



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, September 8, 2021
7:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the Planning Commission for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. the Clerk will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your comments, with time set by the discretion of the Chair.

VIRTUAL MEETING ACCESS

This meeting can be watched via the City of Seaside YouTube channel:

https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/81555467580>

Or call in phone number: 669 900 9128

Webinar ID: 815 5546 7580

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

John Owens
Michael Spalletta
Keith Dodson
Arlington La Mica
Dave Evans
William Silva
Danny Huynh

Chair
Vice Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

3. 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. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JULY 28, 2021

5. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-21-02: FARIS NEMRI, PROPERTY OWNER, AND ALEJANDRA BERRELLEZA, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW FO THE ON-SITE SALE OF BEER AND WINE UNDER A TYPE 41 ALCOHOL LICENSE FOR A SIT-DOWN RESTAURANT (BARBA AZUL) LOCATED AT 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION: The purpose of this item is for the Commission to consider approval of a Use Permit and finding of Public Convenience or Necessity to approve a Type 41 ABC license, which authorizes the sale and of beer and wine for consumption on site as part of an eating establishment. The license is proposed for Barba Azul, a new Mexican seafood cuisine restaurant located at 1301 Fremont Boulevard.

Staff recommends approval of UP-21-02 and the findings of Public Convenience or Necessity for a Type 41 ABC license for Barba Azul, a proposed Mexican seafood cuisine restaurant at 1301 Fremont Boulevard.

B. USE PERMIT APPLICATION NO. UP-21-03: CHARTWELL SCHOOL, PROPERTY OWENR, AND MYNT SYSTEMS, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR THE PLACEMENT OF TWO 960 SQUARE-FOOT MODULAR CLASSROOMS ON THE CAMOUS OF CHARTWELL SCHOOL LOCATED AT 2511 NUMA WATSON ROAD IN THE PUBLIC-INSTITUTIONAL (PI) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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.

City staff recommends approval UP-21-03 for the proposed modular classrooms in accordance with Attachment 1: Draft Resolution and Exhibit A: Project Plans.

C. SEASIDE MUNICIPAL CODE AMENDMENT: INTRODUCTION OF AN AMENDED ORDINANCE FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL, AMENDING SEASIDE MUNICIPAL CODE SECTION 17.14.030, TABLE 2-4 – ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES FOR RESTAURANT USES. THE PROPOSED CHANGES TO THE MUNICIPAL CODE WILL NOT RESULT IN DIRECT OR INDIRECT CHANGES TO THE ENVIRONMENT AND DO NOT MEET THE DEFINITION OF A PROJECT UNDER CEQA (14 CCR 15378(B)).

RECOMMENDATION: In accordance with Section 17.74.040.A of the Seaside Municipal Code (SMC), the purpose of this item is for the Planning Commission to consider and provide a recommendation to the City Council on proposed text amendments.

Staff recommends approval of the proposed Municipal Code Amendment to: change the permit requirement for Accessory Alcoholic Beverage Sales for Restaurants, Cafes and Coffee Shops from requiring a Use Permit to being Permitted; and consolidate the uses of Restaurants with Table Service and Restaurants with Counter Service into one use type; and modify the permitted use table to allow Restaurants, Cafes And Coffee Shops to be permitted-by-right in the CMX, CC, CRG, and CH zoning districts; and correct typographical errors in SMC 17.14.030, Table 2-4 to remove reference to footnote 3 from the Office – Processing use category and to remove Alcoholic beverage sales from the use table.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 22, 2021
Seaside City Hall
7:00 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: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



MINUTES
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY

Wednesday, July 28, 2021
7:00 PM

1. CALL TO ORDER

Chair Owens called the meeting to order at 7:00 PM.

A. VIRTUAL MEETING INFORMATION

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

PRESENT: La Mica, Evans, Huynh, Owens, Silva (joined at 7:17), Spalletta

ABSENT: Dodson

4. REVIEW OF AGENDA

5. PUBLIC COMMENT

None.

6. APPROVAL OF MINUTES

A. July 14, 2021 Minutes

Motion to approve: Huynh

On the second: LaMica noticed error with Silva being absent

Vote:

AYES: Spalletta, Evans, Huynh, Owens

NOES: None

ABSTAIN: LaMica

ABSENT: Silva, Dodson

Staff Liaison Rocha asked for **Public Comment** to be opened again for missed raised hand on Zoom.

Sarah Haller: Expressed interest with American Legion project and waste present on site behind construction fence.

7. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-21-04 AND ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-08. JAMES SMURR AND CLAUDIA BURGOS SMURR, PROPERTY OWNERS, AND OMAR VIVAS (VYLCO, INC.), APPLICANT, ARE REQUESTING USE PERMIT AND ARCHITECTURAL REVIEW APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO A PROPOSED 381.6 SQUARE FOOT SECOND STORY ROOF DECK AND ASSOCIATED ARCHITECTURAL IMPROVEMENTS LOCATED AT 1600 LA SALLE AVENUE IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-853-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner Rocha presented the proposed project.

Silva Joined meeting at 7:17pm

Owens: Will the entire roof be a tile roof? SL Rocha: Yes.

LaMica: The deck will not have a roof, correct? SL Rocha: Yes.

Owens: We have a code about decks being put up regarding decks looking over into adjacent yards. Any issue with that? SL Rocha

Designer highlighted that it will be less than 18' tall and they will use a lightweight roof tile.

Evans: Complimented design and upgrading of the home.

Spalletta: Have you heard any feedback on your proposed project? Designer: We haven't received any complaints.

PUBLIC COMMENTS: None.

Silva: I arrived late.

Huynh and LaMica shared their opinions on the project.

On motion by Commissioner LaMica and Seconded by Commissioner Evans, and approved by the following vote, the Planning Commission approved Use Permit application No. UP-21-04 and Architectural Review application No. BAR-21-08.

ACTION: Approved

Vote:

AYES: La Mica, Huynh, Evans, Spalletta, Owens

NOES: None

ABSTAIN: Silva

ABSENT: Dodson

B. USE PERMIT APPLICATION NO. UP-21-08. MR. AND MRS. DOUG HANSEN, PROPERTY OWNERS, AND BILL MEFFORD, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR AN EXTERIOR STAIRWAY LEADING TO AN EXISTING SECOND-STORY MASTER BEDROOM BALCONY OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1221 LUXTON STREET IN THE RS-12

(SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-853-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Senior Planner Rocha presented the proposed project.

Owens: Why did they put the landing halfway up and not shorten the stair? SL

Rocha: Deferred to the designer to answer.

Architect spoke and clarified reason for landing being added for aging owner to be able to rest.

Evans: Voice agreement with landing being part of design.

PUBLIC COMMENT: None.

Silva, Huynh, Evans, LaMica, Spalletta, and Owens voiced their support

On motion by Commissioner LaMica and Seconded by Commissioner Spalletta, and approved by the following vote, the Planning Commission approved UP-21-08.

Vote:

AYES: La Mica, Huynh, Evan, Owens, Spalletta, Silva

NOES: None

ABSENT: Dodson

ACTION: Approved

C. USE PERMIT APPLICATION NO. UP-21-05. PETER COMAROTO, PROPERTY OWNER, AND KAPSUP LIM, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW FO THE ON-SITE SALE OF BEER, WINE AND SPIRITS UNDER A TYPE 47 ALCOHOL LICENSE FOR A SIT-DOWN RESTAURANT (OCEAN'S GRILL) LOCATED AT 880 BROADWAY AVENUE, C-5 IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THIS PROJECT IS CATEGOPRICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Associate Planner Morrison presented the proposed project.

PUBLIC COMMENT:

Kap Lim, applicant, asked for an adjustment for a Type 41 ABC license: beer and wine only. Associate Planner Morrison: We can adjust the resolution.

Hours of operation might change; can this be adjusted moving forward? Associate Planner Morrison: We can amend the condition if the PC supports.

We will also be open on Mondays, is that ok? Associate Planner Morrison: I do not see any issue.

Senior Planner Rocha: Spoke to project conditions. Suggested condition: alcohol to be served only with food.

Silva - no issues with hours of operation, wished applicant success during these challenging times. Huynh echoed Silva's sentiments and thanked the owner for opening in Seaside, wishing them luck and success.
LaMica echoes sentiments of commissioners and is glad the site was chosen by the applicant.
Evans likes the outdoor dining area.
Spalletta - alcohol licenses are needed for restaurant success and provides Seaside with more options.
Owens concurs with commissioners and encouraged community to support Seaside restaurants.

On motion by Commissioner Huynh and Seconded by Commissioner Evans, and approved by the following vote, the Planning Commission approved UP-21-05.

Vote:

AYES: LaMica, Huynh, Evans, Owens, Spalletta, Silva

NOES: None

ABSENT: Dodson

ACTION: Approved

8. COMMISSIONER REPORTS

LaMica: Inquired about Ascent project. Staff: the project is moving forward.

Silva: Is the Aug. 15th Monterey Rd. closure still on schedule. Staff: We will have to follow-up.

Owens: A construction worker is parking their vehicle so it triggers the stop light and holds up traffic.

Owens: Update on garage deck near Ord Grove. Staff: Please provide site address to check in with building official.

9. STAFF REPORTS

Associate Planner Dana Morrison announced her departure from Seaside.

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:53 pm.

Respectfully submitted,

Dominique Davis, City Clerk

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.C.

TO: Planning Commission

BY: Beth Rocha

DATE: September 8, 2021

SUBJECT: USE PERMIT APPLICATION NO. UP-21-02: FARIS NEMRI, PROPERTY OWNER, AND ALEJANDRA BERRELLEZA, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT TO ALLOW FO THE ON-SITE SALE OF BEER AND WINE UNDER A TYPE 41 ALCOHOL LICENSE FOR A SIT-DOWN RESTAURANT (BARBA AZUL) LOCATED AT 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & RECOMMENDATION

The purpose of this item is for the Commission to consider approval of a Use Permit and finding of Public Convenience or Necessity to approve a Type 41 ABC license, which authorizes the sale and of beer and wine for consumption on site as part of an eating establishment. The license is proposed for Barba Azul, a new Mexican seafood cuisine restaurant located at 1301 Fremont Boulevard.

BACKGROUND

The proposed project would be located within a single-tenant building at 1301 Fremont Blvd.(formerly occupied by Turtle Bay Taqueria). Surrounding uses generally consist of commercial land uses to the north, east, west and south with some single and multi-family residential uses to the west. Off-street parking consists of 8 parking spaces for the commercial tenant.

The proposed tenant space fronts onto Fremont Blvd. to the east, is immediately adjacent to Seaside Seafood & Market (789 Trinity Ave.) to the west, and Zimatlan Bakery to the south.

Project Description

The proposed project is for a Type 41 ABC license serving beer and wine as part of a new sit-down restaurant. A Type 41 is an On-Sale General Public Eating Place license regulated by the ABC and regulates the following:

- Authorizes the sale of beer and wine for consumption on or off the premises where sold; and
- Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes); and
- Must operate and maintain the licensed premises as a bona fide eating place; and
- Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises; and
- Minors are allowed on the premises.

The restaurant will be open 11:00 AM to 9:00 PM Wednesday through Sunday. The on-site sale of alcoholic beverages will be limited to being served at the tables in the proposed patio area (size and number seats yet to be determined). The patio area will be required to be cordoned off by a minimum 4'-0" tall barrier. The restaurant will not include a bar area for patrons. There will be no live entertainment, dancing, or other night club type activities to include: DJ's, the use of night club promoters, cover charges, or the like.

STAFF ANALYSIS

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301: Existing Facilities. Class 1 exemptions consist of the operation, permitting, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Evidence:

The proposed project would result in a new land use within an existing commercial tenant space for the sale of alcoholic beverages for on-site consumption and would not result in the expansion of an existing use.

General Plan

The City's General Plan contains the following Implementation Plan regarding the sale of alcoholic beverages.

Implementation Plan LU-2.2.2 Alcoholic Beverage Control: Work with Alcoholic Beverage Control (ABC) to regulate the on-sale and off-sale of packaged alcoholic beverages.

The City's General Plan also includes a policy, LU-2-3, that discourages certain over-represented uses in the community including liquor and convenience stores, and mini-markets among other uses. Since the on-sale alcoholic beverage sales will consist of an ancillary sale for the restaurant and is considered to be an acceptable and customary use for a sit-down restaurant, the alcoholic beverage sales will be in compliance with the Seaside General Plan.

Zoning District

The property is located in the Community Commercial (CC) zoning district. Alcoholic beverage sales are permitted in the CC zoning district subject to Use Permit approval (SMCS 17.14.030; Table 2-4). The Zoning Ordinance includes the following definition that is relevant to this Use Permit application.

17.70 Definitions:

Alcoholic Beverage Sales

The on-sale of beer and wine will occur in conjunction with a sit-down restaurant. City staff finds that the on-sale of alcoholic beverages will consist of an ancillary sale in relation to the bona fide meals being sold.

Public Convenience or Necessity

The proposed restaurant is located in Census Tract 136. According to the California Alcohol Beverage Control (ABC) Licensing Reports, there are currently 2 existing off-sale retail alcohol licenses within Census Tract 136. According to information from the ABC, "public convenience or necessity (PCN)" is established when it is determined that the business provides a benefit to the community. State law does not mandate the criteria used to determine PCN; the determination of a PCN is the responsibility of local jurisdictions. A public convenience or necessity determination allows local jurisdictions to influence alcohol-outlet density to improve and maintain the quality of neighborhoods. By making a determination of Public Convenience or Necessity for the establishment of an additional on-sale alcohol license as part of the business operation for the sit-down restaurant, the City acknowledges and supports the applicants request for a Type 41 on-sale General – Eating Place retail alcohol license from the ABC because it is an ancillary use to the primary restaurant use and does not pose any risk to the general health, safety, and welfare of the community.

The Police Department has confirmed that the subject property is not in a high crime area and is not an area that is the target of law enforcement activity. The Police Department has not identified any issues of concern regarding the proposed sale of alcoholic beverages in conjunction with the sit-down restaurant, subject to the recommended Conditions of Approval. "Undue concentration" is determined by the number of licenses in relation to the population within a geographic area.

Use Permit Findings:

In accordance with the requirements of SMCS 17.62.070.F, the Planning Commission is

required to make all of the following findings in order to grant approval of the Use Permit application.

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

Evidence: The property is located in the Community Commercial (CC) zoning district. A sit-down restaurant is a permitted use; Use Permit approval is not required for the restaurant. Alcoholic beverage sales are permitted in the CC zoning district subject to Use Permit approval (SMCS 17.14.030.B; Table 2-4).

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

Evidence: The proposed use is consistent with the City's General Plan Implementation Plan LU-2.2.2 Alcoholic Beverage Control. The proposed use requires approval of a license from the State of California Department of Alcoholic Beverage Control (ABC). In accordance with ABC requirements, the City will make a determination of public convenience or necessity as part of this Use Permit application. The on-sale of beer and wine proposed for the restaurant will help to contribute to the livability and economic viability of the community by supporting and introducing a new restaurant that will attract visitors to Seaside and provide the residents of the with a high quality restaurant.

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

Evidence: Subject to the recommended Conditions of Approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant is compatible with the commercial character of the commercial thoroughfare on Fremont Boulevard and the surrounding residential neighborhood to the west.

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

Evidence: The property is developed with an existing single-tenant commercial building. Infrastructure is available for the proposed use.

5. Subject to compliance with the Conditions of Approval, granting the Use Permit will 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: Subject to the recommended conditions of approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant will not result in a detrimental

impact on the property or in the vicinity of the property because the volume of alcohol being sold as part of the meals being sold will ensure that the on-site sale of alcoholic beverages will remain as an ancillary sale to the restaurant.

FINDINGS FOR PUBLIC CONVENIENCE OR NECESSITY

In order for the ABC to approve the Type 41 license, the City is required to make a determination of public convenience or necessity. Staff recommends the Planning Commission support this determination based on the following findings.

1. According to information received from the Seaside Police Department, the subject property is not located in an area that has excessive crime rates nor is it in an area of targeted law enforcement activities.
2. The subject property is located in a heavily developed, urbanized commercial area and is compatible with existing and planned land uses.
3. The on-sale of alcoholic beverage sales will be limited to being sold with meals which clearly demonstrates that the on-sale alcoholic beverages will remain as an ancillary retail sale of the restaurant and avoid a bar/cocktail lounge atmosphere.
4. The establishment of a sit-down restaurant with ancillary alcohol sales as a component supports the City's efforts to improve its commercial thoroughfares and its economic development goals. The on-sale of alcoholic beverages is a typical component of a restaurant use and is essential to the City's efforts to develop an urban streetscape as well as provide its residents and visitors with a quality entertainment component.

RECOMMENDATION:

Approve the Use Permit application No. UP-21-02 and make a finding of Public Convenience or Necessity to allow the ancillary sale of beer, wine and distilled spirits, as part of a sit-down restaurant at 1301 Fremont Blvd. subject to Attachment 1: Draft Resolution.

ATTACHMENTS

1. Attachment 1: Draft Resolution
-

RESOLUTION NO. 21-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-21-02 TO ALLOW FOR A TYPE 41 ON-SITE SALE OF ALCOHOLIC BEVERAGE LICENSE AT 1301 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, Faris Nemri, property owner, and Alejandra Berrelleza, applicant, are requesting approval of a Use Permit to allow for the on-site sale of beer and wine under a type 41 alcohol license for a sit-down restaurant (Barba Azul) at 1301 Fremont Boulevard in the Community Commercial (CC) zoning district; and

WHEREAS, a duly notice public hearing has been held on September 8, 2021; and

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of Use Permit Application No. 21-02 in accordance with Section 17.62.030 of the Seaside Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No. UP- 21-02:

WHEREAS, the proposed use is Categorically Exempt Class 1, Section 15301 from the California Environmental Quality Act (CEQA); therefore,

Evidence: The proposed project would result in a new land use within an existing commercial tenant space for the sale of alcoholic beverages for on-site consumption as part of an existing restaurant and would not result in the expansion of an existing use.

Use Permit Findings

In accordance with the requirements of SMCS 17.62.070.F, the Planning Commission is required to make all of the following findings in order to grant approval of the Use Permit application.

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

Evidence: The property is located in the Community Commercial (CC) zoning district. A sit-down restaurant is a permitted use; Use Permit approval is not required for the restaurant. Alcoholic beverage sales are permitted in the CC zoning district subject to Use Permit approval (SMCS 17.14.030.B; Table 2-4).

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

Evidence: The proposed use is consistent with the City's General Plan Implementation Plan LU-2.2.2 Alcoholic Beverage Control. The proposed use requires approval of a license from the State of California Department of Alcoholic Beverage Control (ABC). In accordance with ABC requirements, the City will make a determination of public convenience or necessity as part of this Use Permit application. The on-sale of beer and wine for the proposed restaurant will help to contribute to the livability and economic viability of the community by supporting and introducing a new restaurant that will attract visitors to Seaside and provide the residents of the with a high quality restaurant.

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

Evidence: Subject to the recommended Conditions of Approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant is compatible with the commercial character of the commercial thoroughfare on Fremont Boulevard and the surrounding residential neighborhood to the west.

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

Evidence: The property is developed with an existing single-tenant commercial building. Infrastructure is available for the proposed use.

5. Subject to compliance with the Conditions of Approval, granting the Use Permit will 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: Subject to the recommended conditions of approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant will not result in a detrimental impact on the property or in the vicinity of the property because the volume of alcohol being sold as part of the meals being served will ensure that the on-site sale of alcoholic beverages will remain as an ancillary sale to the restaurant.

Findings for Public Convenience or Necessity

In order for the ABC to approve the Type 41 license, the City is required to make a determination of public convenience or necessity. Staff recommends the Planning Commission support this determination based on the following findings.

1. According to information received from the Seaside Police Department, the subject property is not located in an area that has excessive crime rates nor is it in an area of targeted law enforcement activities.
2. The subject property is located in a heavily developed, urbanized commercial area and is compatible with existing and planned land uses.
3. The on-sale of alcoholic beverage sales will be limited to being sold with meals which clearly demonstrates that the on-sale alcoholic beverages will remain as an ancillary retail sale of the restaurant and avoid a bar/cocktail lounge atmosphere.
4. The establishment of a sit-down restaurant with ancillary alcohol sales as a component supports the City's efforts to improve its commercial thoroughfares and its economic development goals. The on-sale of alcoholic beverages is a typical component of a restaurant use and is essential to the City's efforts to develop an urban streetscape as well as provide its residents and visitors with a quality entertainment component.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit Application No. 21-02 subject to the following terms and conditions:

Project Specific:

1. Prior to the sale of alcoholic beverages, the applicant shall receive approval of a Type 41 Alcoholic Beverage License from the State Department of Alcoholic Beverage Control.
2. The restaurant shall not include a bar area for patrons.
3. There shall not be live entertainment, dancing, or other night club type activities to include: DJ's, the use of night club promoters, cover charges, or the like.

Standard:

1. 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.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and dining room seats.
4. 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.
5. Water conservation fixtures shall be provided in the proposed project.
6. 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.
7. Use Permit approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. 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 special meeting of the Planning Commission of the City of Seaside, State of California, on the 8th day of September, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-21-02

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: September 8, 2021

SUBJECT: USE PERMIT APPLICATION NO. UP-21-03: CHARTWELL SCHOOL, PROPERTY OWENR, AND MYNT SYSTEMS, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL FOR THE PLACEMENT OF TWO 960 SQUARE-FOOT MODULAR CLASSROOMS ON THE CAMOUS OF CHARTWELL SCHOOL LOCATED AT 2511 NUMA WATSON ROAD IN THE PUBLIC-INSTITUTIONAL (PI) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & 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.

City staff recommends approval of the proposed modular classrooms in accordance with the to Attachment 1 and Exhibit A.

BACKGROUND

Chartwell School is a private school for grades 1-12 that serves students with dyslexia and other related and associated learning differences. Chartwell School was established on the former Fort Ord in 2003 at 2511 Numa Watson Road (see Attachment 2 – Location Map). Prior to being located on the former Fort Ord area, Chartwell School was located within a portion of the Salvation Army campus at 1441 Contra Costa Street for 30 years. A hyperlink to the Chartwell School web site for further information about the school curriculum and its mission statement can be accessed here:

<https://www.chartwell.org/>

Chartwell School initially began its curriculum at its Fort Ord Campus with grades 1-8. In February 2020, the Planning Commission approved UP-19-15 for a new modular classroom building and the permitting of two existing modular classroom buildings as permanent classroom buildings. The additional modular buildings are needed to provide a separate area for its rapidly growing high school students until the school can complete its construction of a new high school campus on land the school owns that abuts the eastside of the campus (see Attachment 2 – School Campus). The new campus is projected to be completed by the 2024-2025 school year. The proposed modular classrooms will consist of a high quality, LEED certified design to match the LEED certified status of the existing campus and existing modular classrooms.

SITE LOCATION AND DESCRIPTION

The subject parcel is approximately 28 acres, with a portion of the northwest area developed as the existing Chartwell School campus with the remaining portion of the site vegetated with dense tree canopy. The proposed modular buildings would be located on previously graded areas, immediately adjacent to existing modular classrooms. There are no significant site or infrastructure improvements needed to accommodate the foundations or on-site drainage required for each modular structure.

Surrounding land uses consist of Marshall Elementary School to the west, military residential community to the north and vacant former Fort Ord land to the east and south (See Aerial Photo – Attachment 3). Site photos of the school campus and proposed location of new modular buildings are provided as Attachment 3.

PROJECT DESCRIPTION

The project plans are provided as Exhibit A to Attachment 1. The proposed modular will consist of green building materials and systems, compatible with the green building certification that has been granted to the built Chartwell School Campus through the U.S Green Building Council. Access to the site would occur via existing driveways, parking areas and concrete walkways on the campus. ADA ramps are in place for both modular buildings.

STAFF ANALYSIS

In accordance with Seaside Municipal Code (S.M.C) Section 17.16, an application through the use permit process to determine whether the following findings can be made for the project:

Finding No.1

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

Zoning Ordinance Conformance

The project is located within the PI (Public/Institutional) Zoning District. The proposed project is consistent with the development standards of the PI zone under S.M.C

Section 17.18.050 (Special Purpose Zone Site Planning and Building Standards) in that the development area is currently disturbed and will not have any impacts on existing vegetation/fauna/trees that surround the perimeter of the project area.

Finding No.2

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

SEASIDE GENERAL PLAN CONFORMANCE

The General Plan Land use Designation is PI (Public/Institutional). The land use classification is intended to include public and private schools and other public or quasi-public uses serving a public benefit. The Chartwell School is a specialized school which received its plot of land on the Former Fort Ord as public benefit conveyance.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

Goal LU-11: Cooperate with local school district and other educational organizations to ensure that a level of public education is provided that meets the community's educational needs.

Policy LU-11.1: Consider impacts of proposed projects on school enrollment and facilities.

Evidence: Approval of high quality modern modular classroom buildings would provide for quality accommodation of immediate and long-term future school enrollment and viability of the school. The available infrastructure on-site is sufficient to accommodate the needs of its high school students while not compromising its green building standards for the built campus.

Finding No. 3

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

Design

The proposed design and building materials would be of a modern appearance consisting of natural stained wood siding and vinyl windows. The vertical T-1-11 siding adds additional texture to blend with the siding material on the adjoining buildings.

Location

The site layout of the modular classroom buildings will be consistent with the existing outdoor walkways and congregation areas on the Campus so as to maintain an unimpeded accessibility for ambulatory and disabled students, teachers and visitors.

Size

The proposed modular classroom buildings would be approximately 16 feet in height with a footprint of 800 square-feet. The proposed dimensions of each modular building are consistent with existing scale and size of the campus facilities.

Operating Characteristics

The proposed modular classroom buildings will be used primarily during normal school business hours (8am to 3 pm). Occasional evening use would occur by school faculty or afterschool activities. These operating characteristics are consistent with the existing land use designation.

Finding No. 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.

The Chartwell School campus is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the campus with the inclusion of the two new modular buildings. As a condition of approval, the applicant will receive clearance from the applicable public utility agencies. There is sufficient land area not developed with bionics or tree canopies to allow for the proposed expansion without the need for any mitigation for the protection of plant and wildlife or public safety access for emergency services and fire control.

Finding No. 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.

The granting of the use permit would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to public interest, health, safety, convenience or welfare to the city. The project is situated on a private driveway located approximately a mile from the Normandy Road which is the nearest public road developed with housing units occupied by military personnel and civilians. The number of students and faculty do not generate peak traffic demands in the AM or PM to cause or cumulatively add to traffic delays or congestion on Normandy Road or the environment of the residents within the adjacent residential community. The distance of the school from the residential community to north combined with the dense tree canopy that is situated between the campus the residential community also minimizes any potential noise and light impacts the school may create.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt, Class 3, Section 15303 from the California Environmental Quality Act (CEQA).

The proposed modular buildings will consist of an accessory classroom space, totaling less than 2,500 square feet in area. The proposed use would also involve less than significant amounts of hazardous substances as the structures are proposed to consist of green building materials.

ATTACHMENTS

Attachment 1: Draft Resolution
Exhibit A: Project Plans
Attachment 2: Location Map
Attachment 3: Site Photos

RESOLUTION NO. 21-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW THE CONSTRUCTION OF TWO 960 SQUARE FOOT STORAGE SHEDS ON THE CHARTWELL SCHOOL LOCATED AT 2511 NUMA WATSON ROAD IN THE PUBLIC/INSTITUTIONAL (PI) ZONING DISTRICT.

WHEREAS, Chartwell School (applicants and property owners) has applied for a Use Permit to allow the construction of two 960 square foot storage sheds on the Chartwell School campus at 2511 Numa Watson Road, located in the Public/Institutional (PI) Zoning District; and

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 at a duly noticed public hearing held on September 8, 2021; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to a Class 3, Section 15303(e) categorical exemption:

- a) *The proposed project consists of the construction of two 960 sq. ft. modular classrooms within an existing private school campus.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-21-03:

- 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 located within the Public/Institutional (PI) Zoning District in which an ancillary use to a private school is permitted with use permit approval.

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

Evidence: The proposed use is consistent with the underlying Public/Institutional (PI) land use designation as a private school.

Evidence: The proposed use is consistent with Policy LU-11.1 of the Seaside General Plan Land Use Element such that approval two temporary classroom buildings on the

Chartwell School campus would provide for accommodation of existing and future school classes.

- 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 would be compatible with the character of the site, and the land uses and development intended for the surrounding area 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 would 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, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-21-03 subject to the following conditions:

Specific – Public Works:

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit a Storm Water Compliance Tracking Form, with signature.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required.
2. Post-development peak storm water runoff rates shall not exceed predevelopment 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 increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
 - a. Applicant, to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
 - c. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.

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 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. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Marina Coast Water District (MCWD) for the installation of new water and sewer infrastructure.
6. 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.
7. 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 use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
8. 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 September 8, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

**USE PERMIT APPLICATION NO. UP-21-03
RESOLUTION NO. 21-XX**

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

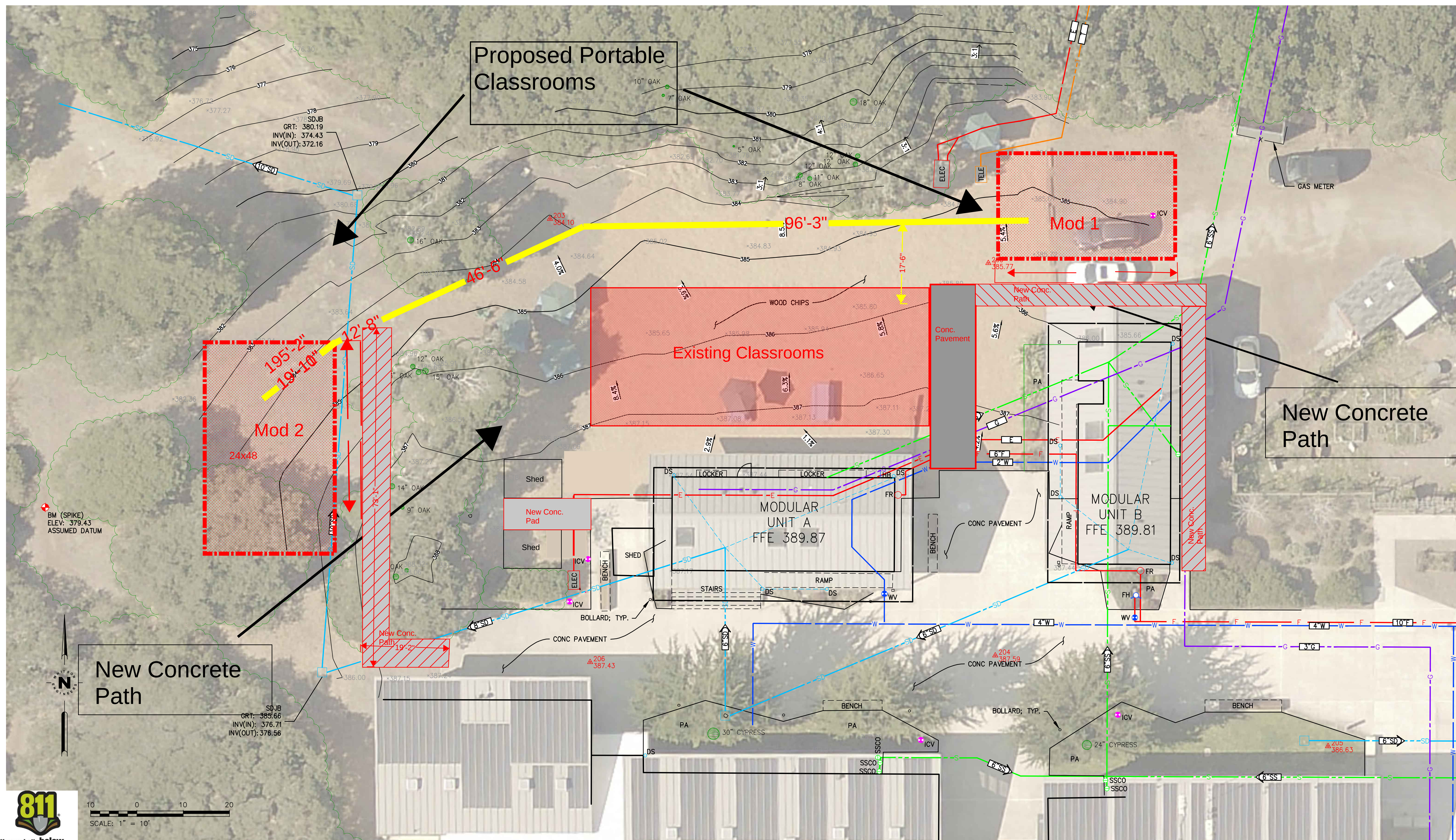
Date

±	PLUS OR MINUS; APPROX
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DS	DOWNSPOUT
ELEC	ELECTRIC
FF	FINISHED FLOOR
FR	FIRE RISER
GRT	GRATE
GV	GAS VALVE/VAULT
INV	INVERT
PA	PLANTER AREA
SD	STORM DRAIN
SS	SANITARY SEWER
TYP	TYPICAL
W	WATER
WV	WATER VALVE

	GROUND CONTOUR
BM	BENCHMARK
200	CONTROL POINT
+ 928.30	SPOT GRADE
12" OAK	TREE
	TREE DRIP LINE
	FENCE
	UNDERGROUND ELECTRIC LINE
	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN LINE

	STORM DRAIN INLET
	DOWNSPOUT
	SANITARY SEWER LINE (GRAVITY)
	CLEANOUT
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	HOSE BIB
	UTILITY VAULT

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON NOVEMBER 18, 2019. IMAGERY SHOWN IS 2016 AMBAG.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: SPIKE (AS SHOWN) ELEVATION: 379.43 (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN IN A GENERAL WAY ONLY. NO ALL UTILITY MAY BE SHOWN. UNDERGROUND UTILITY LOCATIONS, WHERE SHOWN, ARE BASED ON FIELD LOCATION OF OBSERVED UTILITIES AND SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE CLIENT.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.



SUBMITTAL / REVISION

Seaside, California

ADN: 311 F10 220

CHARTWELL SCHOOL

TOPOGRAPHIC SURVEY

SCALE: 1" = 10'

DRAWN: RAA

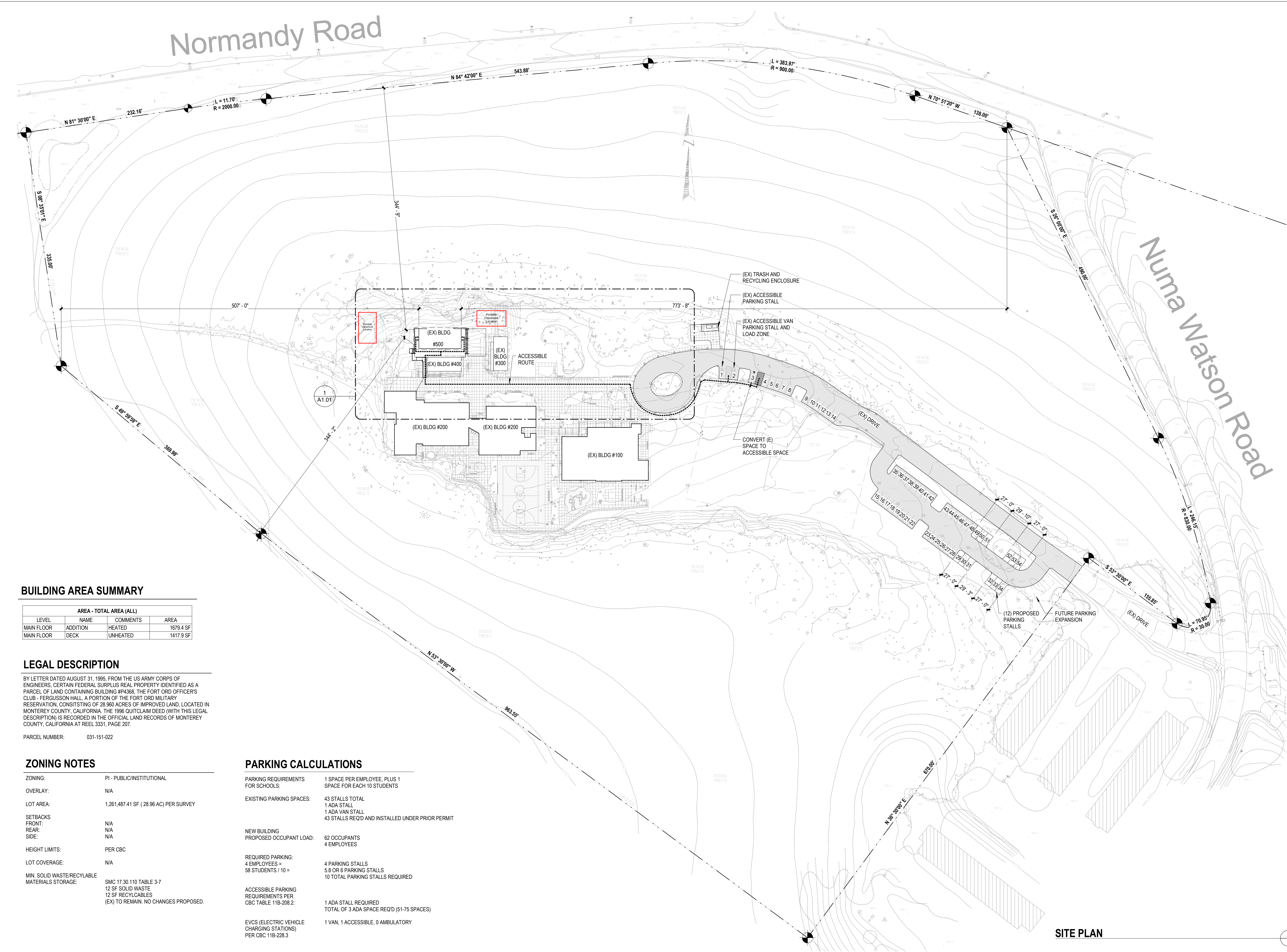
JOB No.: 4128

SHEET

1

OF 1

NOT FOR CONSTRUCTION



BUILDING AREA SUMMARY

AREA - TOTAL AREA (ALL)			
LEVEL	NAME	COMMENTS	AREA
MAIN FLOOR	ADDITION	HEATED	1679.4 SF
MAIN FLOOR	DECK	UNHEATED	1417.9 SF

LEGAL DESCRIPTION

BY LETTER DATED AUGUST 31, 1995, FROM THE US ARMY CORPS OF ENGINEERS, CERTAIN FEDERAL SURPLUS REAL PROPERTY IDENTIFIED AS A PARCEL OF LAND CONTAINING BUILDING #P4368, THE FORT ORD OFFICERS' CLUB - FERGUSSON HALL, A PORTION OF THE FORT ORD MILITARY RESERVATION, CONSISTING OF 28.960 ACRES OF IMPROVED LAND, LOCATED IN MONTEREY COUNTY, CALIFORNIA. THE 1996 QUITCLAIM DEED (WITH THIS LEGAL DESCRIPTION) IS RECORDED IN THE OFFICIAL LAND RECORDS OF MONTEREY COUNTY, CALIFORNIA AT REEL 3331, PAGE 207.

PARCEL NUMBER: 031-151-022

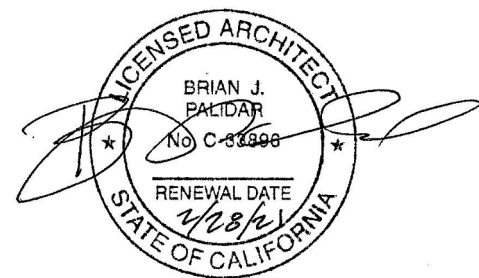
ZONING NOTES

ZONING:	PI - PUBLIC/INSTITUTIONAL
OVERLAY:	N/A
LOT AREA:	1,261,487.41 SF (28.96 AC) PER SURVEY
SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE:	N/A
HEIGHT LIMITS:	PER CBC
LOT COVERAGE:	N/A
MIN. SOLID WASTE/RECYCLABLE MATERIALS STORAGE:	SMC 17.30.110 TABLE 3-7 12 SF SOLID WASTE 12 SF RECYCLABLES (EX) TO REMAIN. NO CHANGES PROPOSED.

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR SCHOOLS:	1 SPACE PER EMPLOYEE, PLUS 1 SPACE FOR EACH 10 STUDENTS
EXISTING PARKING SPACES:	43 STALLS TOTAL 1 ADA STALL 1 ADA VAN STALL 43 STALLS REQ'D AND INSTALLED UNDER PRIOR PERMIT
NEW BUILDING PROPOSED OCCUPANT LOAD:	62 OCCUPANTS 4 EMPLOYEES
REQUIRED PARKING: 4 EMPLOYEES = 58 STUDENTS / 10 =	4 PARKING STALLS 5.8 OR 6 PARKING STALLS 10 TOTAL PARKING STALLS REQUIRED
ACCESSIBLE PARKING REQUIREMENTS PER CBC TABLE 11B-208.2:	1 ADA STALL REQUIRED TOTAL OF 3 ADA SPACE REQ'D (51-75 SPACES)
EVCS (ELECTRIC VEHICLE CHARGING STATIONS) PER CBC 11B-228.3	1 VAN, 1 ACCESSIBLE, 0 AMBULATORY

1735 westlake avenue north, suite 200, seattle, wa 98109
206.365.1230 | www.grouparch.com



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PROJECT:

CHARTWELL
SCHOOL ADDITION
BUILDING 500

2511 NUMA WATSON
RD, SEASIDE, CA 93955

MODULAR MANUFACTURER:
METHOD HOMES
MODEL DESIGNATION: CHARTWELL 500

PROJECT ISSUES:
BUILDING PERMIT SUBMITTAL 01/23/2020

SHEET DATE: 01/21/2020
REVISIONS

DRAWN: JMA
CHECKED: RSL
PROJECT No. 1923

SHEET TITLE:
SITE PLAN

ISSUE: BUILDING PERMIT SUBMITTAL

A1.00

CHARTWELL SCHOOL

2511 NUMA WATSON ROAD SEASIDE , CA 93955



BUILDING DATA

ROOF LIVE LOAD: 20.0 PSF
WIND LOAD: 20 PSF Exp, "C"
ELECTRICAL: 100A
SERIAL NUMBER:
1990 & 1991
1992 & 1993

FLOOR LIVE LOAD: 50 PSF
OCCUPANCY: E
MECHANICAL: YES
PLUMBING: NO

BUILDING CODES AND STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CCR
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR

2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN), PART 11, TITLE 24 CCR
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, CCR

EXISTING APPLICABLE CODES

1) UNIFORM BUILDING CODE 1996
2) CALIFORNIA MECHANICAL CODE 1996
3) CALIFORNIA PLUMBING CODE 1996
4) CALIFORNIA ELECTRICAL CODE 1996

COLLECTIVELY REFERRED TO AS TITLE 24
PARTS 1, 2, 3, 4, 5

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURALS	
A0.0-R	TITLE SHEET
A1.0-R	FLOOR PLAN, RAMP & LANDING PLAN, FIRE ALARM PLAN HARDWARE SCHEDULE
A2.0-R	MECHANICAL, ELECTRICAL & LIGHTING PLAN, EXTERIOR ELEVATION

APPROVED

BASED ON THE REQUIREMENTS OF THE CALIFORNIA
CODE OF REGULATIONS, TITLE 25, CH 3, SUB-
CHAPTER 2 (COMMERCIAL - MODULAR)

PLAN APPROVAL # PPS-2162302

APPROVAL DATE: JUL 22 2021

EXPIRES: OCT 21 2021

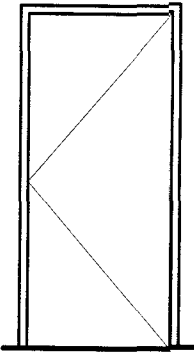
APPROVAL IS LIMITED TO THE MODULAR PORTION ONLY
PPS Corporation -- Los Angeles, CA

NO.	DATE	REVISION
PC PROFESSIONAL OF RECORD		
PROFESSIONAL STAMP		
AOL ARCHITECT		
TITLE SHEET		
GLOBAL MODULAR INCORPORATED SOUTHERN CALIFORNIA DIVISION 1860 Chicago Ave. Suite M-21 Redondo Beach, CA 90260 Phone: 909-866-3633 Fax: 909-866-3682 NORTHERN CALIFORNIA DIVISION 1120 Commerce Ave. #25 Anaheim, CA 92816 Phone: 714-836-8939 Fax: (714) 876-5907		
TITLE SHEET		
DATE: 08.05.20		
DATE:		
DRAWN BY:		
CHECKED BY:		
SHEET NO: A0.0-R		

HARDWARE GROUP (ENTRY) 1		
QTY.	ITEM	DESCRIPTION
1	LOCK SET	"FALCON"; 561 "T" DANE LEVER 626
1	KEYING	CONSTRUCTION KEY
3	HINGES	"MCKINNEY"; T2714 4.5"x4.5" NRP A5133
1	CLOSER	"NORTON"; 8301 SLIM COVER (5 LB OPERATING PUSH/PULL PRESSURE)
1	THRESHOLD	"MCKINNEY"; MCK271A 36"
1	DOOR BOTTOM	"MCKINNEY"; MCK216AV 36"
1	WEATHER-STRIP	"MCKINNEY"; MCK2891AS 36"x84"
1	DOOR STOP	"MCKINNEY"; FS02 FLOOR STOP (LOCATED 4" FROM WALL)

DOOR MATERIAL LEGEND
STL: STEEL DOOR-HOLLOW CORE
SCW: SOLID CORE WOOD
SCL: SOLID CORE WOOD LEGACY
HCW: HOLLOW CORE WOOD
SF: STORE FRONT

DOOR FRAME LEGEND
WF: WELDED FRAMING-HOLLOW METAL
TM: TIMELY METAL
KD: KNOCK DOWN-HOLLOW METAL
SF: STORE FRONT



DOOR TYPE A

OPTIONAL DOOR TYPES

DOOR SCHEDULE					
DOOR GAUGE	DOOR FRAME	FRAME GAUGE	GLAZING	FIRE RATING	REMARKS
18	KD	16	—	—	

WINDOW SCHEDULE							
+	WINDOW WIDTH	WINDOW HEIGHT	WINDOW FRAME	WINDOW FINISH	WINDOW GLAZING	FIRE RATING	REMARKS
A	8'-0"	4'-0"	AL	CA	1&4	-	

WINDOW FRAME LEGEND
AL: ALUMINUM
HM: HOLLOW METAL

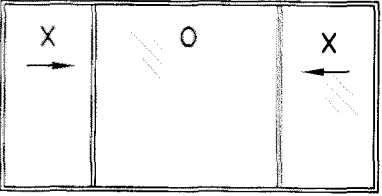
WINDOW FINISHES
CA: CLEAR ANODIZED
BA: BRONZE ANODIZED
PNT: PAINTED

GLAZING TYPES
1: 46% TEMPERED GRAYLITE
2: 14% TEMPERED GRAYLITE
3: CLEAR TEMPERED
4: DUAL PANE
5: SINGLE PANE

GLAZING NOTE
1. GLAZING U-FACTOR SHALL NOT EXCEED 0.35 MAX
2. SHGC SHALL BE 0.24 MAX

STANDARD WINDOW TYPE

X=SLIDER
O=FIXED



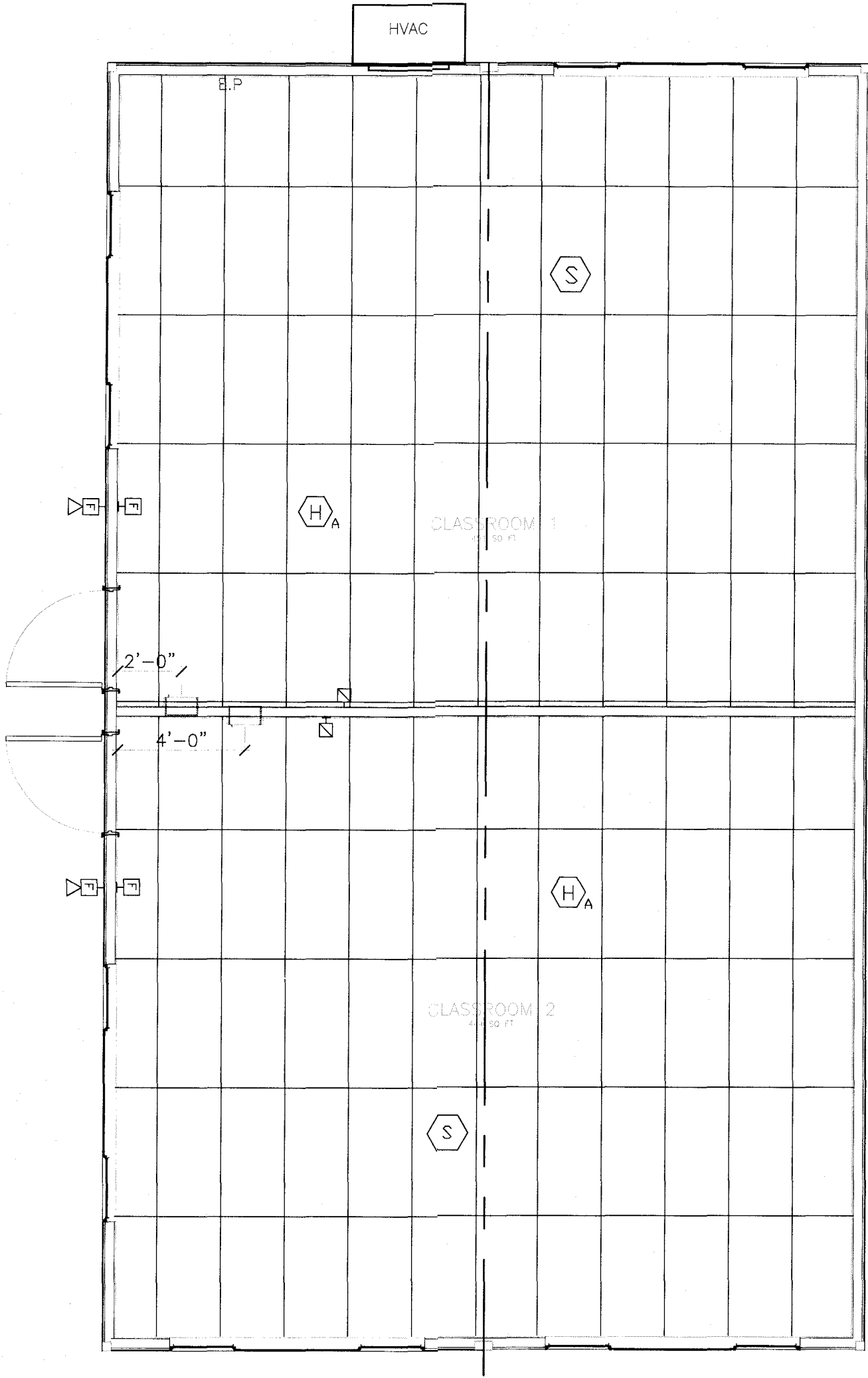
WINDOW TYPE A

SYMBOL LEGEND

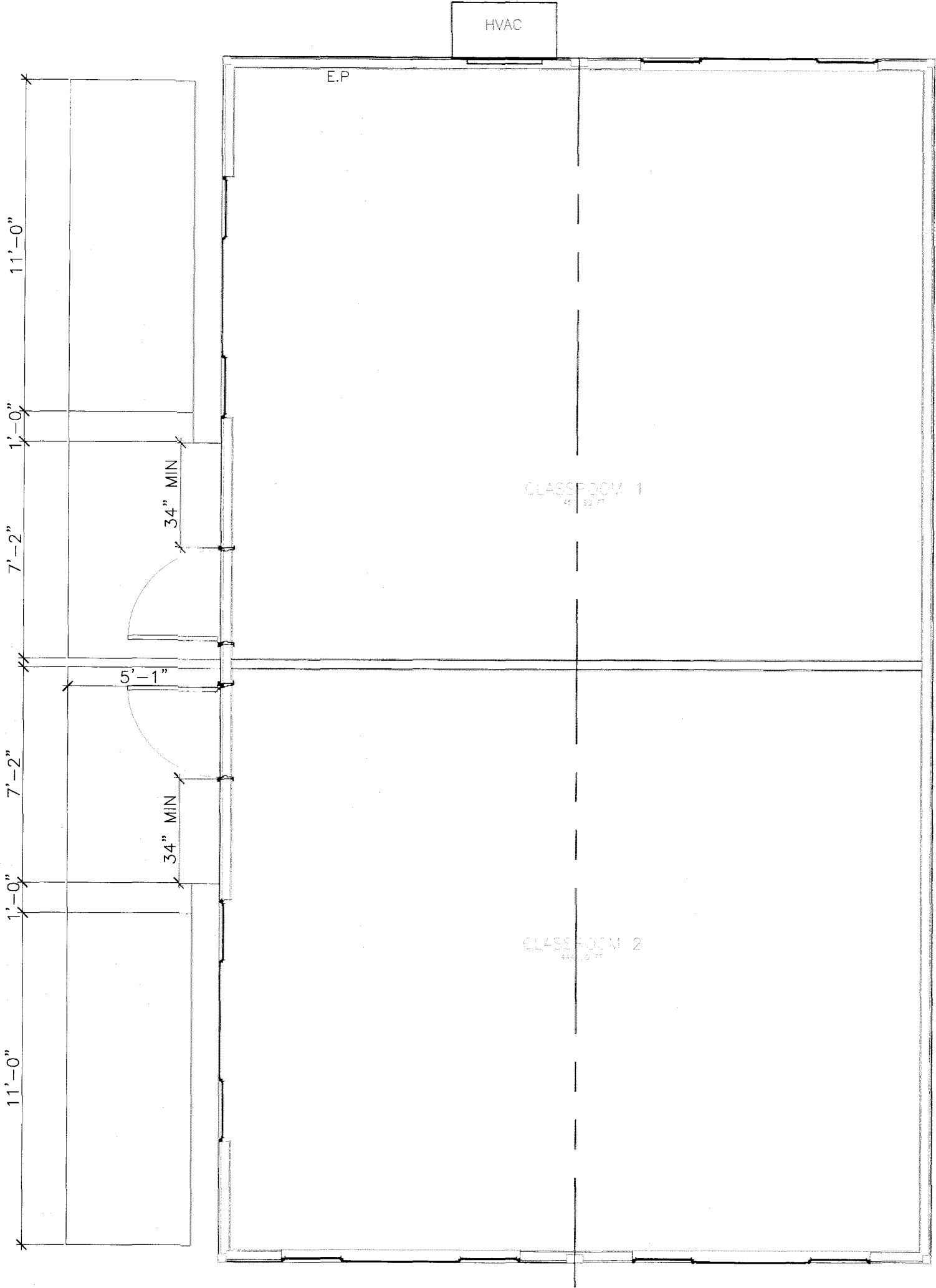
SYMBOL	DESCRIPTION
H-F	MANUAL PULL STATION (J-BOX ONLY) MOUNT +48" A.F.F. TO CENTERLINE OF DEVICE
H-Z	WALL MOUNT FLASHING LIGHT STROBE (J-BOX ONLY) MOUNT +80"-96" A.F.F., OR 6" BELOW CEILING TO BOTTOM OF DEVICE WHICHEVER IS LOWER
H-F (W.P.)	WALL MOUNT WEATHERPROOF EXTERIOR HORN (J-BOX ONLY) MOUNT +90" A.F.F. TO BOTTOM OF DEVICE (W.P. - INDICATES WEATHERPROOF)
S	CEILING MOUNT SMOKE DETECTOR (J-BOX ONLY)
H-A	HEAT DETECTOR MOUNTED ABOVE CEILING (J-BOX ONLY)
FACP	MAIN FIRE ALARM CONTROL PANEL N.I.C.

NO.	DATE	REVISION
PC PROFESSIONAL OF RECORD		
PROFESSIONAL STAMP		
AOL ARCHITECT		

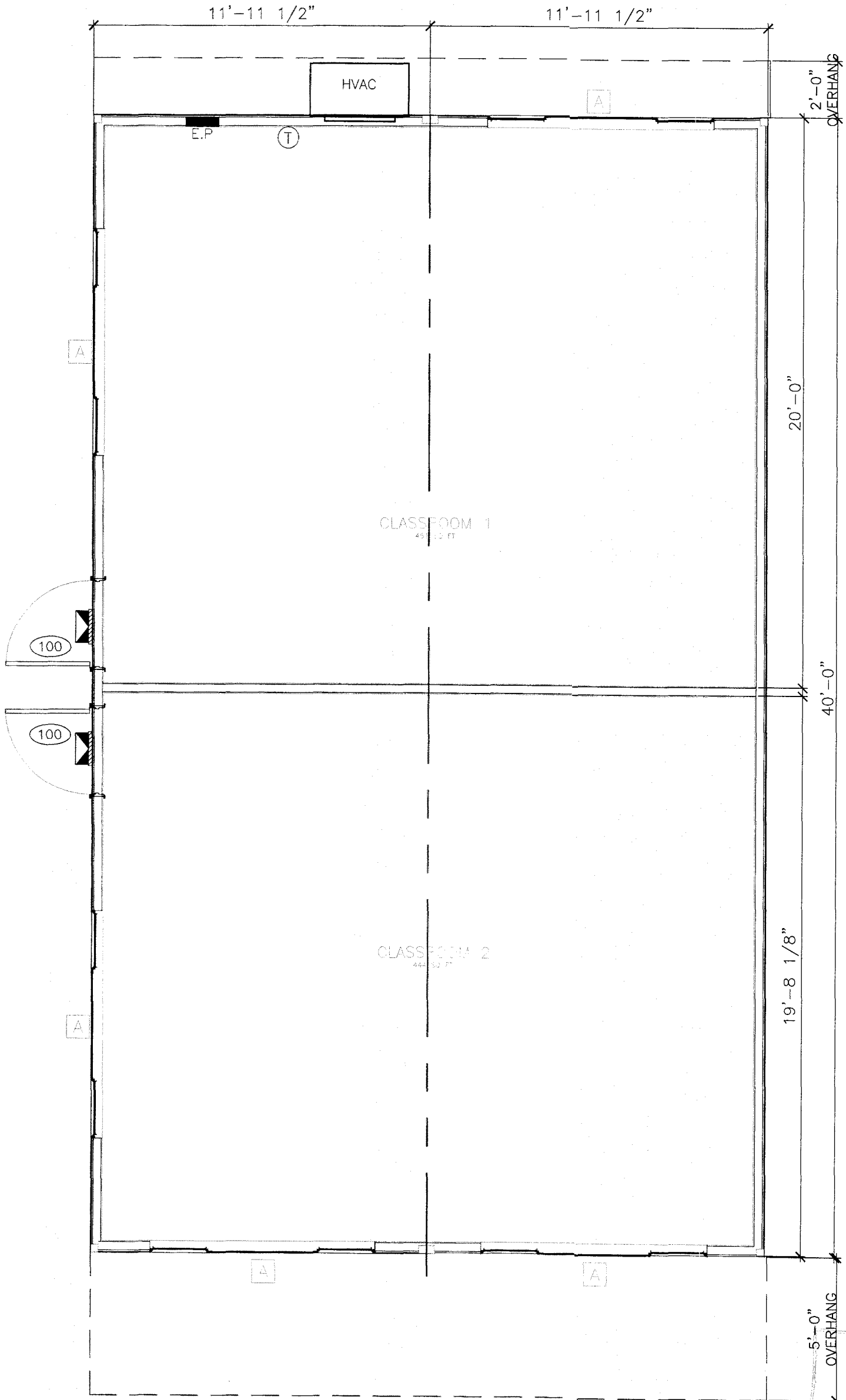
HARDWARE SCHEDULE



FIRE ALARM PLAN



RAMP & LANDING PLAN



FLOOR PLAN SCALE: 1/4"=1'-0"

FLOOR PLAN, RAMP & LANDING PLAN, FIRE ALARM PLAN
HARDWARE SCHEDULE

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GLOBAL
MODULAR INCORPORATED

San Jose, California, Division
1665 Diabolo Ave. Suite 401
Fremont, CA 94539
Phone 951 686-3633
Fax 951 686-3662

Norwalk, California, Division
1120 Commerce Ave. #25
Alhambra, CA 91801
Phone (209) 676-8029
Fax (209) 676-8067

DATE: 06.05.20

DATE:

DRAWN BY:

CHECKED BY:

SHEET NO:

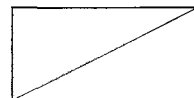
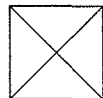
A1.0-R



EXTERIOR ELEVATIONS

* CIRCUIT BREAKER TO BE ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

** DEDICATED CIRCUIT (RED, LOCKING) LABELED PER NFPA 72:10.6.5.2 & 10.6.5.4

- # SYMBOL LEGEND
- | | | | |
|---|--|---|--|
|  | 2'x4' FLUORESCENT TROFFER LIGHT FIXTURE
4 LAMP |  | FIRE EXTINGUISHER |
|  | SURVEILLANCE CAMERA |  | SUPPLY AIR REGISTER PERFORATED FACE |
|  | AC ELECTRONICS AC106 37W 120/277V
EXTERIOR WALL MOUNT LED WALLPACK
FIXTURE WITH 90 MIN EMERGENCY BACK UP PS1055LCP |  | RETURN AIR REGISTER PERFORATED FACE |
|  | OCCUPANCY SENSOR CEILING MOUNTED (LIGHTING)
☐ LEVITON OSC10-MOW ☐ LEVITON OSC20-MOW |  | VOLUME AIR DAMPER |
|  | CEILING MOUNTED PROJECTOR |  | CEILING MOUNTED SPEAKER |
|  | AUDIOVISUAL |  | WALL MOUNTED MOUNTED SPEAKER |
|  | DUPLEX RECEPTACLE |  | OCCUPANCY SENSOR DIMMER SWITCH
LEVITON OSD10-IOW |
|  | DUPLEX RECEPTACLE/ GFCI |  | DIMMER SWITCH +44" AFF BOT OF BOX (U.N.O.)
LEVITON DS710-10Z 120/277V |
|  | J-BOX STUB TO ATTIC |  | EXIT (RED)/ EMERGENCY LIGHT WITH 90 MIN BATTERY BACK UP
LITHONIA LHQM-LED-R-HO 4.3W |
|  | THERMOSTAT | | |
|  | TELEPHONE (J-BOX) STUB TO ATTIC | | |
|  | DATA (J-BOX) STUB TO ATTIC | | |

WALL MOUNT EQUIPMENT SCHEDULE


 BARD: WH421-A05VX4XXX
 42000 BTUH COOLING, EER=9.00
 42000 BTUH HEATING, COP = 3
 1200 CFM @ .15 MAX. ESP, WT = 550 LBS



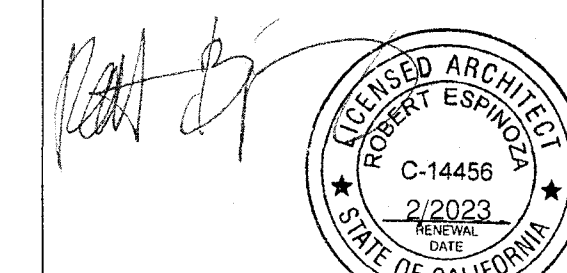
APPROVED
JUL 22 2021
PS CORPORAT

SHEET NO:

A2.0-R

PC PROFESSIONAL OF RECORD

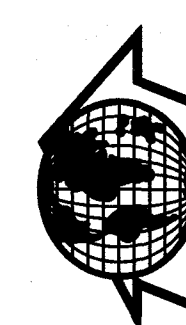
PROFESSIONAL STAMP



AOL ARCHITECT

--	--

GLOBAL
MODULAR INCORPORATED



DATE: 08.05.20

DRAWN BY:

MECHANICAL, ELECTRICAL & LIGHTING PLAN,
EXTERIOR ELEVATION



PFS CORPORATION
California Office
3637 Motor Avenue, Suite 380
Los Angeles, CA. 90034
Phone: (310)559-7287 Fax: (310)559-1368

GLOBAL COPY

APPLICATION FOR CALIFORNIA PLAN APPROVAL
Commercial Modular(CM)/Special Purpose Commercial Modular(SPCM)
California Code of Regulations Title 25 Chapter 3 Subchapter 2

K21
329

Complete a separate application for each plan submittal. Provide not less than three (3) complete sets of plans, calculations and/or test data to support plans submitted.

Manufacturer GLOBAL MODULAR
Address 1120 COMMERCE AVE #25
Job Site Address ATWATER, CA 95301
Mfg.Rep./ Date /Phone AARON HAMILTON

TYPE SUBMITTAL	TYPE OF UNIT
☒ New submittal	☒ Commercial Modular (CM)
☐ Resubmission	☐ Special Purpose (SPCM)
☐ Revision {provide written instructions per 4876 (e)}	☐

Model I.D. 2440 E2 Description of Submittal CHARTWELL SCHOOL

Note: For Commercial Modular and MUMH submittals, Include the following:
Based on it's location, does the building have to comply with 2013 CBC,
Ch. 7A Wildfire Exposure: Yes ☐ No ☒

Roof Live Load	<u>20</u>	psf	
Floor Live Load	<u>50</u>	psf	
Wind Live Load	<u>20</u>	psf/mph	exposure <u>N/A</u>
Seismic Calc's	<u>4</u>		
Occupancy class	<u>E2</u>		Construction type <u>VN</u>

For PFS Use Only: Status: ☒ Approved ☐ Rejected
Approved by: RD KERSEY Plan Approval No: 2162302
Date Approved: JUL 22 2021 Date Expires: OCT 2022

GLOBAL COPIES

Robert Espinoza, Architect

363 South Harwood St. Orange, Ca.92866
Phone: 1-949-235-9429: E-mail: espiarc@sbcglobal.net

Department of Housing and Community Development
Division of Codes and Standards
Northern California Office`
9342 Tech Center Drive, Suite 550
Sacramento, Ca.

Owner: Chartwell College
2511 Numa Watson Rd
Seaside, CA 93955

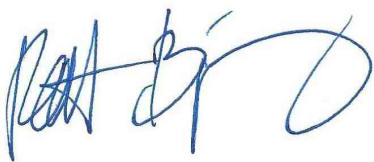
Make of Commercial Modular: Bloomington
Date of Manufacture: 1996
Size of Commercial Modular: 24x40
Serial number of Commercial Modular:
1990 & 1991
1992 & 1993

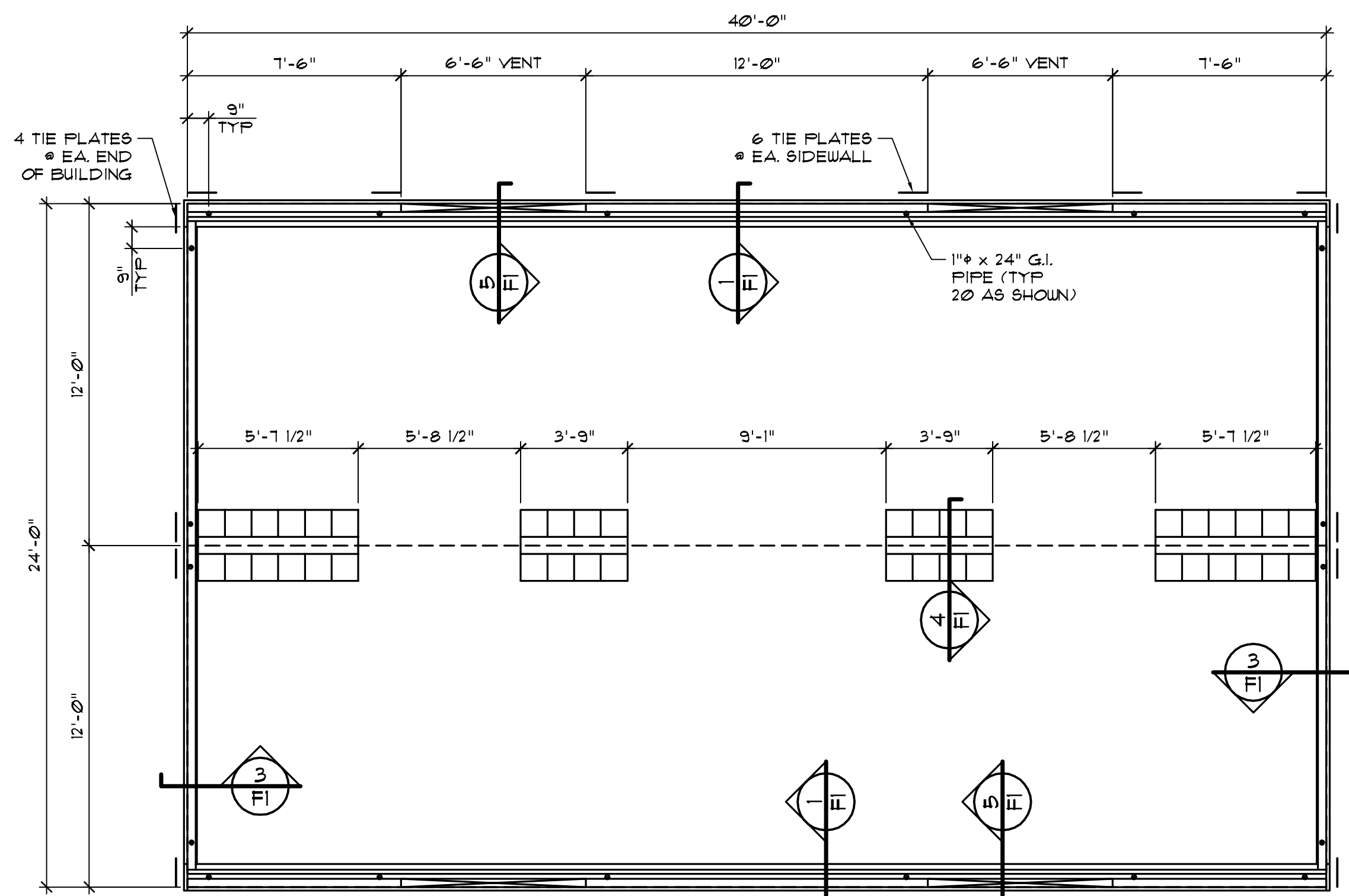
Applicant: Global Modular
450 Commerce Ave.
Atwater, Ca. 95301

This letter is to certify that the subject commercial modular has been inspected and the structural system is constructed in accordance with the 2019 CBC, Title 24.

Type of Occupancy group inspected: E
Floor live load: 50 psf
Roof live load: 20 psf
Wind load: 20.0 psf

Robert Espinoza, Architect

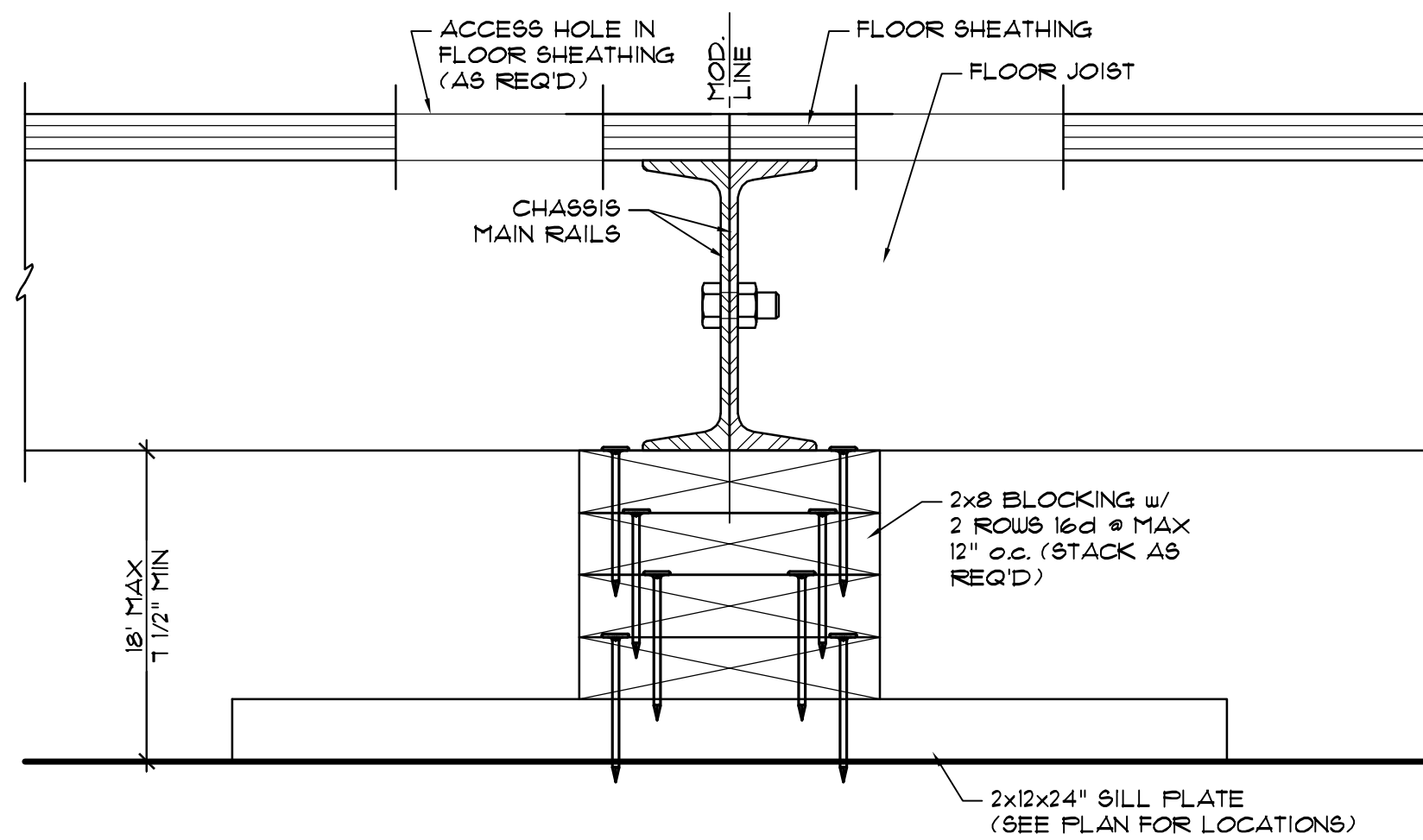




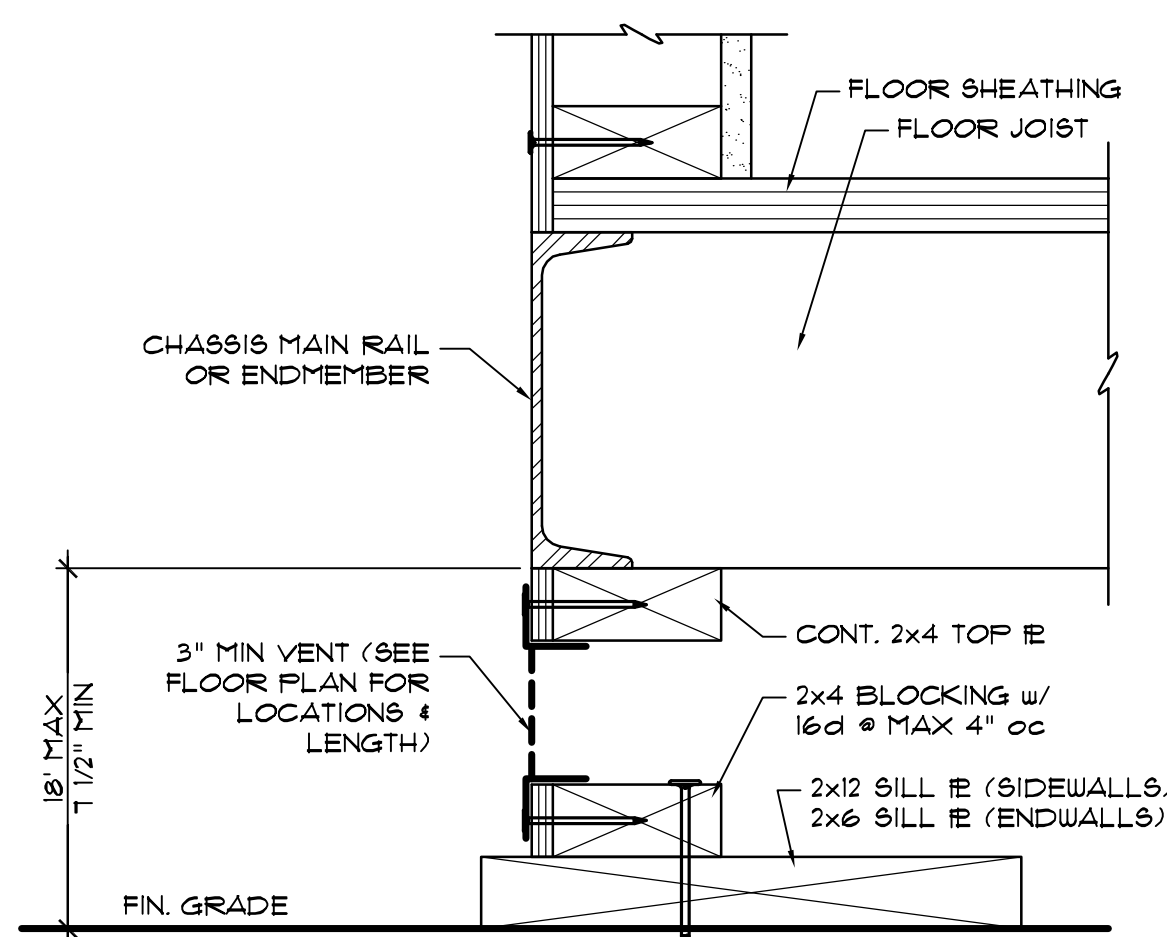
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

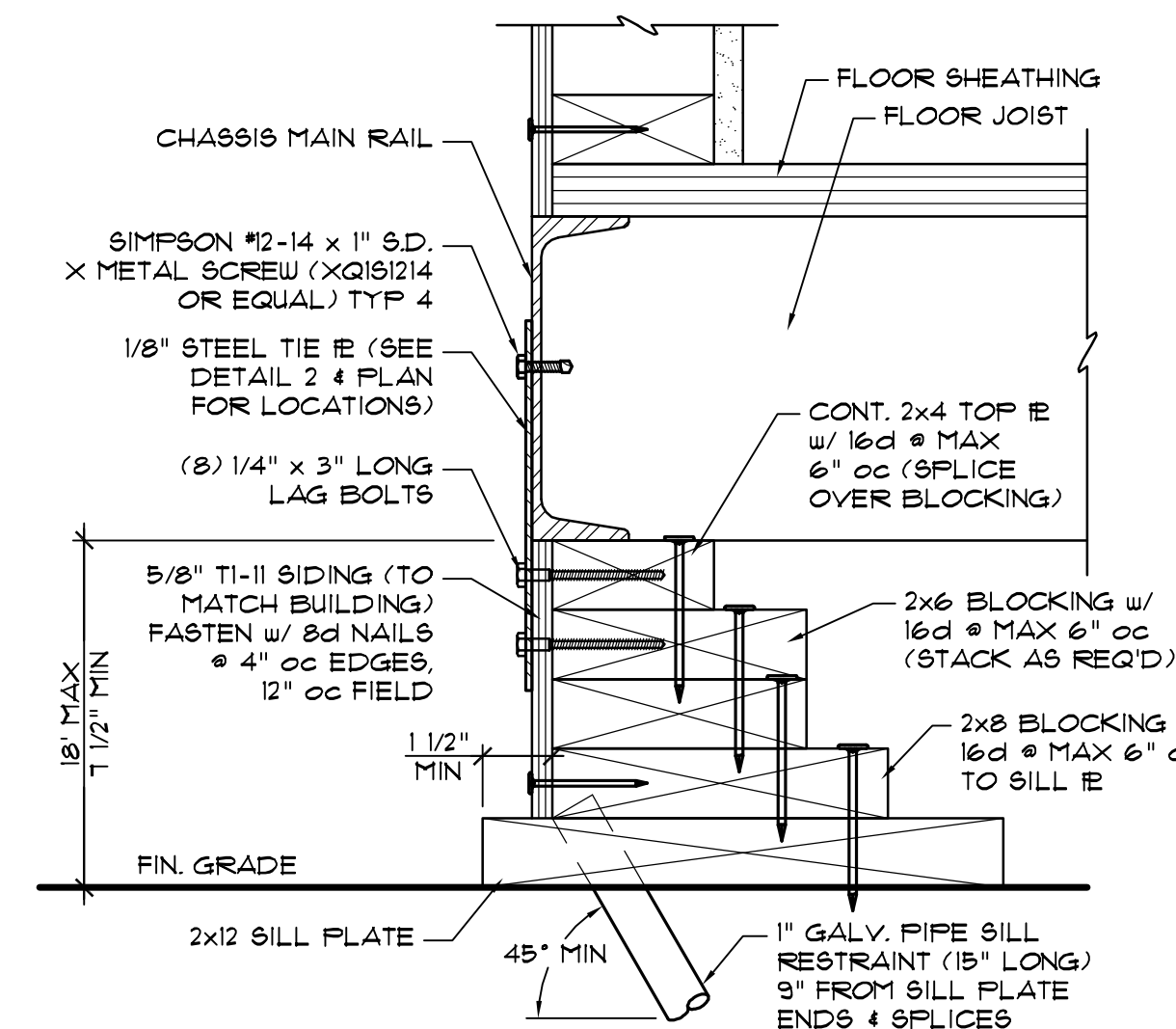
- 1.) FOUNDATION DESIGN LOADS:
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 50 PSF
ULT. WIND SPEED: 115 MPH, EXP 'C'
EARTHQUAKE DESIGN DATA:
a.) SEISMIC IMPORTANCE FACTOR: 1.00
RISK CATEGORY: III
b.) MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss=1.500g
S1=0.600g
D' (DEFAULT)
c.) SITE CLASS: SD1=1.200
SD2=0.600
D'
d.) SPECTRAL RESPONSE COEFFICIENTS: SD1=0.600
SD2=0.600
D'
e.) SEISMIC DESIGN CATEGORY: D'
f.) BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WALL SYSTEM WITH WOOD SHEAR PANELS
g.) DESIGN BASE SHEAR: Cs = 0.105
h.) SEISMIC RESPONSE COEFFICIENT: R = 6.5
i.) RESPONSE MODIFICATION FACTOR: EQUIVALENT LATERAL FORCE ANALYSIS
j.) ANALYSIS PROCEDURE USED: 1.3
k.) REDUNDANCY FACTOR USED: 1.3
- 2.) ALL WORK SHALL CONFORM TO 2019 CBC AND/OR LOCAL BUILDING CODES.
- 3.) ALLOWABLE SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF.
- 4.) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- 5.) THIS DESIGN IS BASED ON THE FLOOR & ROOF ASSEMBLIES ACTING AS CONTINUOUS DIAPHRAGMS TO DISTRIBUTE LATERAL LOADS. REFER TO BUILDING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER INTER-MODULE CONNECTIONS.
- 6.) ALL LUMBER WITHIN 8" FROM GRADE TO BE PRESERVATIVE TREATED.
- 7.) ALL FASTENERS USED IN PRESERVATIVE TREATED LUMBER MUST BE EITHER H.D. GALV. OR STAINLESS STEEL.
- 8.) ADJACENT GROUND SURFACES SHOULD BE SLOPED AWAY FROM STRUCTURE AT 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 4 FEET. DRAINAGE OF SURROUNDING AREA SHALL BE PROVIDED TO PREVENT ACCUMULATION OF SURFACE WATER.
- 9.) SKIRTING MUST BE SELF SUPPORTING AND MAY NOT TRANSFER ANY LOAD.
- 10.) UNDER FLOOR AREA MUST BE VENTILATED AT 1 SQ. FT. FOR EACH 1500 SQ. FT. OF FLOOR AREA. OPENING MUST BE COVERED W/ CORROSION RESISTANT MESH WITH OPENINGS OF 1/4 INCH.
- 11.) HEIGHT OF FINISHED FLOOR ABOVE GRADE SHALL NOT EXCEED 26".
- 12.) ALL UTILITY/RAMP/STAIR DESIGN AND SITE/UTILITY/GRADING DESIGN BY OTHERS.
- 13.) MODULAR BUILDING TO BE CALIFORNIA HCD APPROVED CLASSROOM BUILDING.
- 14.) ACUMEN ENGINEERING WILL NOT INSPECT THE INSTALLED FOUNDATIONS UNLESS SPECIFICALLY CONTRACTED TO DO SO.



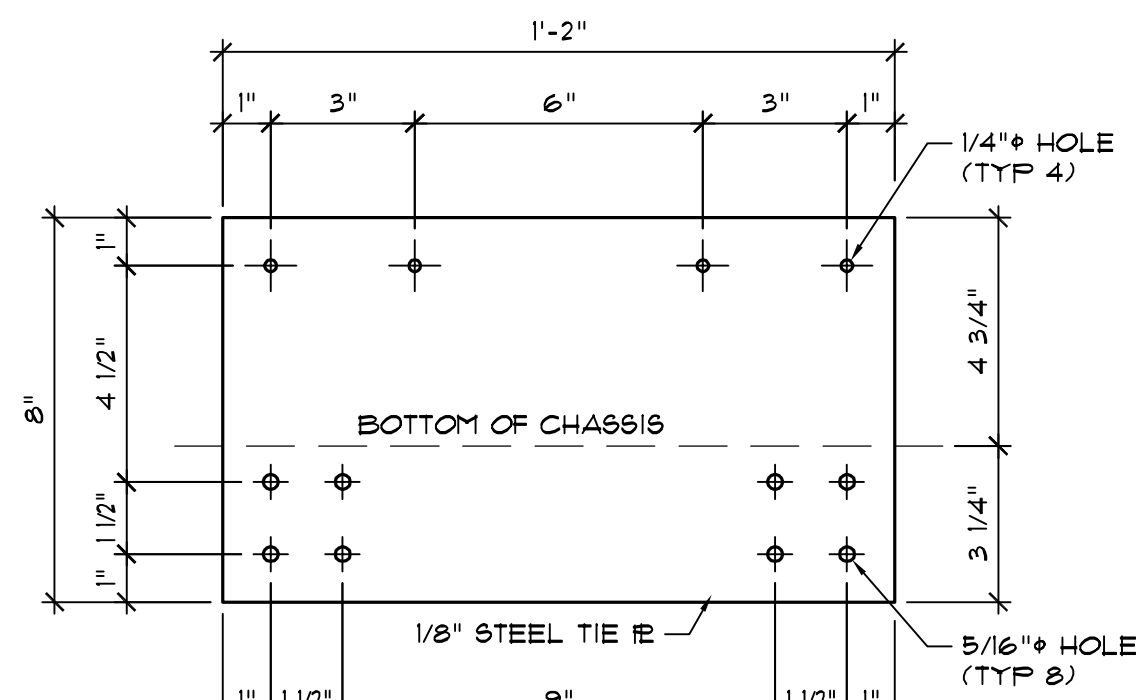
4 DETAIL (MODULE LINE BLOCKING - CHANNEL FLANGES FACING IN)
SCALE: 3" = 1'-0"



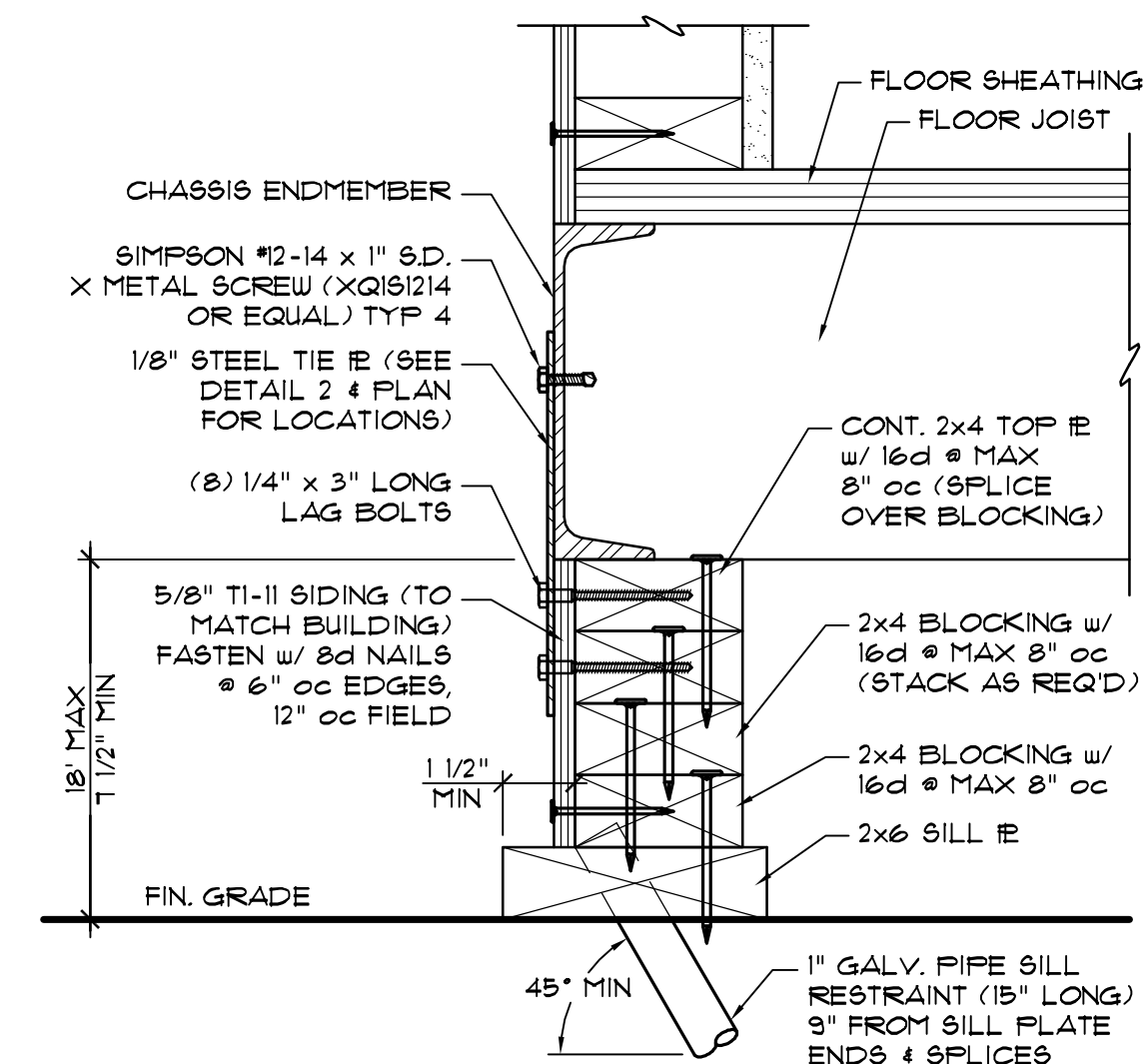
5 DETAIL (VENT - CHANNEL FLANGES FACING IN)
SCALE: 3" = 1'-0"



1 DETAIL (PERIMETER SIDEWALL SUPPORT - CHANNEL FLANGES FACING IN)
SCALE: 3" = 1'-0"



2 DETAIL (TIE PLATE)
SCALE: 3" = 1'-0"



3 DETAIL (PERIMETER ENDWALL SUPPORT - CHANNEL FLANGES FACING IN)
SCALE: 3" = 1'-0"

REVISIONS

DATE	BY

12008 SOUTH 6000 EAST
DRAFTER: UT. 84020
(800) 511 - 9811
FAX (800) 511 - 9951

ACUMEN
Engineering, Inc.

GLOBAL MODULAR
Incorporated

450 COMMERCE AVENUE
ATWATER, CA 95301
PHONE: (209) 580-6506

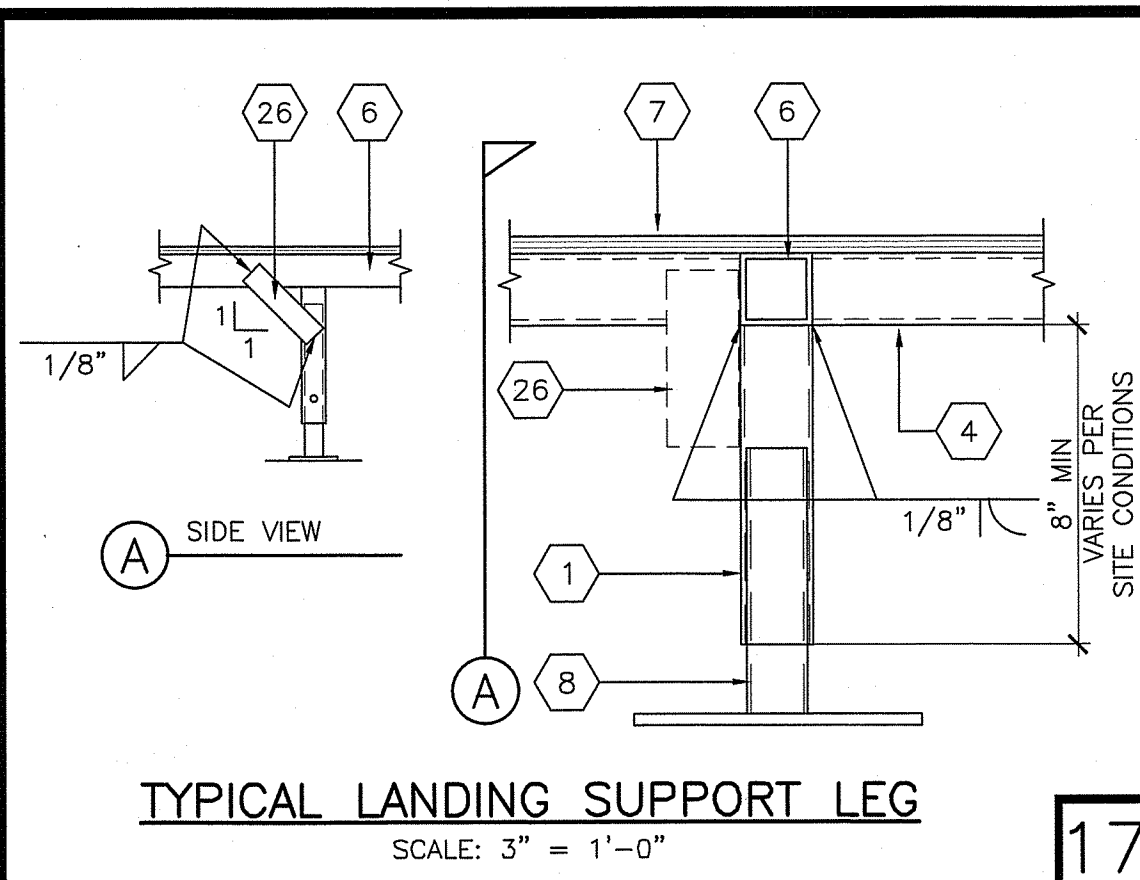
WOOD FOUNDATION DESIGN

Adam M. Nieman
C 91181
Civil Engineer
STATE OF CALIFORNIA

JUN 05 2020

SEAL

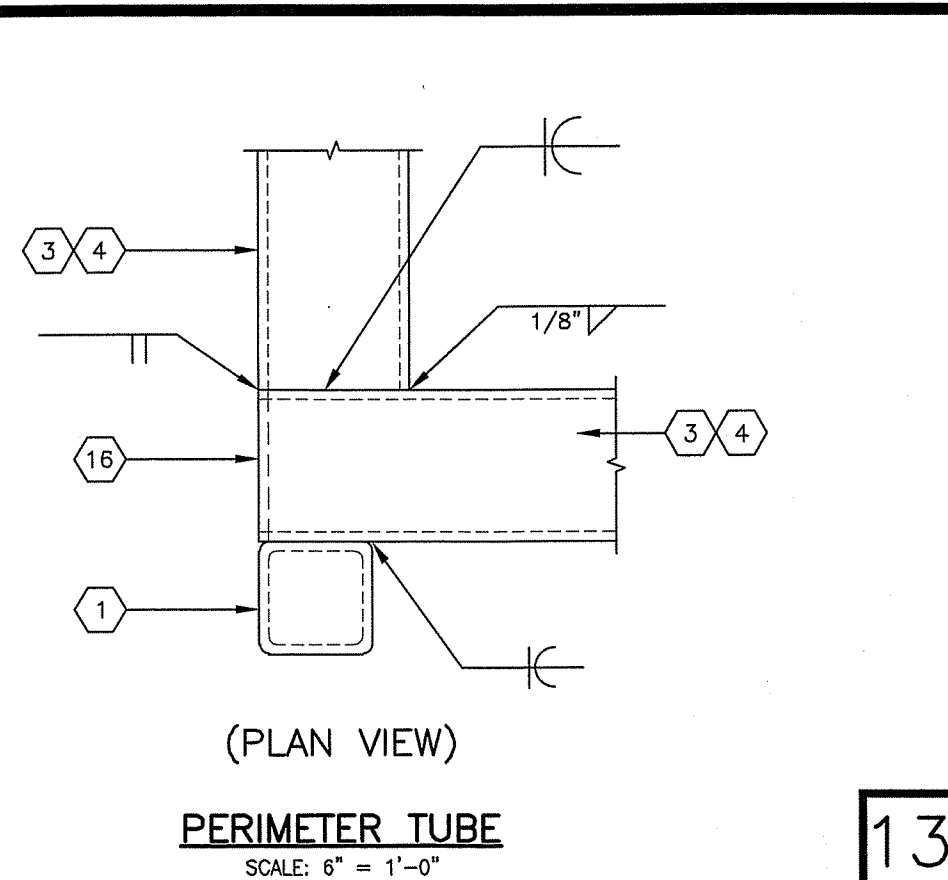
DATE: 6/20
SCALE: SHOWN
DWN: A.N.
JOB: 200603
SHEET: F1
OF 1 SHEET



TYPICAL LANDING SUPPORT LEG

SCALE: 3" = 1'-0"

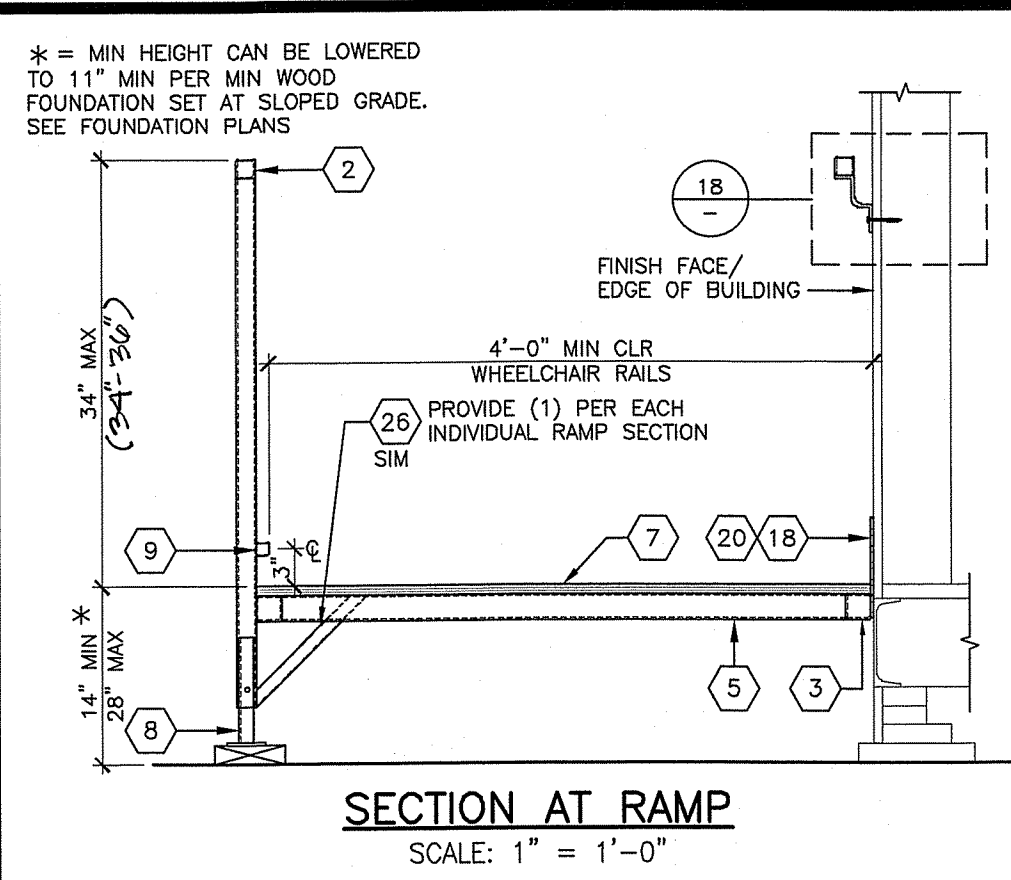
17



PERIMETER TUBE

SCALE: 6" = 1'-0"

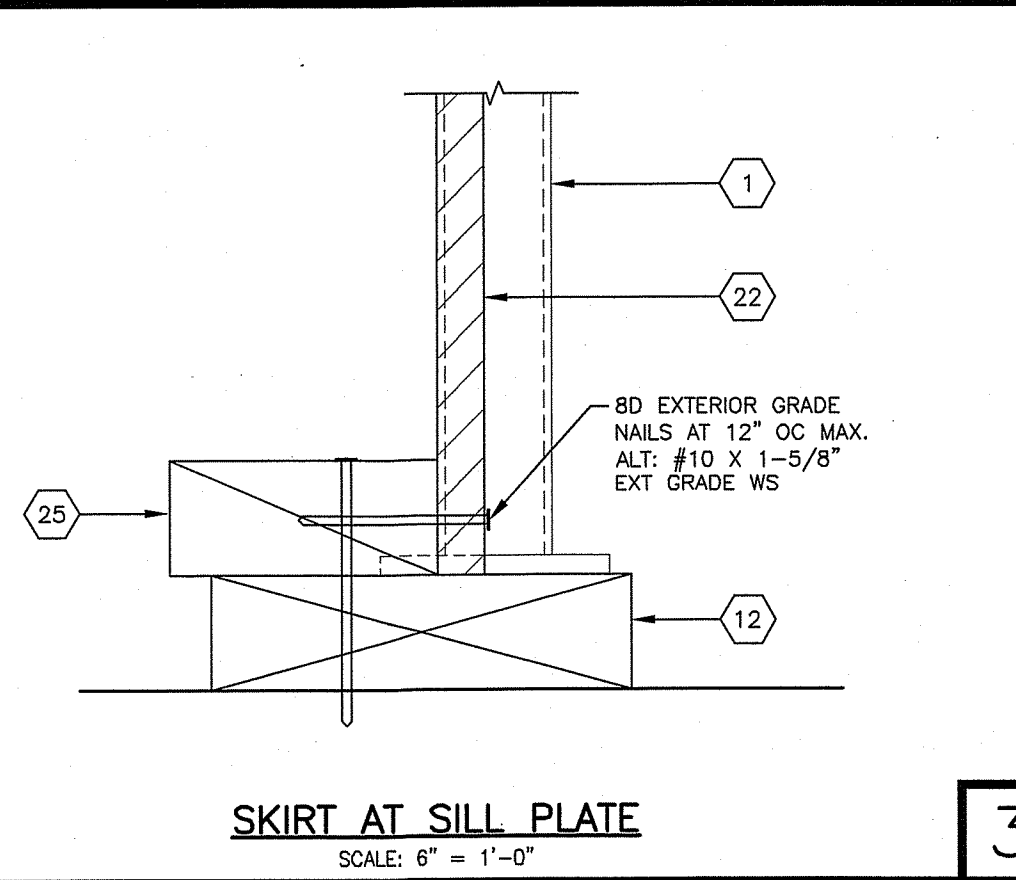
13



SECTION AT RAMP

SCALE: 1" = 1'-0"

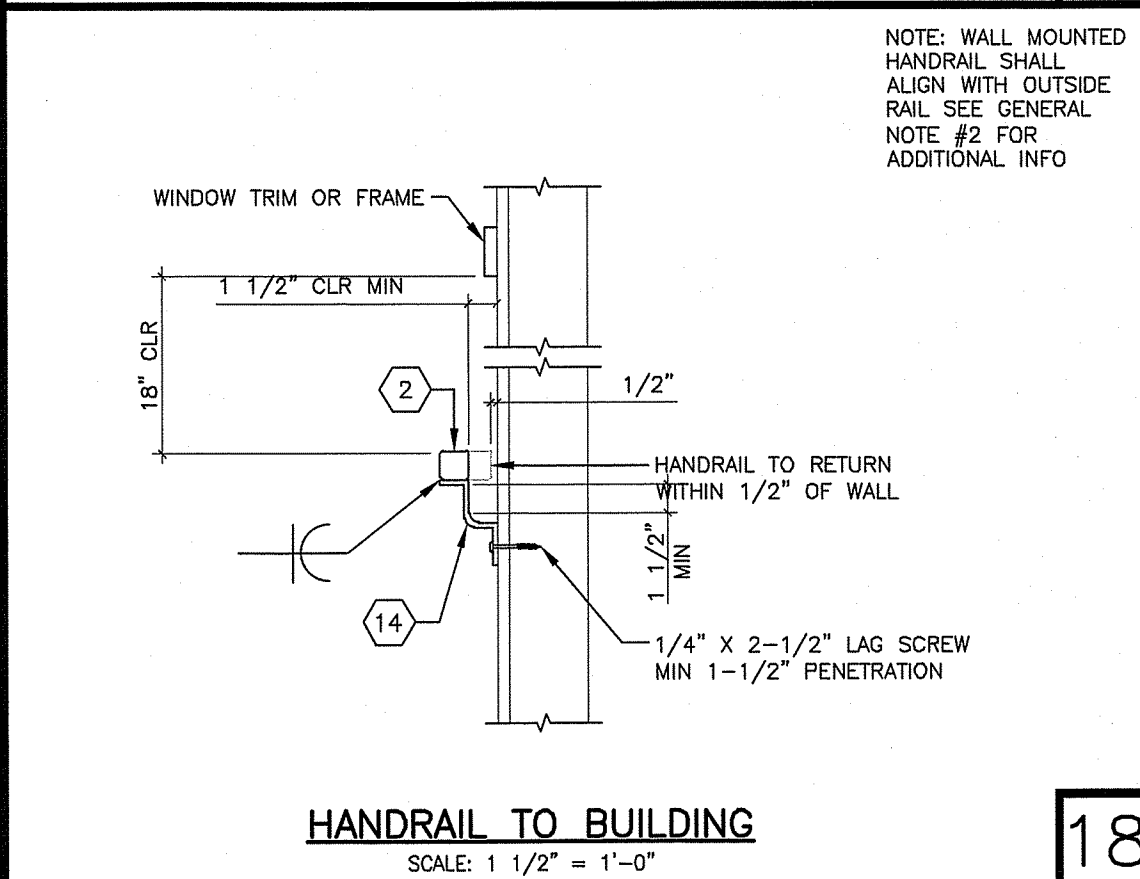
8



SKIRT AT SILL PLATE

SCALE: 6" = 1'-0"

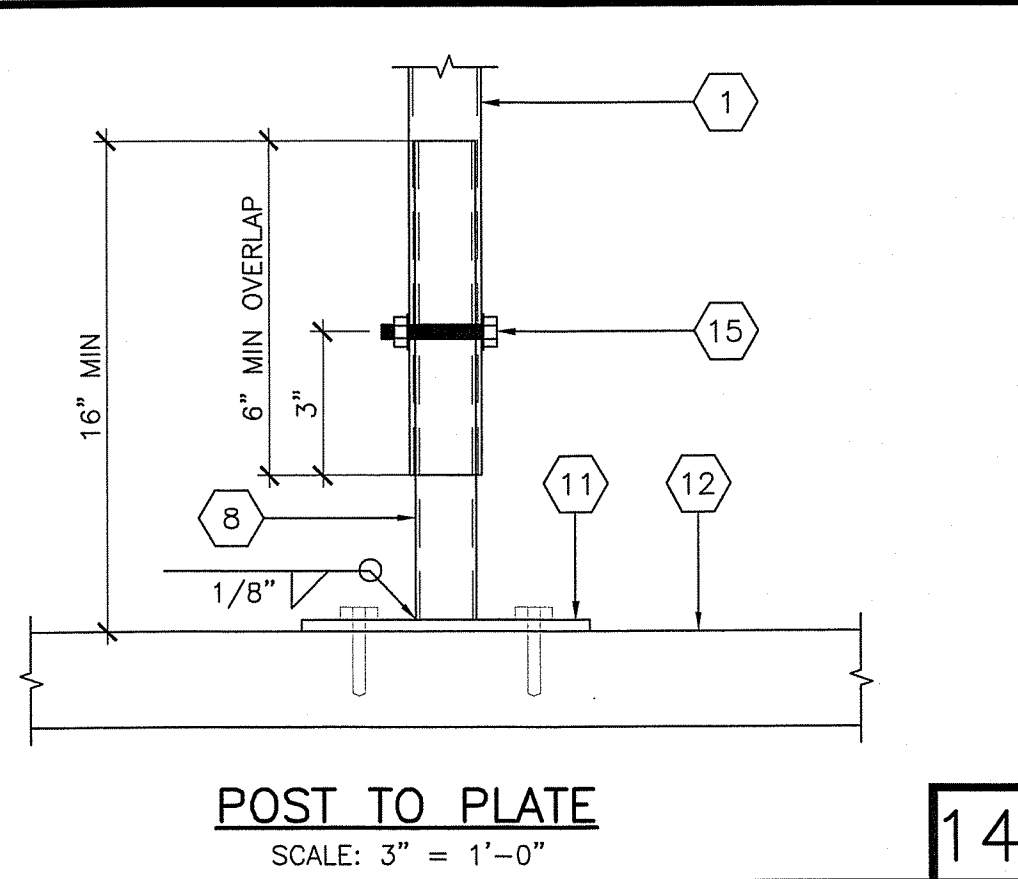
3



HANDRAIL TO BUILDING

SCALE: 1 1/2" = 1'-0"

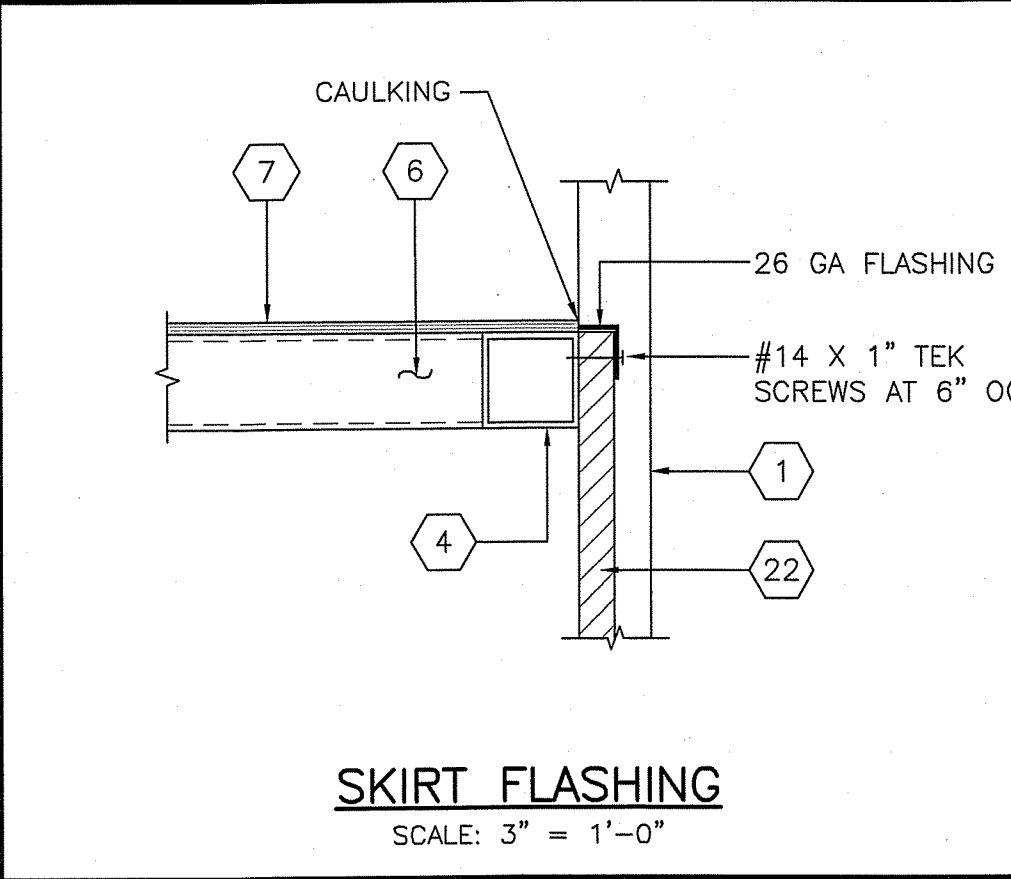
18



POST TO PLATE

SCALE: 3" = 1'-0"

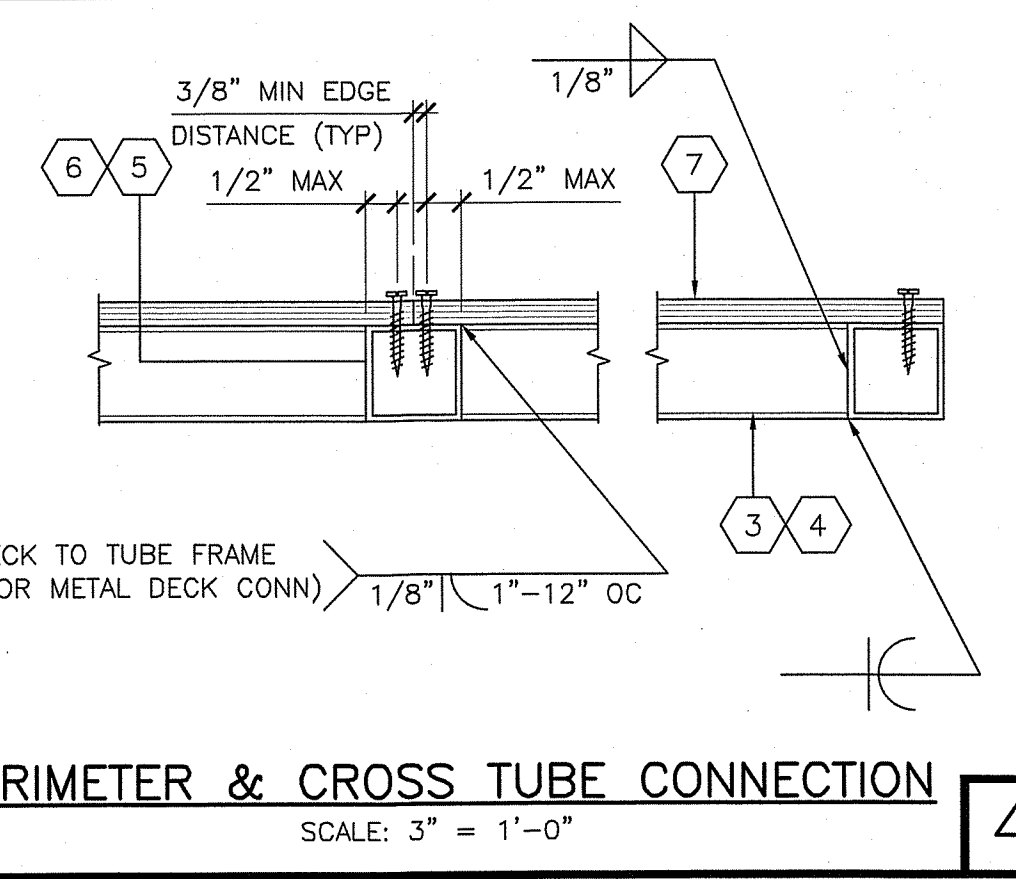
14



SKIRT FLASHING

SCALE: 3" = 1'-0"

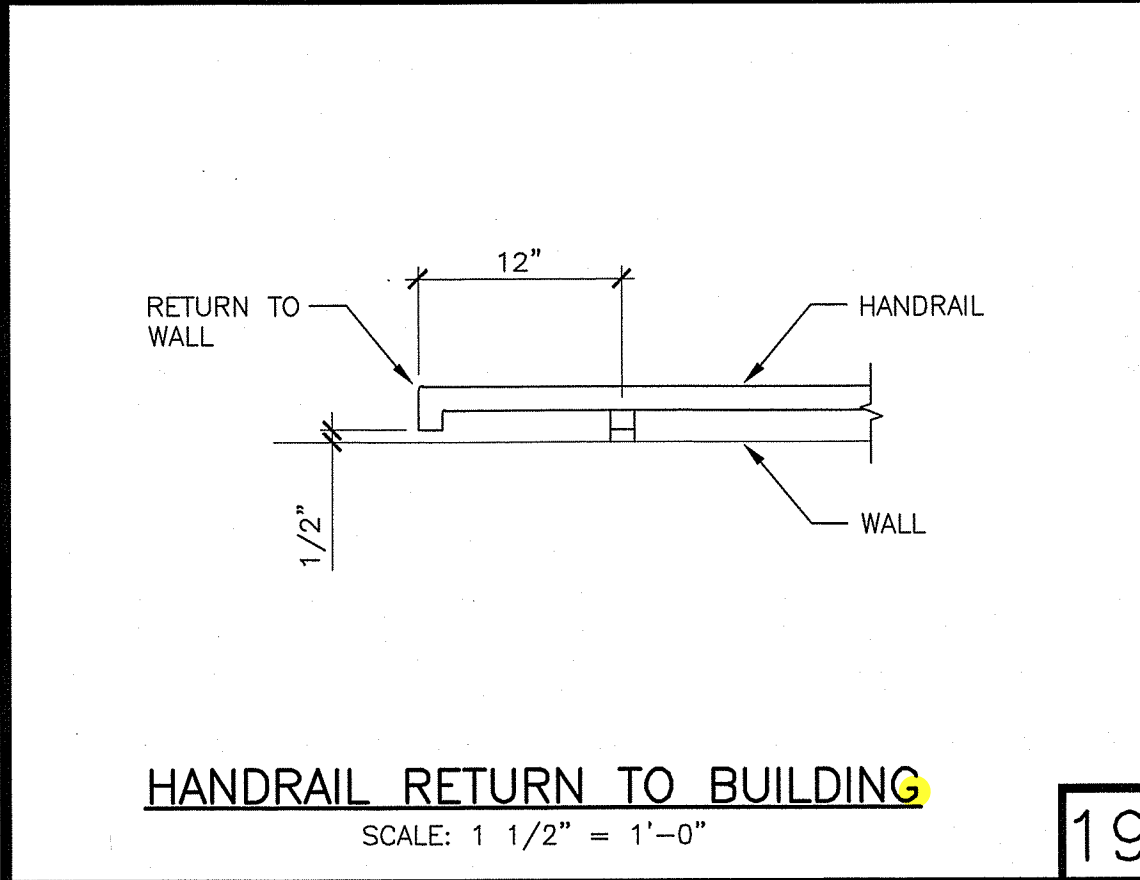
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PERIMETER & CROSS TUBE CONNECTION

SCALE: 3" = 1'-0"

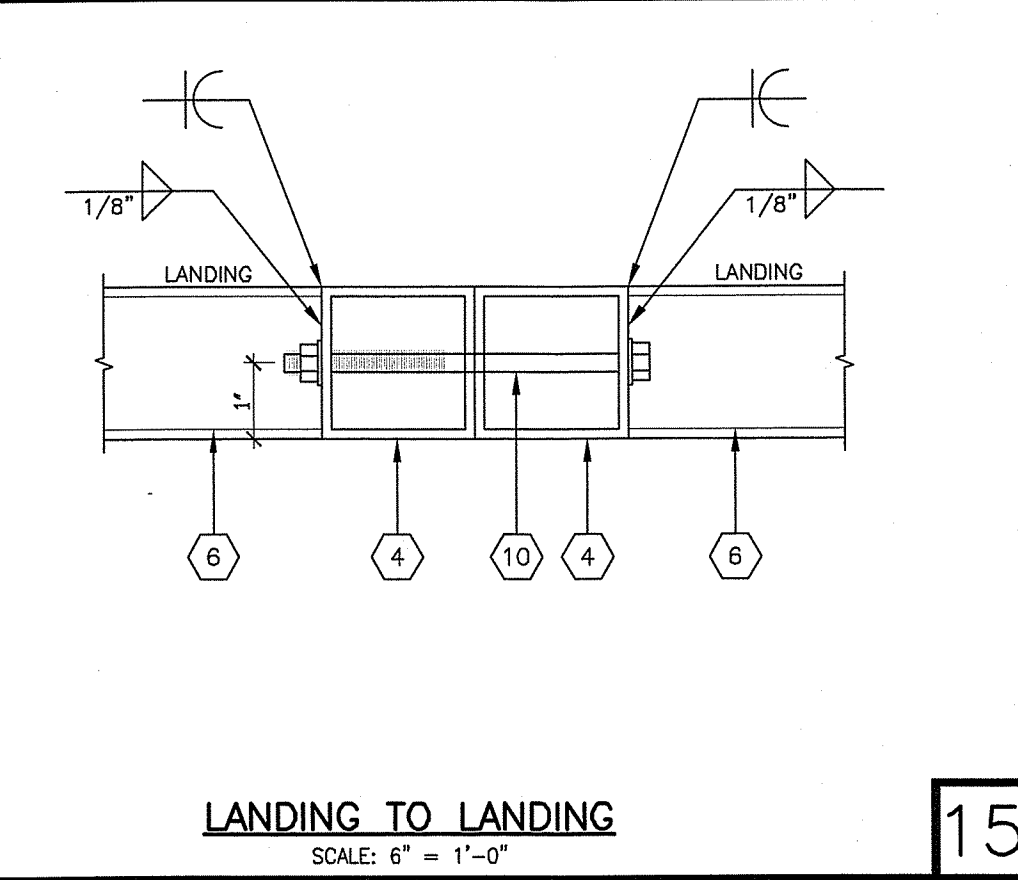
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HANDRAIL RETURN TO BUILDING

SCALE: 1 1/2" = 1'-0"

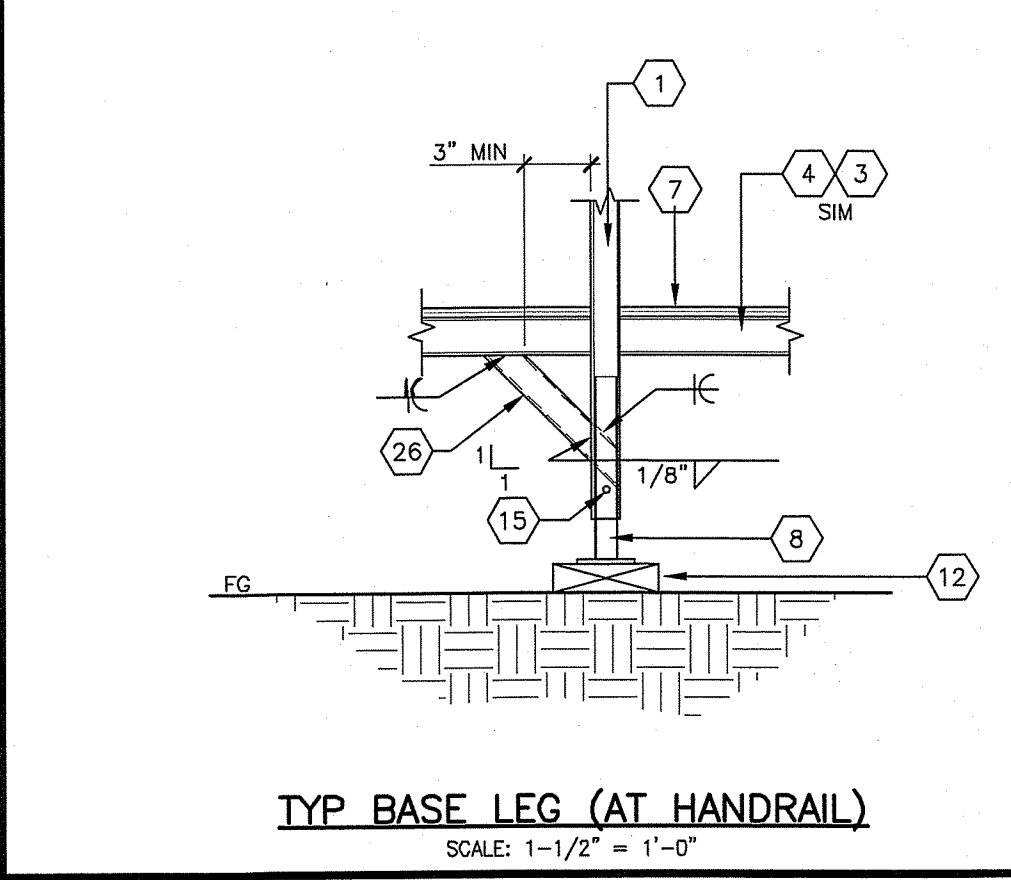
19



LANDING TO LANDING

SCALE: 6" = 1'-0"

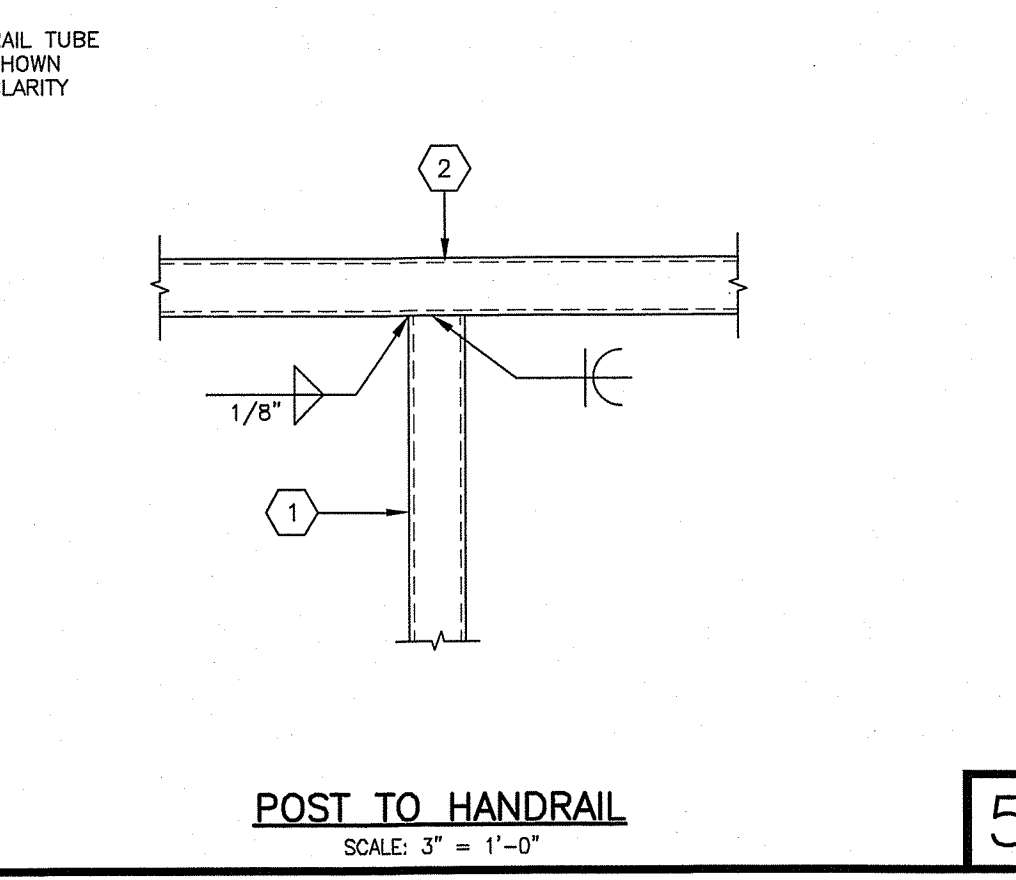
15



TYP BASE LEG (AT HANDRAIL)

SCALE: 1-1/2" = 1'-0"

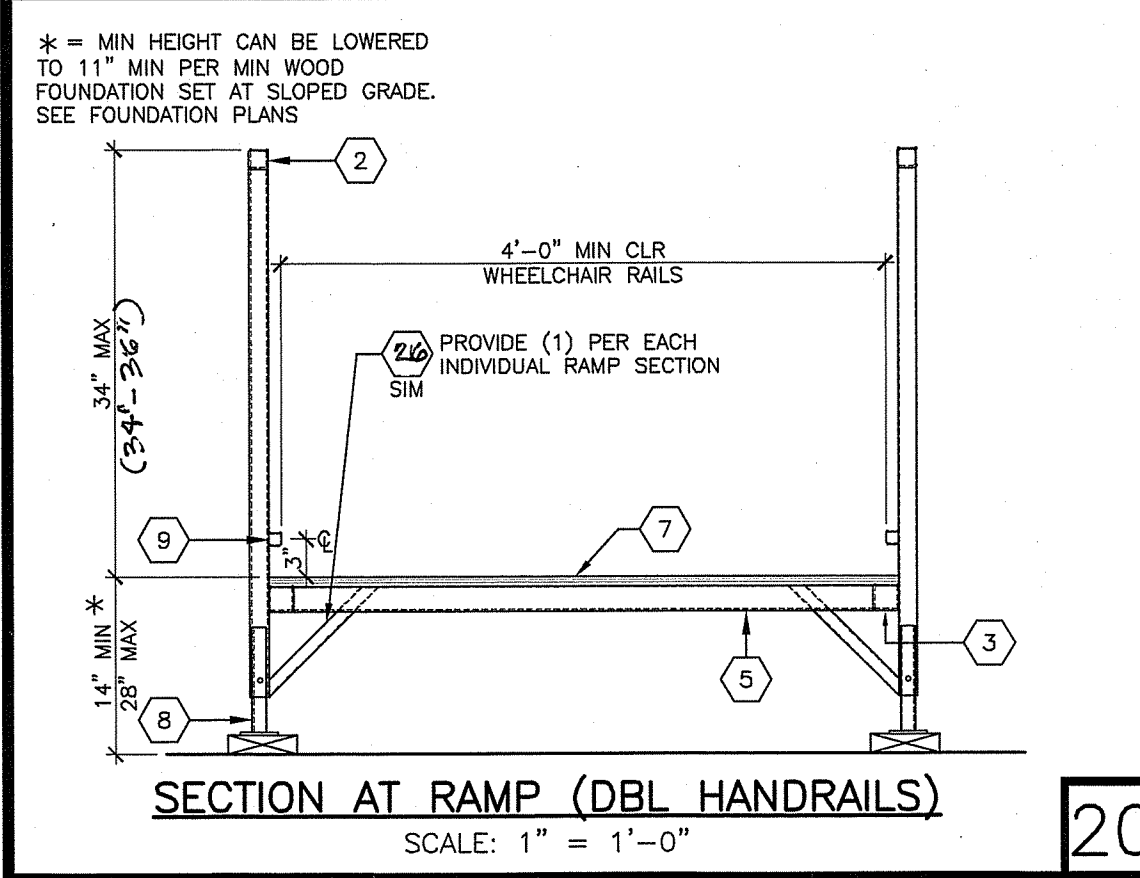
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POST TO HANDRAIL

SCALE: 3" = 1'-0"

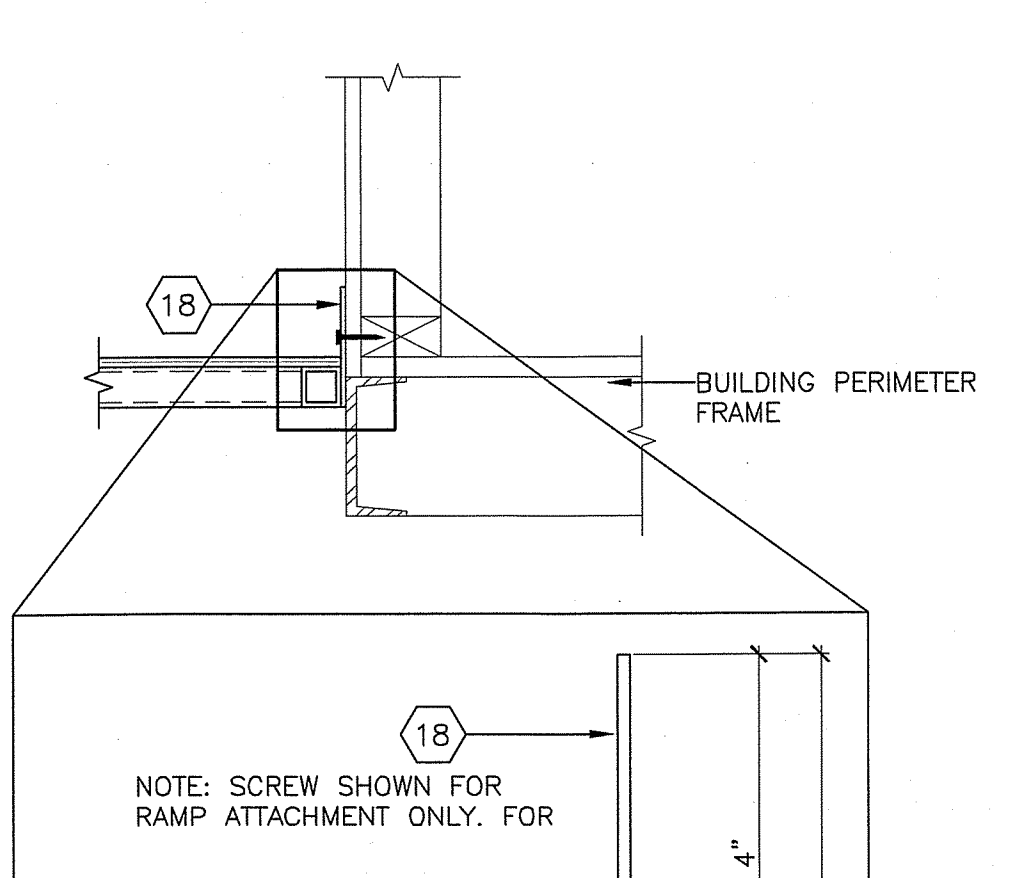
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SECTION AT RAMP (DBL HANDRAILS)

SCALE: 1" = 1'-0"

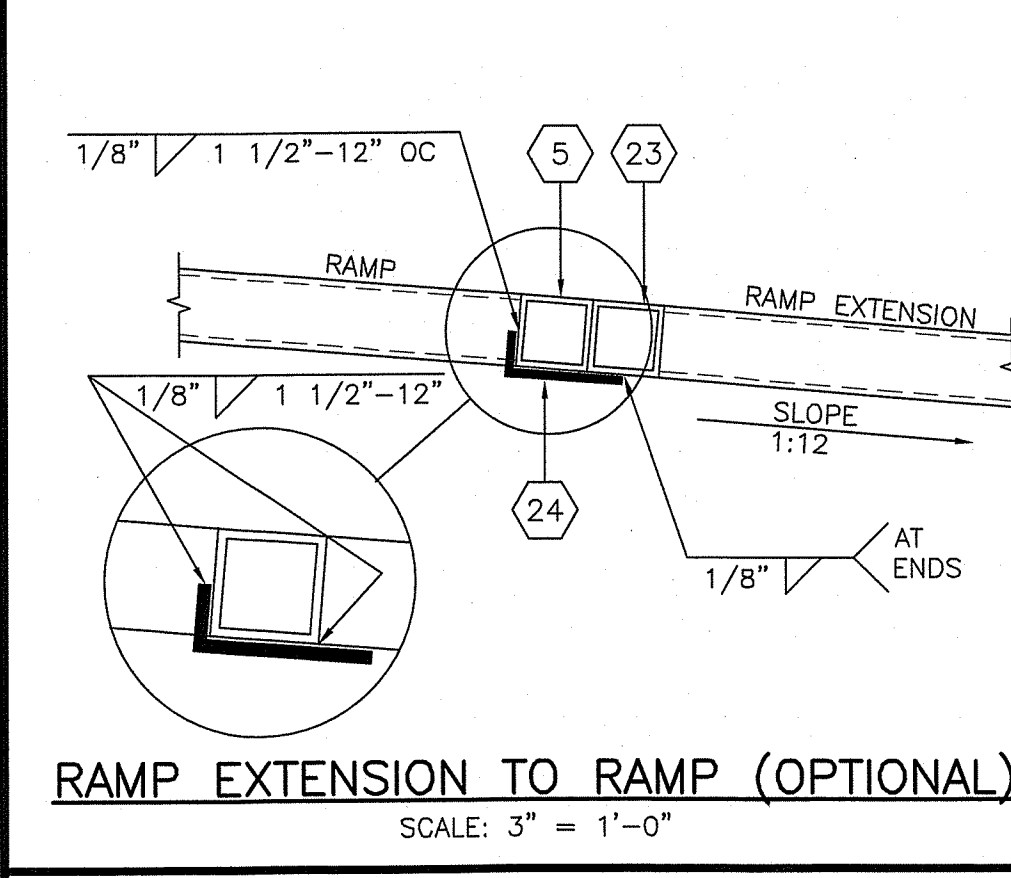
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RAMP AT BUILDING

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

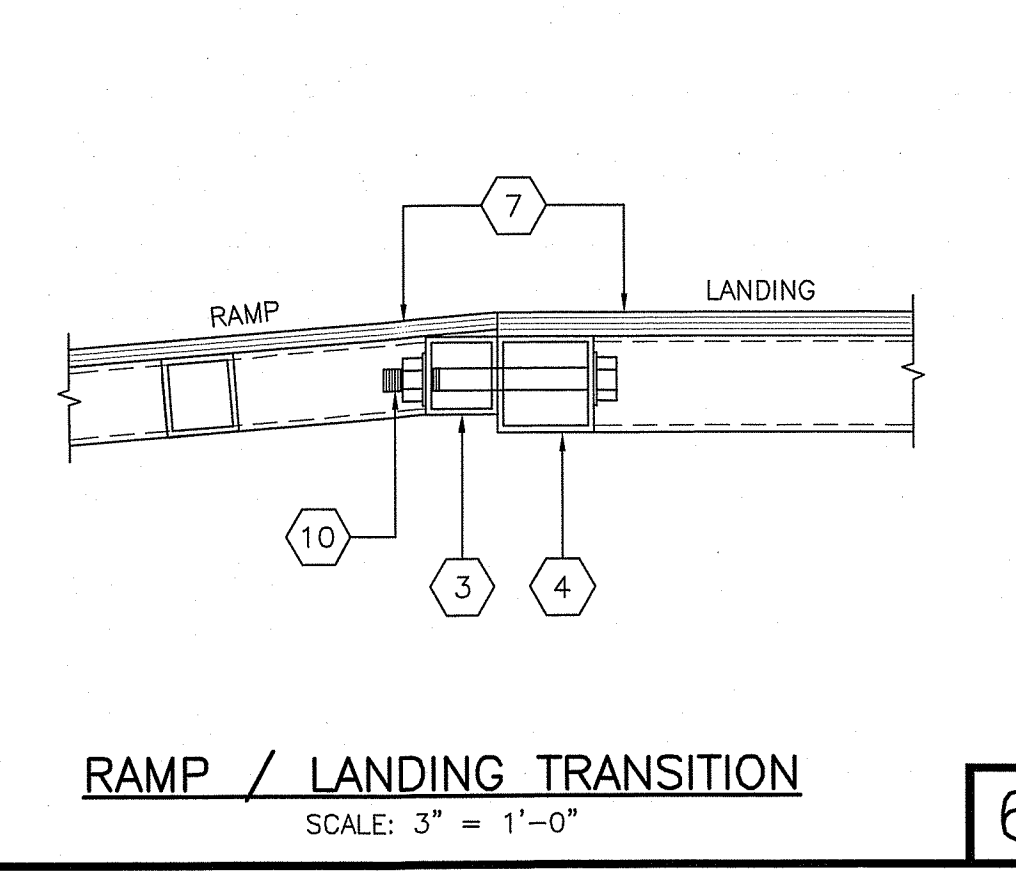
16



RAMP EXTENSION TO RAMP (OPTIONAL)

SCALE: 3" = 1'-0"

11

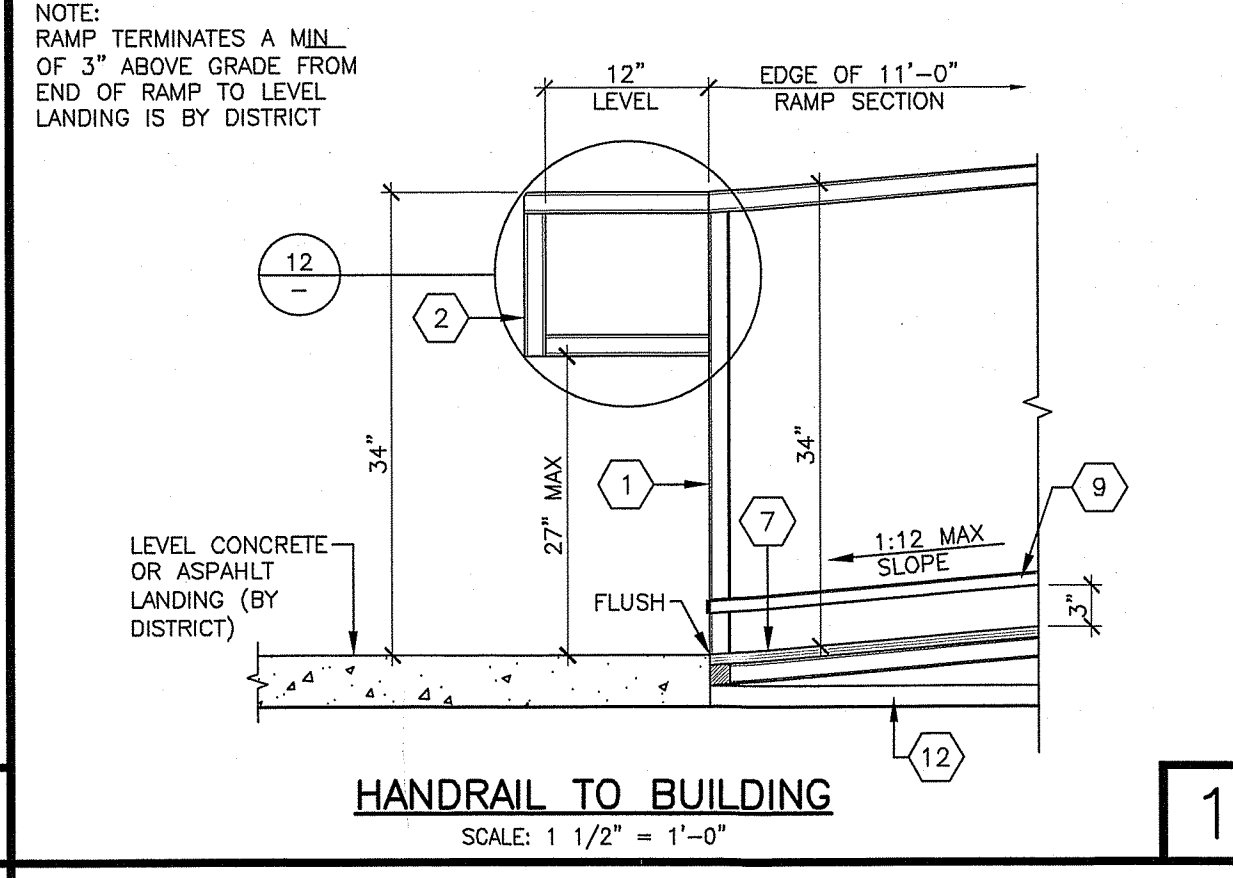


RAMP / LANDING TRANSITION

SCALE: 3" = 1'-0"

6

- KEY NOTES**
- UPRIGHT TUBE: 1 1/2" X 1 1/2" X 11 GA MIN (t = 0.120") SQUARE TUBE
 - HANDRAIL TUBE: 1 1/2" X 1 1/2" X 16 GA MIN (t = 0.065") SQUARE TUBE SEE GENERAL NOTE #2
 - RAMP PERIMETER TUBE: 1 1/2" X 1 1/2" X 16 GA MIN (t = 0.065") SQUARE TUBE
 - LANDING PERIMETER TUBE: 2" X 2" X 16 GA MIN (t = 0.065") SQUARE TUBE
 - RAMP CROSS TUBE: 1 1/2" X 1 1/2" X 16 GA MIN (t = 0.065") AT 16" OC MAX
 - LANDING CROSS TUBE: 2" X 2" X 16 GA MIN (t = 0.065") SQUARE TUBE AT 16" OC MAX
 - PLYWOOD DECKING (STANDARD): USE 3/4" EXTERIOR GRADE PLYWOOD DECKING WITH 24" OC SPAN RATING ATTACH PLYWOOD DECK WITH #12 STS AT 6" OC BOUNDARY AND EDGES, 12" OC FIELD SEE GENERAL NOTES #3 FOR ADDITIONAL INFORMATION. 12 GA METAL DECK (OPTIONAL): NON-SLIP SURFACE MAINTAINABLE FOR 1 YEAR. SEE GENERAL NOTES #3 AND DETAIL #4
 - ADJUSTABLE LEGS: 1" X 1" X 14 GA MIN (t = 0.075") SQ TUBE WELDED TO LEG BASE PLATE
 - WHEELCHAIR GUIDE RAILS: 1" X 1" X 14 GA MIN (t = 0.075") SQUARE TUBE, 1/8" FILLET WELDED TO UPRIGHT MEMBERS
 - 3/8" GALV MACHINE BOLT WITH NUT
 - 3" X 6" X 1/4" THICK GALV BASE PLATE DRILL (2) 5/16" HOLES FOR (2) 1/4" X 1-1/2" GALV LAG SCREWS
 - CONTINUOUS 2 X 6 HF #2 MIN PRESSURE TREATED SILL PLATE
 - 1" X 19" STANDARD WEIGHT HOT DIPPED GALVANIZED PIPE AT 10'-0" OC MAX, 2'-0" MAX FROM EACH CORNER IN BOTH DIRECTIONS AND A MINIMUM OF TWO PIPES PER DISCONTINUE FOUNDATION STRIP PER DSA IR 16-1 SECTION 4.8 DRILL SILL PLATE 1 1/2" MAX HOLE PIPE SHOULD PENETRATE INTO SOIL AND/OR PAVING A MIN OF 12" MEASURED VERTICALLY PIPES SHALL BE INSTALLED ON A CONTINUOUS PLATE
 - HANDRAIL MOUNTING BRACKET: 3/8" X 4" GALV LAG BOLT TO WOOD STUD OR #14 GALV TEK SCREWS TO METAL STUDS BRACKET OCCURS AT (3) PLACES, (1) AT EACH END AND (1) AT MID SPAN OF HANDRAIL
 - 1/4" GALV BOLT THRU BOTH TUBES, FASTEN BOLT WITH NUT
 - PLASTIC END CAP
 - 1 1/2" X 1 1/2" X 12 GA LANDING SUPPORT
 - RAMP ATTACHMENT: 8" X 1/8" PLATE WITH #14" X 3" GALV WOOD SCREWS TO WOOD STUDS OR #14 GALV TEK SCREWS TO STEEL OR /4" X 3" TAPCON SCREWS AT CONC AT 10" OC MAX
 - 2" X 2" 16 GA MIN (t = 0.065") CROSS TUBING
 - LANDING ATTACHMENT: 8" X 2 1/2" X 1/8" STEEL TABS W/ (2) EVEN SPACED 1/4" X 3" GALV LAG SCREWS TO BUILDING AT WOOD STUDS USE #14 GALV TEK SCREWS AT METAL STUDS. LOCATE STEEL TABS AWAY FROM DOOR
 - SUPPORT PLATE - 1 1/4" X 1/8" THICK PLATE
 - WOOD SKIRTING ROUGH SAWN T-1-11 UNGROOVED
 - RAMP EXTENSION FRAME
 - 3" X 1" X 3'-0" X 10 GA BENT PLATE
 - 2X NAILED TO SILL PLATE WITH 16D EXT GRADE AT 16" OC MAX. ALT: #10 X 3" EXT GRADE WS
 - 1 1/2" SQUARE TUBE X 16 GA BRACE @ EACH UPRIGHT TUBE WELD AT 45' MAX
 - 1 1/2" X 1 1/2" X 11 GA MIN (t = 0.120") SQUARE TUBE STAIR AND RISER FRAMING

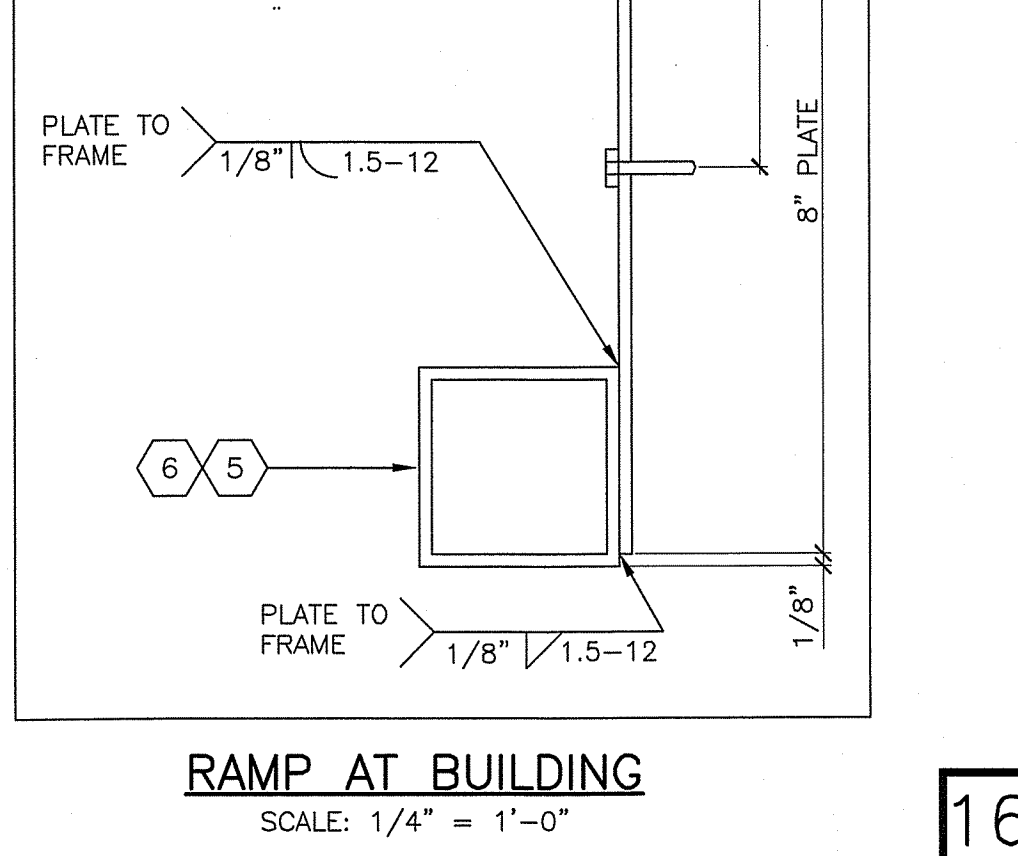


HANDRAIL TO BUILDING

SCALE: 1 1/2" = 1'-0"

1

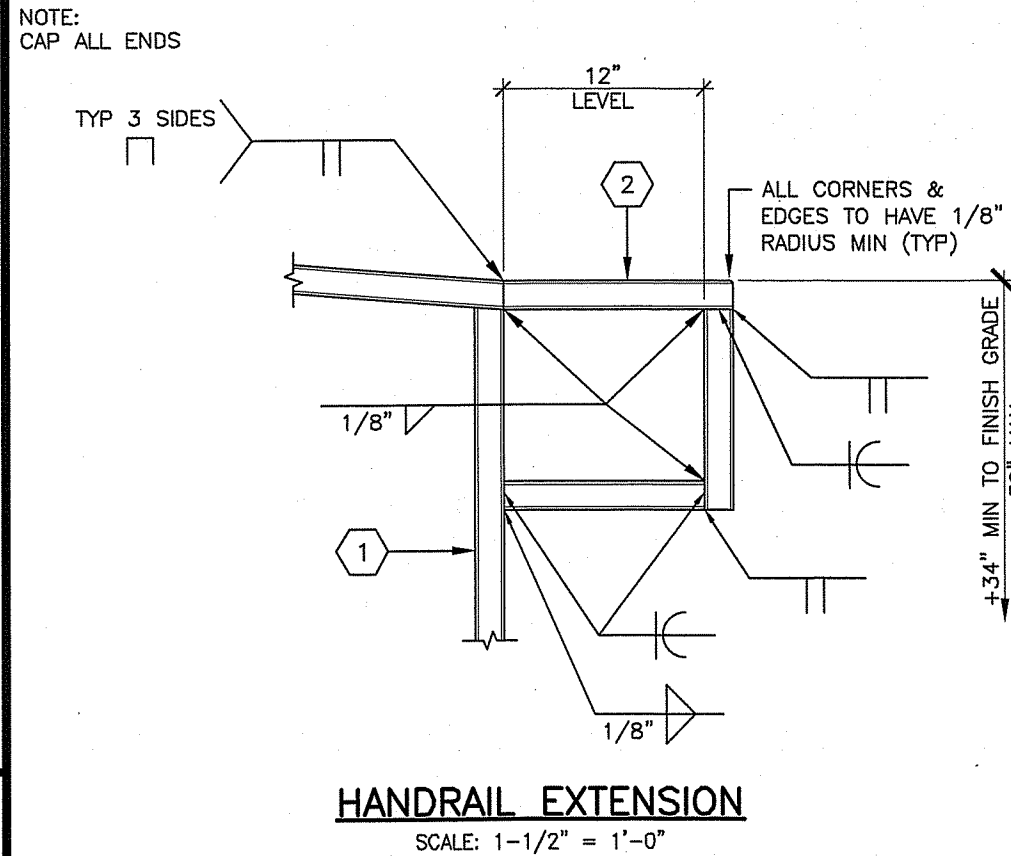
- GENERAL NOTES**
- RAMP: RAMP SHALL NOT SLOPE MORE THAN 1" PER 12" MAX
 - HANDRAILS: 11B-505.10.1, RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. 11B-505.8 HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. IF STUCCO OPTION IS USED IT MUST BE SMOOTH BEHIND HAND RAIL PER 11B-505.5
 - RAMP/LANDING SURFACES: 0.6 FRICTION FOR LANDING AND 0.8 FOR RAMP PER SECTION 1124B.1 AND ADAAG SECTION 4.5.1
 - SITE CONDITION: DUE TO VARIOUS SITE CONDITIONS, THE MAXIMUM HEIGHT OF FINISH FLOOR FROM GRADE IS 26'-0". THEREFORE IT IS POSSIBLE THAT THE ACCESS RAMP ATTACHED TO THE COMMON LANDING COULD BE 26'-0". AT A SLOPE OF 1:12, THE ARCHITECT MUST TAKE INTO ACCOUNT THAT THE RAMP SUPPLIED BY ICS IS 11'-0". AT A SLOPE OF 1:12 THE ARCHITECT WILL HAVE TO DESIGN AND PROVIDE SUFFICIENT DETAILS OF RAMP EXTENSIONS AND BOTTOM LANDING DEPENDING ON PARTICULAR SITE CONDITIONS ICS WILL NOT BE RESPONSIBLE FOR ANY RAMP EXTENSION EXCEEDING ORIGINAL PLAN AS SHOWN ON PLANS
 - ALL TUBE STEEL TO BE OF ASTM A500 GRADE B STEEL (Fy = 46 KSI)
 - SEE SHEET A0.1 FOR SPECIFICATION



RAMP AT BUILDING

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

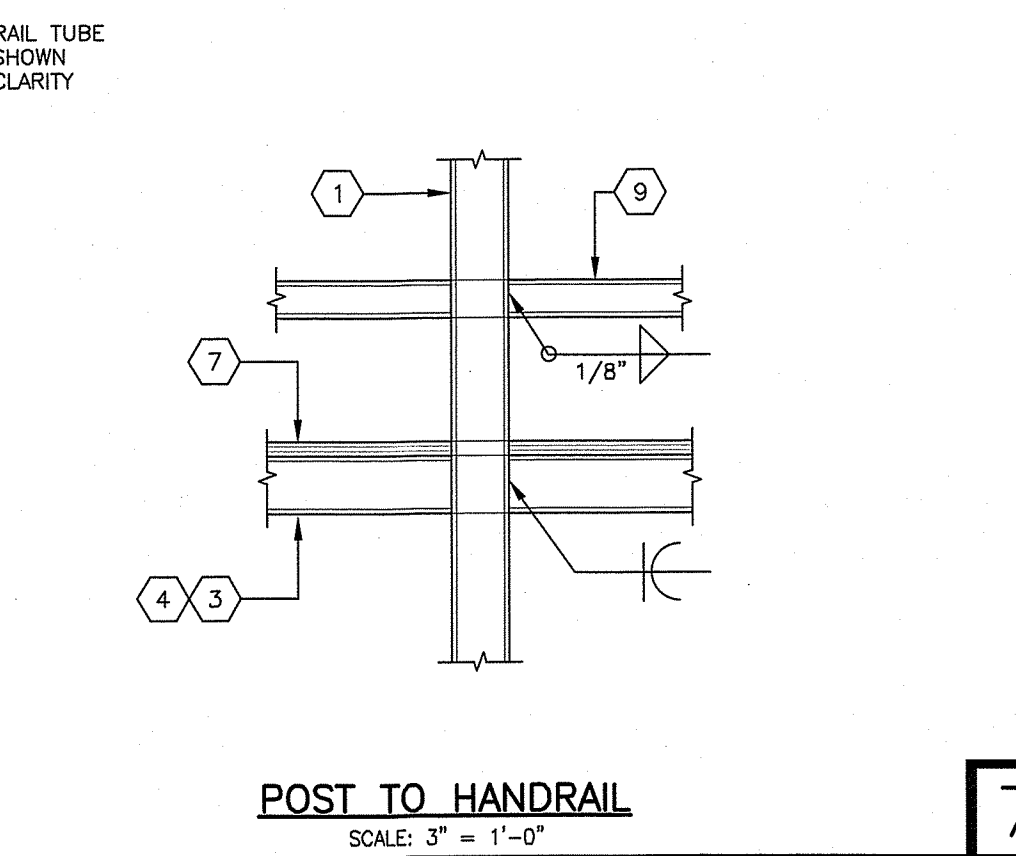
16



HANDRAIL EXTENSION

SCALE: 1-1/2" = 1'-0"

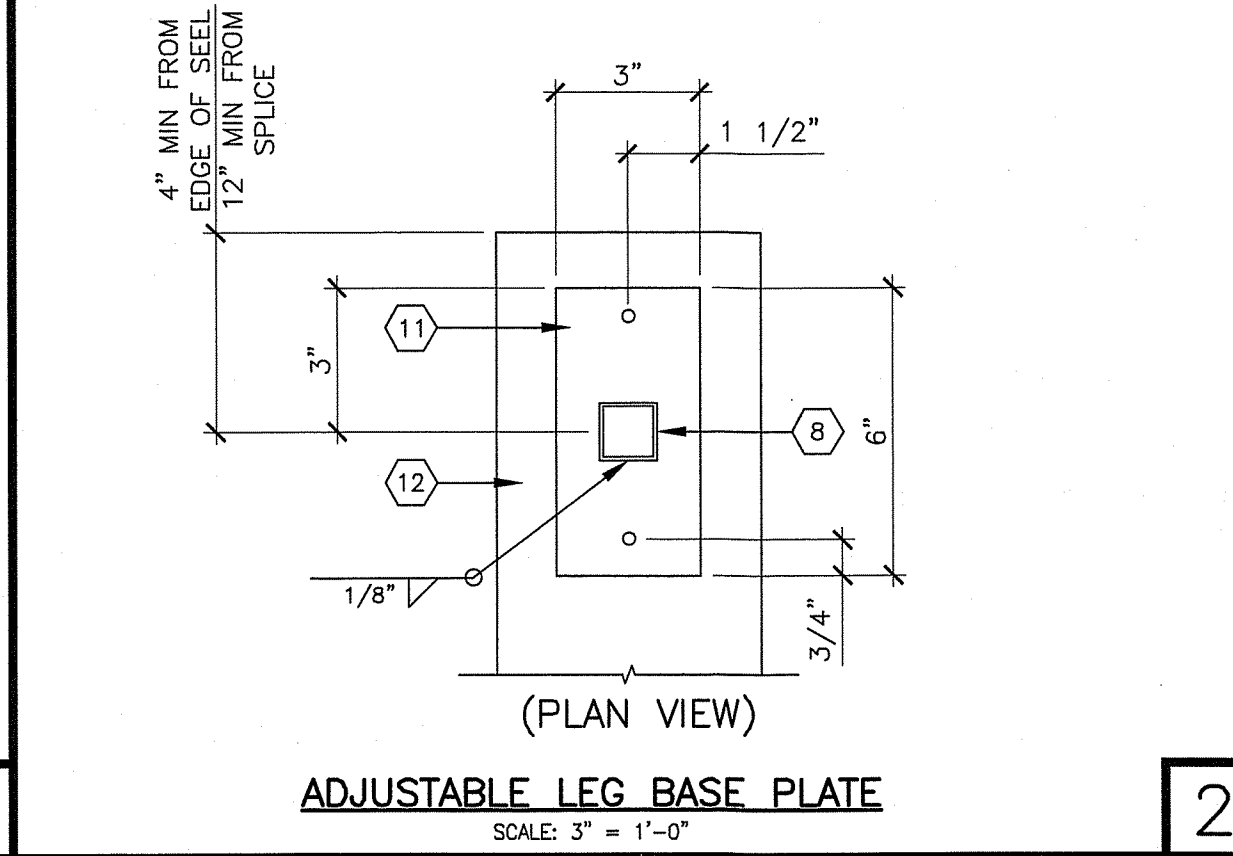
12



POST TO HANDRAIL

SCALE: 3" = 1'-0"

7



ADJUSTABLE LEG BASE PLATE

SCALE: 3" = 1'-0"

2

PROJECT SPECIFIC STATE AGENCY APPROVAL

GLOBAL MODULAR
INCORPORATED

AURORA MODTECH
DESIGNS

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PROJECT NAME:

SHEET TITLE:

RAMP AND LANDING DETAILS

MFR. STRUCTURAL ENGINEER OF RECORD ON PC

DATE SIGNED: DEC 11 2018

MFR. PROJECT SPECIFIC PROFESSIONAL OF RECORD

ARCHITECT OF RECORD

PRE-CHECK (PC) DOCUMENT
CODE: 2016 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

PC 02-116677
FILE # 02-116677
AC. 4
FLS. 2
SS. 2
DATE: DEC 14 2018

REVISIONS

PROJECT NO.: 00-0000
DRAWN BY: 00
SCALE: AS NOTED
DATE: 00-00-00
SHEET NUMBER

R0.0

Packet Page 38

KEY NOTES

REFER TO SHEET R0.0 FOR ALL KEYNOTE REFERENCES AND GENERAL NOTES

GENERAL RAMP/LANDING/STAIR NOTE

IF SPECIAL INSPECTIONS FOR STRUCTURAL WELDING FOR THE RAMP IS EXEMPTED BY THE DESIGN PROFESSIONAL ON THE FORM DSA 103, THE FOLLOWING CRITERIA SHALL BE MET:

THE DESIGN PROFESSIONAL HAS EXEMPTED THIS RAMP FROM SPECIAL INSPECTION REQUIREMENTS FOR MATERIAL IDENTIFICATION AND STRUCTURAL WELDING. RAMP SHALL NOT BE MODIFIED OR HAVE SHIMS ADDED CAUSING THE DISTANCE BETWEEN THE HIGHEST RAMP WALKING SURFACE AND THE ADJACENT GRADE TO BE MORE THAN 30 INCHES. IF THIS CONDITION IS NOT MET, THE STRUCTURAL TESTING AND/OR INSPECTION WILL BE REQUIRED TO VERIFY MATERIALS AND STRUCTURAL WELDING. THIS APPLIES TO SCOPES OF WORK INCLUDING NEW CONSTRUCTION, ALTERATION, OR RELOCATION OF THE RAMP.

PROJECT SPECIFIC STATE AGENCY APPROVAL



CONTRACTORS LICENSE #837357

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PROJECT NAME:

SHEET TITLE:

RAMP AND LANDING PLAN
(FREESTANDING HANDRAILS)

MFR. STRUCTURAL ENGINEER OF RECORD ON PC



MFR. PROJECT SPECIFIC PROFESSIONAL OF RECORD

ARCHITECT OF RECORD

PRE-CHECK (PC) DOCUMENT
CODE: 2016 CBC
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

PC/02-116677

DATE: DEC 14 2018

REVISIONS

△	-
△	-
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△	-
△	-
△	-
△	-

PROJECT NO.: 00-0000

DRAWN BY: 00

SCALE: AS NOTED

DATE: 00-00-00

SHEET NUMBER

R2.0

STEEL TAB AT LANDINGS

SCALE: 3" = 1'-0"

7

ELEVATION

SCALE: 1/2" = 1'-0"

5

FRAMING PLAN

SCALE: 1/2" = 1'-0"

1

ELEVATION

SCALE: 1/2" = 1'-0"

4

ELEVATION

SCALE: 1/2" = 1'-0"

2

RAMP AND LANDING PLAN VIEW

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

6

SILL PLATE AT RAMP AND LANDING

SCALE: 1/2" = 1'-0"

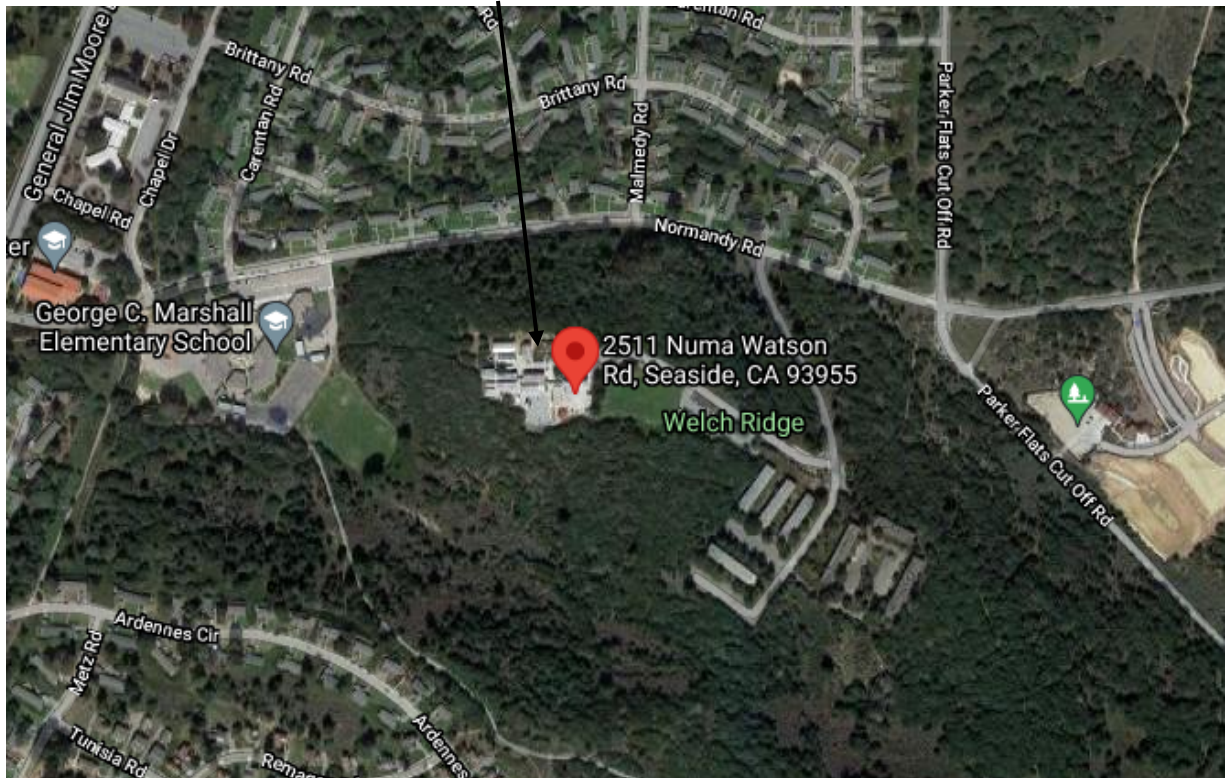
3

Attachment 2

Location Map

2511 Numa Watson Road

Project Location



Attachment 3

Site Photos

Front Entrance to Campus



Proposed Modular Building



Location of Modular Building on north side

Proposed Modular
Building





CITY OF SEASIDE STAFF REPORT

Item No.: 7.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: September 8, 2021

SUBJECT: **SEASIDE MUNICIPAL CODE AMENDMENT: INTRODUCTION OF AN AMENDED ORDINANCE FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL, AMENDING SEASIDE MUNICIPAL CODE SECTION 17.14.030, TABLE 2-4 – ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES FOR RESTAURANTS, CAFÉS and COFFEE SHOPS. THE PROPOSED CHANGES TO THE MUNICIPAL CODE WILL NOT RESULT IN DIRECT OR INDIRECT CHANGES TO THE ENVIRONMENT AND DO NOT MEET THE DEFINITION OF A PROJECT UNDER CEQA (14 CCR 15378(B)).**

PURPOSE & RECOMMENDATION

In accordance with Section 17.74.040.A of the Seaside Municipal Code (SMC), the purpose of this item is for the Planning Commission to consider and provide a recommendation to the City Council on proposed text amendments to: change the permit requirement for Accessory Alcoholic Beverage Sales for Restaurants, Cafes and Coffee Shops from requiring a Use Permit to being Permitted; and consolidate the uses of Restaurants with Table Service and Restaurants with Counter Service into one use type; and modify the permitted use table to allow Restaurants, Cafes And Coffee Shops to be permitted-by-right in the CMX, CC, CRG, and CH zoning districts.

BACKGROUND

The Planning Commission is responsible for reviewing all Use Permit applications and, in the recent past, has approved every Use Permit requested for accessory alcoholic beverage sales for restaurants, cafes, and coffee shops with table and counter service. On July 14, 2021, the Planning Commission participated in a study session regarding proposed changes to the permitting requirements for restaurants, cafes, and coffee shops. At the meeting, staff presented items for consideration, including a comparison to the West Broadway Urban Village Specific Plan (WBUV), which does not distinguish

between restaurants, cafes, and coffee shops with counter service and those with table service. Additionally, restaurants, cafes, and coffee shops in the WBUV are permitted to have accessory alcoholic beverage sales by-right. The Planning Commission discussed the business needs of restaurants related to accessory alcoholic beverage sales, the unnecessary distinction between table service and counter service restaurants in the zoning code when compared to the by-right approach of the WBUV, and the benefits of streamlining the permit processes by eliminating the need for a Use Permit for counter service restaurants and accessory alcoholic beverage sales.

STAFF ANALYSIS

Seaside Municipal Code section 17.14.030, Table 2-4 – *Allowed Land Uses and Permit Requirements for Commercial Zones* regulates all uses in the commercial zones of the city. As directed by the Planning Commission, staff has prepared amendments for consideration that would accomplish the following, if adopted by the City Council after receiving a recommendation from the Planning Commission:

Eliminate the Use Permit requirement for accessory alcoholic beverage sales for restaurants, cafes and coffee shops and make the use permitted by-right; and consolidate the uses of *Restaurants with table service* and *Restaurants with counter service* into one use type; and modify the permitted use table to allow restaurants, cafes and coffee shops to be permitted-by-right in the CMX, CC, CRG, and CH zoning districts. Correct typographical errors in SMC 17.14.030, Table 2-4: remove reference to footnote 3 from the *Office – Processing* use category and remove *Alcoholic beverage sales* from the use table.

Currently, city staff completes an analysis and findings of Public Convenience and Necessity (PCN) as part of the Use Permit staff report. By removing the Use Permit requirement, the California Department of Alcoholic Beverage Control and the city would still be required take the following actions, as applicable, regarding PCNs:

- a. No PCN needed. The premises is not in an over-concentrated census tract and there is no current data indicating “high crime” – so no PCN needed
- b. Business owner can write his/her own PCN. If the premises is in an over-concentrated census tract or a “high crime” area – and the business is a restaurant or hotel/motel – then the business owner can write his/her own PCN. They are not required to get PCN from the City.
- c. Must get PCN from the City. If over concentrated or “high crime” – and the business is a bar, pub, “wine bar”, or an off-sale establishment – basically a place that sells alcohol with no food or no overnight stay – then the business owner must obtain a PCN finding by the City.

City staff conducted a series of policy discussions with the ABC regional staff person and concluded that the removal of the Use Permit requirement for Accessory Alcoholic Beverage Sales would not lead to any issues regarding public health, safety or welfare.

Additionally, staff corresponded with Seaside's Acting Chief of Police who verified there are not any high crime areas in commercial zones. Much of the city is classified as "over concentrated," which is addressed in the zoning code by prohibiting the establishment of any new convenience or liquor stores citywide.

ATTACHMENTS

Attachment 1 – Draft Resolution
Exhibit A to Attachment 1

DRAFT RESOLUTION 20-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

RECOMMENDING THAT THE CITY COUNCIL AMEND SEASIDE MUNICIPAL CODE SECTION 17.14.030, TABLE 2-4 – *ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONES* FOR RESTAURANT USES. THE PROPOSED AMENDMENTS INCLUDE: CHANGING THE PERMIT REQUIREMENT FOR ACCESSORY ALCOHOLIC BEVERAGE SALES FOR RESTAURANTS, CAFES AND COFFEE SHOPS FROM REQUIRING A USE PERMIT TO BEING PERMITTED; AND CONSOLIDATING THE USES OF RESTAURANTS WITH TABLE SERVICE AND COUNTER SERVICE INTO ONE USE TYPE; AND MODIFYING THE PERMITTED USE TABLE TO ALLOW RESTAURANTS, CAFES AND COFFEE SHOPS TO BE PERMITTED-BY-RIGHT IN THE CMX, CC, CRG, AND CH ZONING DISTRICTS.

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of text amendments and provide a recommendation to the City Council on the proposed text amendments; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information at a duly noticed regular meeting held on September 8, 2021 and adopted a resolution recommending the City Council adopt an Ordinance to approve the proposed text amendments as outlined below, as included in Exhibit A:

Exhibit A: Seaside Municipal Code section 17.14.030, Table 2-4: Allowed Land Uses and Permit Requirements for Commercial Zones:

1. Remove the reference to footnote 3 for *Restaurants, Café, Coffee Shop – Table Service and Counter Service* and *Restaurant – Fast Food*, which eliminates the need for a Use Permit for all Accessory Alcoholic Beverage Sales; and
2. Eliminate the distinction between *Table Service and Counter Service* for the Restaurant, Café, Coffee Shop Use categories so all restaurants, cafes, and coffee shops would be permitted by-right in the CMX, CC, CRG and CH zoning districts; and
3. Modify footnote 3 to clarify the exceptions/regulations for restaurants, cafes, and coffee shops.
4. Correct typographical errors in SMC 17.14.030, Table 2-4: remove reference to footnote 3 from the *Office – Processing* use category and remove *Alcoholic beverage sales*.

WHEREAS, having a beer and wine license is a vital element to many eating and drinking establishments; and

WHEREAS, the City supports the establishment of businesses through equitable and streamlined permit processes.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and determines:

1. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Evidence: The proposed text amendments eliminate the need for a Restaurant, Café, and Coffee shop to obtain a Use Permit for Accessory Alcoholic Beverage Sales. The City of Seaside will continue to work in collaboration with the California Department of Alcoholic Beverage Control to issue ABC Licenses. Additionally, the proposed amendments also eliminate the distinction between counter service and table service restaurants/food service establishments, eliminating the discretionary permit requirement for counter service and making the use permitted by-right. There are not additional concerns or regulations for the counter service use. These proposed changes attempt to bring the citywide regulations in-line with those of the West Broadway Specific Plan, streamlining the process for a new business to open in Seaside by eliminating the need for discretionary permits. It is the intent of the City of Seaside to support new businesses in the community that are consistent with the General Plan, attract a diverse and balanced mix of business types that will generate a stable, long-term stream of revenue to the city, and support uses that will attract visitors from outside of the city.

2. The proposed amendments to 17.14.030, Table 2-4 are consistent with the General Plan.

Evidence: The proposed changes to the permitting requirements for Cannabis uses (17.14.030, Table 2-4), are consistent with the General Plan.

The Commercial Mixed-Use (CMX) zone implements and is consistent with the Mixed Use land use designation in the General

Plan, which aims to promote pedestrian and transit oriented activity centers in the community with a mix of residential, commercial, office and civic uses.

The Community Commercial (CC) zone implements and is consistent with the Community Commercial land use designation of the General Plan, which is intended for retail and service oriented business activities primarily serving the local community or neighborhood. Uses may include restaurants, supermarkets, health clubs, retail goods and services, personal services, offices, and neighborhood-oriented retail uses.

The Regional Commercial (CRG) zone implements and is consistent with the Regional Commercial (RGC) land use designation of the General Plan, which is applied to areas of the City that are appropriate for large-scale commercial development with retail, entertainment, and/or service uses, or business parks of a scale and function to serve a regional market. Permitted land uses may include hotels, "big-box" retail, movie theaters, and business parks in the North Seaside area only. Regional Commercial uses are defined as large scale 1.0:1 FAR commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. Includes hotels, auto sales, auto repair, auto repair related uses, "big box" retail, and movie theaters.

The Heavy Commercial (CH) designation is intended for areas in which general and heavy regional and subregional commercial activities, such as auto and truck repair, contractors yards, warehousing, distribution, light manufacturing, assembly, and vehicle storage occur. The Heavy Commercial designation is limited to two areas in the vicinity of the Auto Mall and the Kmart site. The maximum allowable FAR for HC is 0.50:1. There is a need for food service in this zone for local workforce.

3. The exemption from the California Environmental Quality Act (CEQA) has been established.

Evidence: In accordance with the California Environmental Quality Act (CEQA) Guidelines the proposed changes to the municipal code will not result in direct or indirect changes to the environment and do not meet the definition of a project under CEQA (14 CCR 15378(b)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission recommends to the City Council adopts an Ordinance to amend Seaside Municipal Code section 17.14.030, table 2-4 – *Allowed Land Uses And Permit Requirements For Commercial Zones* for restaurant uses. The proposed amendments include: changing the permit requirement for Accessory Alcoholic Beverage Sales for Restaurants, Cafes And Coffee Shops from requiring a use permit to being permitted; and consolidating the uses of restaurants with Table Service And Counter Service into one use type; modifying the permitted use table to allow Restaurants, Cafes and Coffee Shops to be permitted-by-right in the CMX, CC, CRG, and CH zoning districts; and correcting typographical errors in SMC 17.14.030, Table 2-4 by removing a reference to footnote 3 from the *Office – Processing* use category and removing *Alcoholic beverage sales* from the use table.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 8th day of September 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Dominique L. Davis, City Clerk

EXHIBIT A

Text to be removed indicated with strikethrough () and amended text **bolded and underlined**

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.62.070) UP Use Permit required (see Section 17.62.070) – Use not allowed	CMX – Commercial Mixed Use					Specific Use Regs
	CC – Community Commercial					
	CRG – Regional Commercial					
	CA – Automotive Regional Commercial					
	CH – Heavy Commercial					
	PERMIT REQUIRED BY ZONE					
	CMX	CC	CRG	CA	CH	
LAND USE ⁽¹⁾						

RETAIL

Alcoholic beverage sales ⁽³⁾	UP	UP	UP	–	–	
Office – Processing	P	–	P ⁽³⁾	–	–	
Restaurant, cafe, coffee shop – Table service ⁽³⁾	P	P	P	–	P	
Restaurant, cafe, coffee shop – Counter	UP	UP	UP	–	–	
service ⁽³⁾						
Restaurant – Fast food ⁽³⁾	UP	–	UP	–	–	

Notes:

- (1) See Article 7 for land use definitions.
- (2) Office – Business/service may be allowed on ground floor with Minor Use Permit.

(3) Accessory "Alcoholic Beverage Sales" ~~for all land uses~~ shall require the approval of a Use Permit in accordance with Section [17.62.070](#). **Restaurants, cafes, and coffee shops are excluded from this provision.**

(4) Use limited to the establishments existing in the City as of December 4, 2006.

(5) Only allowed as an accessory use to a new car sales agency.

(6) Loading and unloading activity is prohibited from occurring with the public right-of-way or a nondesignated loading zone.

* Only facing the alleyway between Broadway Ave. and Olympia St. and Olympia St.

(Ord. [1091](#) § 4 (Exh. A), 2020; Ord. [1087](#) § 4 (Exh. B), 2020; Ord. [1086](#) § 1(C) (Exh. C), 2020; Ord. [1069](#) § 4, 2019; Ord. [1048](#) § 2(1), 2018; Ord. [1046](#) § 1(A), 2018; Ord. [1043](#) § 3, 2017; Ord. [1030](#) § 4 (Exh. A), 2016)