>Jobs Creation</u></p> <p>1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points</p>	<p align="center"><i>8 to 10 additional FT employees anticipated</i></p>	7
<p align="center"><u>Projects on Major Thoroughfares</u></p> <p>All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points</p>	<p align="center"><i>Fremont Project Frontage</i></p>	5
<p align="center"><u>Removal of Blight</u></p> <p>Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts</p>	<p align="center"><i>Existing showroom and service drive fully demo'd and rebuilt</i></p>	5
<p align="center"><u>Business Retention</u></p> <p>Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.</p>	<p align="center"><i>Current facility too small to meet manufactures facility requirements resulting in decrease of new vehicle allocation if not expanded.</i></p>	7
Total		31 points



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Water Allocation Committee

BY: Beth Rocha, Associate Planner

DATE: December 2, 2020

SUBJECT: WATER ALLOCATION APPLICATION No. WAC-20-03: VERDUCCI ENTERPRISES LP, PROPERTY OWNER, AND SEAN LIM, BUSINESS OWNER, ARE REQUESTING A WATER ALLOCATION OF 0.392 ACRE FEET TO ALLOW FOR THE CONVERSION OF A FORMER 1,740 SQUARE FOOT COFFEE HOUSE (GROUP II WATER USE) TO A 37 SEAT RESTAURANT (GROUP III WATER USE) LOCATED AT 880 BROADWAY AVENUE, STE. C-5 IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for the conversion of a former 1,740 square foot coffee house (Group II water use) to 37 seat restaurant (group III water use).

It is recommended that the Water Allocation Committee approve a water allocation of 0.392 acre feet (AF).

BACKGROUND

STAFF ANALYSIS

Commercial projects that involve an increase in water use from the water allocation of a previous use are evaluated in accordance with a Point System contained in Ordinance 892. Projects receiving 20 points will be awarded water per the available amount of water from the City's Commercial Water Category. Per the Point Criteria form

completed by the business owner, City staff finds that the proposed project would receive 21 points (see Attachment 2).
City staff recommends that 0.392 acre feet be allocated to 880 Broadway Avenue, Ste. C-5.

ATTACHMENTS

- 1. Attachment 1: Conditions of Approval
 - 2. Attachment 2: Point Criteria Form
-

Conditions of Approval
File No. WAC-20-03
December 2, 2020

Project Specific:

Planning:

1. The water allocation is valid only for the implementation of the conversion of an existing 704 square foot office (Group I water use) to a single-station barber shop (Group III water use) per the Monterey Peninsula Water Management District regulations. Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void.
2. Applicant must secure a Certificate of Occupancy for the improvements within 12 months of the Water Permit being issued.

Standard:

1. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
2. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it 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. 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. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

5. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
6. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
7. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WAC-20-03

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 Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date

POINT SYSTEM CRITERIA

A. Revenue Generation Points Requested: 7 Points (15,001 or more)

Applicant's Taxable Sales (Previous Year or Projection): Projection: \$1,550,000

If Taxable Sales is Unknown, Gross Receipts (Previous Year or Projections): \$1,550,000

City's Share of Sales Tax Revenue (1% of Taxable Sales): \$15,550.00

Assessed Value of Property: _____ Assessed Value of Structure: _____

If structure is proposed, provide Building Type: _____

Date of Assessed Value Information: _____

City's Share of Property Taxes (Approximately 0.18% of Combined Assessed Value):

Other Sources of Revenue: _____

B. Jobs Creation Points Requested: 6 points

Number of New Part-Time Jobs Created: 1 points (1-9 Part time)

Number of New Full-Time Jobs Created: 5 points (1-9 Full time)

C. Project in Major Thoroughfare Points Requested: 5 points (Broadway)

D. Removal of Blight Points Requested: 3

E. Business Retention Points Requested: _____

If necessary, please attach any additional information that describes your application. Include any additional information that provides clarification and/or justification for your water allocation request. Ordinance No. 892 does not authorize the Water Allocation Committee to consider additional benefits your project offers to Seaside and/or Seaside residents. This information could, however be considered by the Seaside City Council for projects that do not fully meet the 20 point requirement.

Note: Once the Water Allocation Committee grants the water allocation request, per Ordinance No. 892, the applicant has **sixty (60) days** from that time to submit the appropriate development permit applications associated with their project to the Planning Division. The applicant must complete all work within **12 months of the date of issuance of a building permit**, or, for those projects that do not require a building permit, within 12 months of the date of issuance of a permit from the City of Seaside or other governmental agency which permits the project to commence construction.