



A G E N D A
CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

VIRTUAL ONLY
REGULAR MEETING
Monday, December 13, 2021
5:30 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 4:00 p.m. on the day of the meeting. All submitted comments will be provided to the Water Allocation Committee 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. Please note, written comments will not be read but will be included in the final record.

VIRTUAL MEETING ACCESS

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

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

Please click the link below to join the webinar:

<https://ci-seaside-ca-us.zoom.us/j/89765418569>

Webinar ID: 897 6541 8569

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **STAFF COMMUNICATION**
5. **BUSINESS ITEMS**

A. WATER ALLOCATION NO. WA-21-02: CHARLES MANDURRAGO, APPLICANT, AND MORI MITSUGU, PROPERTY OWNER, ARE REQUESTING A COMMERCIAL WATER ALLOCATION FOR A 586 SQUARE FOOT SECOND STORY ADDITION AT 1177 SAN PABLO AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15302(E)(1).

6. ADJOURNMENT

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Water Allocation Committee

BY: Rick Medina, Associate Planner

DATE: December 13, 2021

SUBJECT: **Water Allocation No. WA-21-02: CHARLES MANDURRAGO, APPLICANT, AND MORI MITSUGU, PROPERTY OWNER, ARE REQUESTING A COMMERCIAL WATER ALLOCATION FOR A 586 SQUARE FOOT SECOND STORY ADDITION AT 1177 SAN PABLO AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15302(e)(1).**

PURPOSE & RECOMMENDATION

Commercial Water Allocation for the construction of a 586 square-foot second floor above Building #2 on the site of the Seaside Garden Center located at 1177 San Pablo Avenue. The proposed floor area will be classified as a Group I water use per the Monterey Peninsula Water Management District for use as commercial storage.

City staff recommends approval of water allocation in accordance with the Draft Conditions of Approval provided as Attachment 1 and project plans provided as Attachment – Exhibit A.

BACKGROUND

On August 2, 2021, the Zoning Administrator granted Minor Use Permit Application No. MUP-21-01 to allow for the following improvements on the subject property located at 1177 San Pablo Avenue:

1. Conversion of 1,425 square feet on the second floor of an existing commercial building for use as an accessory residential caretaker unit for the Seaside Garden Center at Building #1.
2. The installation of a 586 square-foot second floor within a covered structure with no exterior walls currently being used as open air display of plant material. The new second floor will be used for commercial storage. No water is required for

the new enclosed first floor as it was permitted as retail floor area with the establishment of the plant nursery.

Prior to the issuance of Building Permit for the new second floor above Building #2, the applicant must receive a water allocation for 0.041 ac. ft.

SITE LOCATION AND DESCRIPTION

The project site is approximately 43,561 square feet in area and is developed with 2,854 square foot of commercial structures, as well as a garden display area and material storage area (Hana Garden Center). The property at 1177 San Pablo Avenue is located in CMX, Commercial Mixed Use District. Adjacent land uses consist of a high density residential development to the east (San Pablo Court), a mix of commercial and multi-family to the south, and commercial to the north and west. A Location Map, as well as Site + Area Photos have been provided as Attachment 2.

PROJECT DESCRIPTION

The project will consist of enclosing the open air covered retail space under Building #2 to establish a conditioned floor area on the first and second floor. The roof area will be used as an open air roof deck. The first floor that was previously used for storage of retail plants was issued an allocation when the site was established. The new second floor will require a separate water allocation as a storage facility.

STAFF ANALYSIS AND FINDINGS ENVIRONMENTAL REVIEW

In accordance with Section 15301(e)(2) (Existing Facilities) of the California Environmental Quality Act (CEQA), additions to existing structures are categorically exempt from CEQA review provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition and less than 2,500 square feet.

Evidence: The proposed project involves adding exterior walls to an existing structure located in an existing commercial mixed-use neighborhood where all public services and facilities are available. The project is located on an existing developed property that is not environmentally sensitive.

Water Analysis

In accordance with MPWMD Water Use standards, a commercial storage facility is treated as a Group I land use. The projected water use for a Group I land use is assessed as follows:

0.00007 multiplied by 586 sq. ft. = 0.041 act. Ft.

The Water Application Point System Criteria is provided as Attachment 3. The point system criteria will result in 30 points. A minimum of 20 points is required to receive water from the Water Allocation Committee.

RECOMMENDATION

Approval of the proposed project to allow the construction of a 586 square foot second floor at 1177 San Pablo Ave located in the CMX Zoning District.

ATTACHMENTS

Attachment 1. Conditions of Approval
Attachment 1 – Exhibit A. Project Plans
Attachment 2. Location Map and Site Photos
Attachment 3. Point System Criteria

Conditions of Approval
File No. WAC-21-02
December 13, 2021

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “1177 San Pablo Avenue, Building #2 second floor addition approved on “December 13, 2021”, 1177 San Pablo Avenue.

Standard:

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
4. 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.
5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
7. 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.
8. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WAC-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

SEASIDE GARDEN CENTER CARETAKER UNIT CONVERSION

1177 SAN PABLO AVENUE
SEASIDE, CALIFORNIA 93955

PROJECT INFORMATION

PROJECT INFORMATION

ADDRESS: 1177 SAN PABLO AVE

PROJECT DESCRIPTION: BUILDING #1 2nd FLOOR CARETAKER UNIT CONVERSION - BUILDING #2 2nd STORY STORAGE ADDITION w/ ROOF DECK

ZONING: CMX
A.P.N.: 012-051-011
OCCUPANCY GROUP: (M & B)
TYPE OF CONSTRUCTION: VN
TYPE OF CONSTRUCTION: VN
LOT SIZE: 43,511.00 S.F.

FLOOR AREA

EXISTING

BUILDING #1 1st FLOOR	2,777.00 S.F.
2nd FLOOR ATTIC UNCONDITION SPACE	1,425.00 S.F.
BUILDING #2	506.00 S.F.
TOTAL:	3,363.00 S.F.

NEW

BUILDING #1 1st FLOOR	2,777.00 S.F.
2nd FLOOR ATTIC not counted	1,425.00 S.F.
BUILDING #2	506.00 S.F.
(N) 2nd FLOOR STORAGE	506.00 S.F.
(N) STAIR	170.00 S.F.
TOTAL:	4,119.00 S.F.

PARKING

EXISTING

LANDSCAPE RETAIL 43,517 / 3000 = 15 SPACES

TOTAL REQUIRED: 16 SPACES
TOWN: 19 SPACES

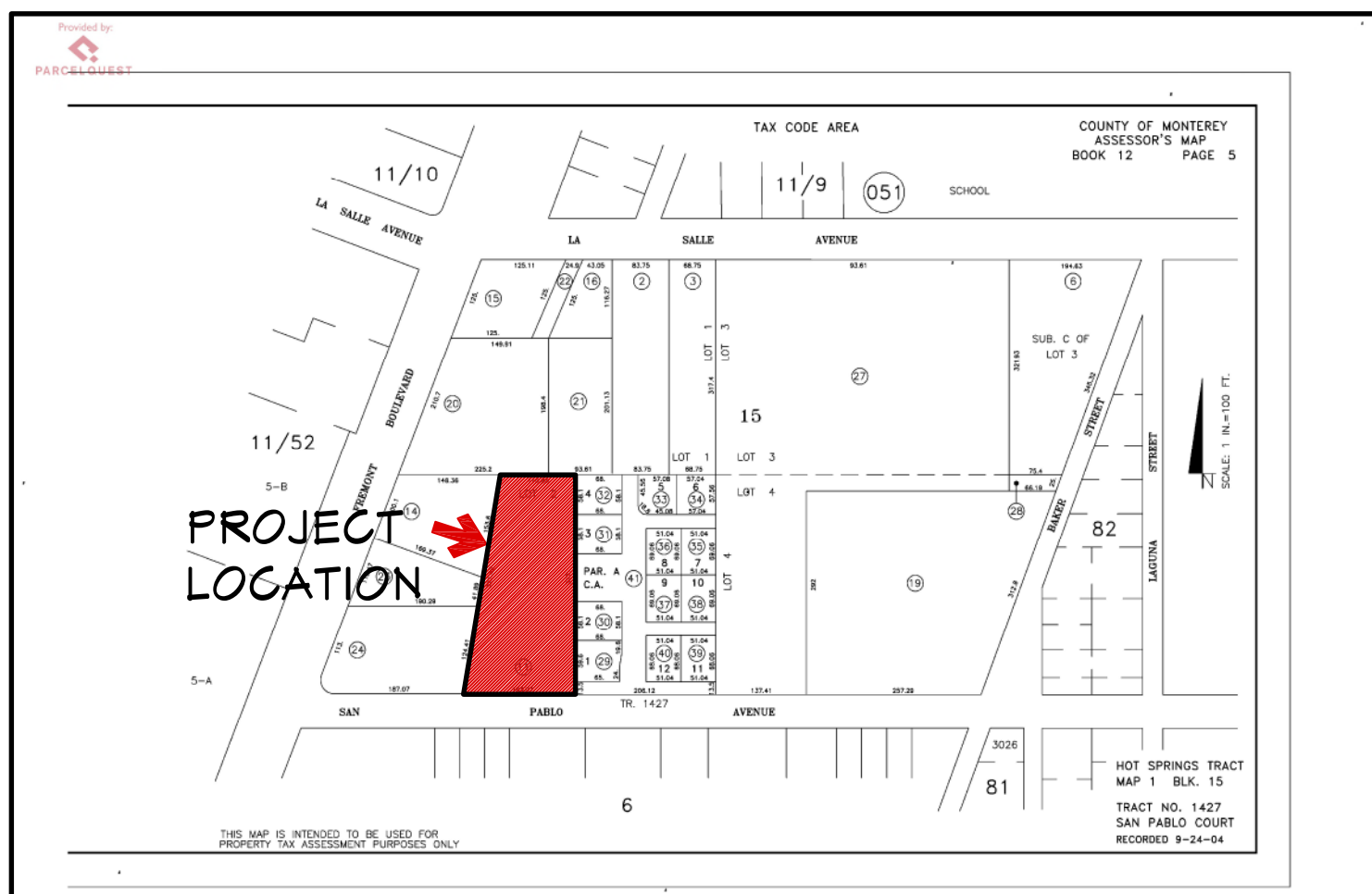
OWNER:

MITSUGU MORI
1394 ORD GROVE AVE.
SEASIDE, CA 93955

DESIGNER:

CHARLES MANDURRAGO
MANDURRAGO & ASSOCIATES
P.O. BOX 1504
CARMEL, CA 93921

PARCEL MAP



SHEET INDEX

ARCHITECTURAL

A.0.0	TITLE SHEET
A.1.0	SITE PLANS
A.2.0	EXISTING BUILDING #1 1st STORY RETAIL
A.2.1	EXISTING BUILDING #1 2nd STORY UNCONDITIONED SPACE
A.2.2	EXISTING & PROPOSED BUILDING #2
A.3.0	EXISTING BUILDING #2 ELEVATIONS
A.3.1	PROPOSED BUILDING #2 ELEVATIONS

GENERAL NOTES:

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF SEASIDE AMENDMENTS:

BUILDING CODES

2019 CALIFORNIA RESIDENTIAL CODE	(CRC)
2019 CALIFORNIA FIRE CODE	(CFC)
2019 CALIFORNIA MECHANICAL CODE	(CMC)
2019 CALIFORNIA ELECTRICAL CODE	(CEC)
2019 CALIFORNIA PLUMBING CODE	(CPC)
2019 CALIFORNIA ENERGY CODE	(CEC)
2019 CALGREEN BUILDING STANDARDS CODE	(CGBSC)

- THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO BE IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE CRC, CBC, CFC, CMC, CEC, CPC, CEC, CGBSC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR A COMPLETE JOB, AND FOR ALL SAFETY MEASURES IN COMPLIANCE WITH APPLICABLE GOVERNING AGENCIES AND PROFESSIONAL PRACTICE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE, NAMING THE OWNERS AS ADDITIONAL INSURED, AND PROVIDING PROOF OF INSURANCE TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ISSUANCE OF THE BUILDING PERMIT, POSTING THE PERMIT ON SITE, AND MAINTAINING THE APPROVAL DRAWINGS ONSITE WITH THE JOB CARD. HE IS REQUIRED TO HAVE A CURRENT CITY OF SEASIDE BUSINESS LICENSE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULING AND COMPLETING ALL INSPECTIONS REQUIRED BY THE CITY, AND STRUCTURAL ENGINEER OF RECORD.
- THE GENERAL CONTRACTOR SHALL PROVIDE DESIGN FOR ALL TEMPORARY SHORING DEVICES FOR COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES FOR COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER ON SITE FOR CONTINUAL CONSTRUCTION DEBRIS REMOVAL ON A DAILY BASIS, AND MAINTAIN A CLEAN AND ORDERLY JOBSITE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE, BRING ALL INCONSISTENCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WHICH ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL VERIFY PRECISE LOCATION OF PLUMBING AND PIPING WITH PLUMBING SUBCONTRACTOR PRIOR TO FRAMING. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT TUB TO ENSURE A PROPER FIT. FIXTURES FOR TUB, SHOWER AND SINKS ARE INTENDED TO ALL BE WALL MOUNTED. CONFIRMATION OF A SPECIFIED MANUFACTURER AND DELIVERY ONSITE IS NEEDED AT ROUGH-IN UNLESS OTHERWISE DETERMINED BY THE OWNERS.
- THE GENERAL CONTRACTOR SHALL PROVIDE 2X SOLID BLOCKING FOR ALL BATHROOM ACCESSORIES, CASEWORK, CLOSET SHELVES AND POLES, AND SHOWER ENCLOSURES. A SHOWER NICHE SIZE AND LOCATION NEEDS TO BE CONFIRMED AT FRAMING WITH THE OWNERS.
- THE GENERAL CONTRACTOR SHALL ATTACH ALL PIPING TO STRUCTURE WITH VIBRATION ISOLATOR. PIPING SHALL NOT COME INTO DIRECT CONTACT WITH STRUCTURE AT ANY POINT.
- PROVIDE A ELECTRONIC COPY OF THE APPROVED PLANS AT TIME OF PERMIT ISSUANCE AND AN AS-BUILT PLANS SHALL BE PROVIDED AT TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BEST MANAGEMENT PRACTICES

A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON – OCTOBER 15 THROUGH APRIL 15.

B. EXISTING VEGETATION PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING/PERIMETER CONTROLS PRIOR TO WORK.

C. SWEEPING ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.

D. WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

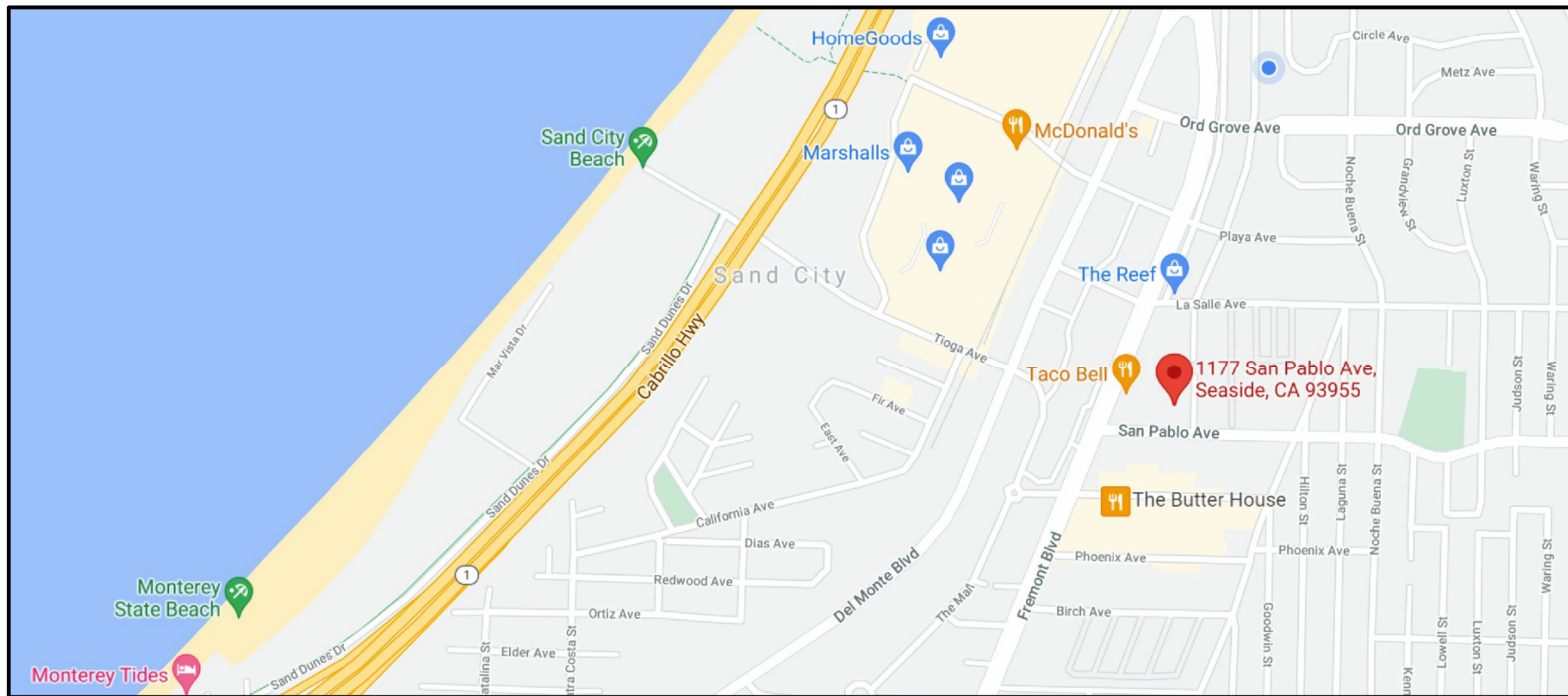
E. CATCH BASIN/INLET PROTECTION CATCH BASINS AND/OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT IMPEDING TRAFFIC SAFETY.

F. PERIMETER CONTROLS/EROSION AND SEDIMENT CONTROL: PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. AS APPLICABLE, SLOPE STABILIZATION BMPs SHALL BE IMPLEMENTED TO PREVENT SLOPE EROSION AND SEDIMENTATION ON-SITE AND OFF. NO SEDIMENT MAY LEAVE OR RUNOFF THE SITE.

G. STOCKPILE MANAGEMENT ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE THE SITE OR MOVE INTO STREET.

H. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

VICINITY MAP:



MANDURRAGO
&
ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831 935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:



PROJECT:
SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION

1177 SAN PABLO AVE.
SEASIDE, CA. 93955
APN: 012-051-011

OWNER:

MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA. 93955

SHEET NUMBER:

A0.0

Seaside™ 16.5" 1 Light Outdoor Wall Light Black

9142BK

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SPECIFICATIONS

Certifications/Qualifications

www.kichler.com/warranty

Dimensions

Base Backplate

5.50 DIA

Extension

13.50"

Weight

1.30 LBS

Height from center of Wall opening (Spec Sheet)

10.25"

Height

16.50"

Width

12.00"

Light Source

Lamp Included

Not Included

Lamp Type

A19

Light Source

Incandescent

Max or Nominal Watt

150W

of Bulbs/LED Modules

1

Socket Type

Medium

Socket Wire

150"

Mounting/Installation

Interior/Exterior

Exterior

Location Rating

Wet

Mounting Style

Wall Mount

Mounting Weight

1.30 LBS

FINISH OPTIONS

Housing

Primary Material

ALUMINUM

Product/Ordering Information

SKU

9142BK

Finish

Black

Style

Coastal

UPC

783827466268

Finish Options

Black

Brushed Nickel

Olde Bronze

ALSO IN THIS FAMILY

310181SBK

310181WDC

9142N

9023OZ

9142OZ

9022N

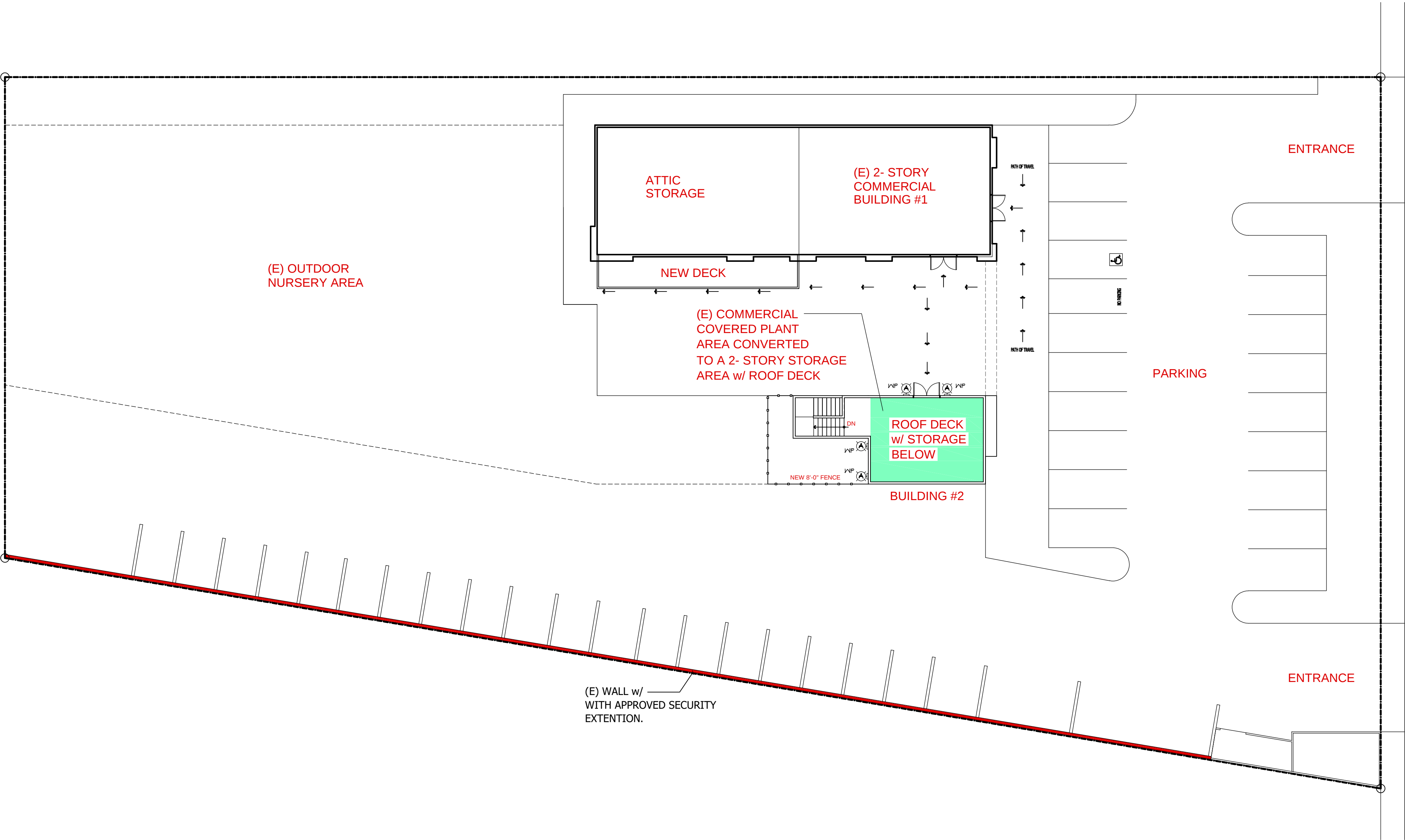
Light fixture image

LIGHT "A"

Kichler.com

KICHLER.

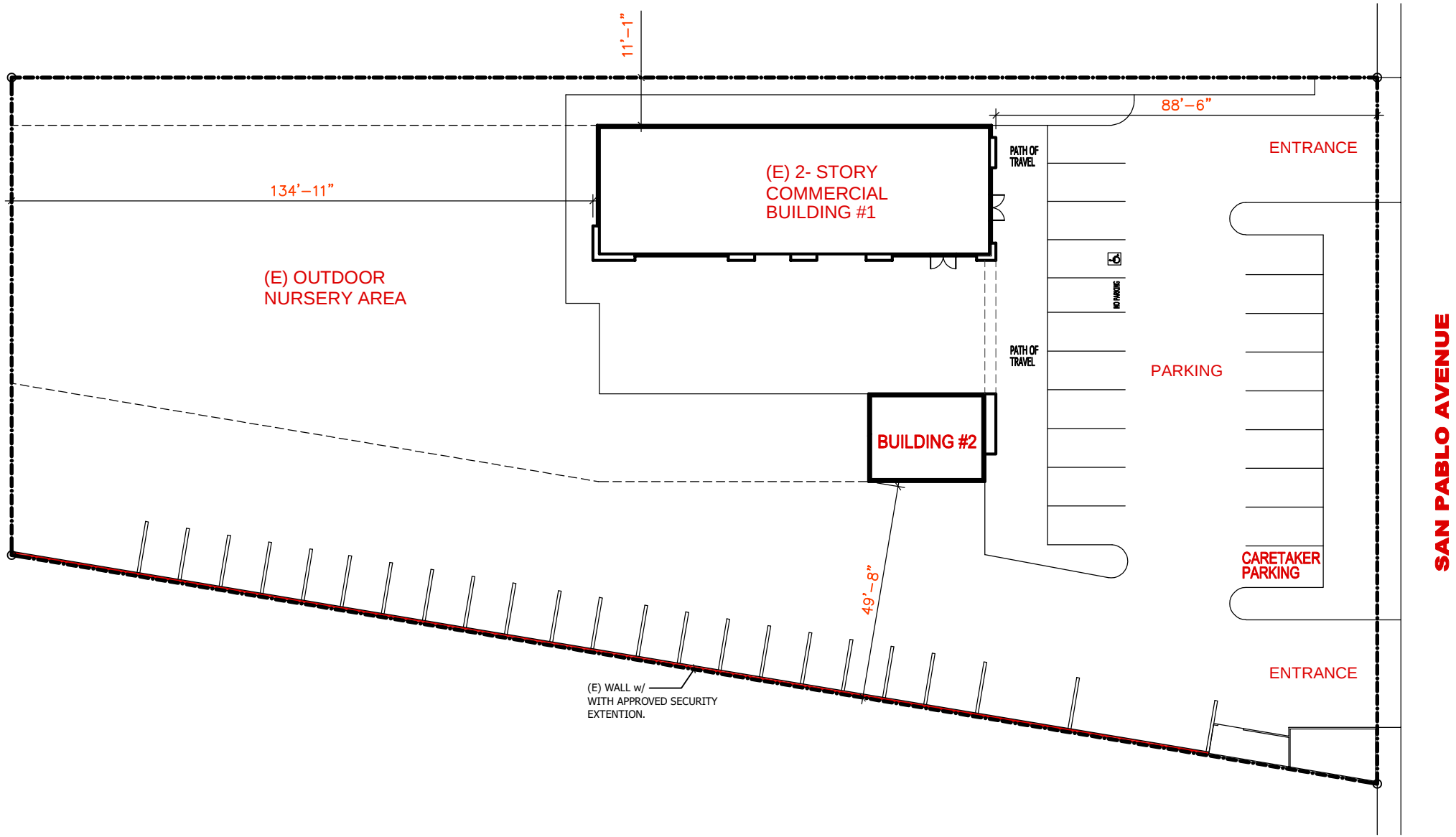
1



SITE PLAN

SCALE: 1/16" = 1'-0"

0 2' 4" 8' 12'



EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"

0 2' 4" 8' 12'



MATCH (E) CORRUGATED METAL SIDING & PLASTER COLORING



MATCH (E) CORRUGATED METAL SIDING & PLASTER COLORING

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
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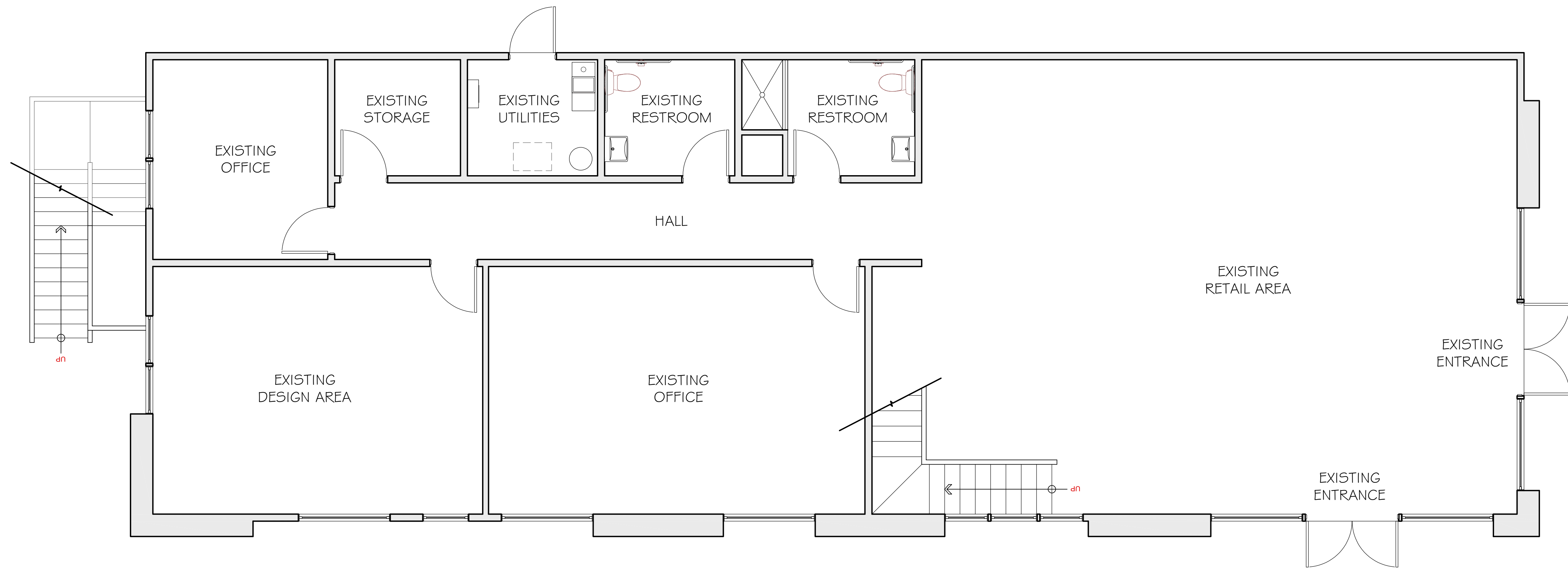
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SEASIDE, CA. 93955

SHEET NUMBER:

A1.0



**EXISTING BUILDING #1
1st FLOOR PLAN**

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



WALL LEGEND

- EXISTING WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 1/2 WALLS
- WALLS TO BE REMOVED

**MANDURRAGO
&
ASSOCIATES**

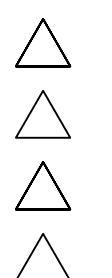


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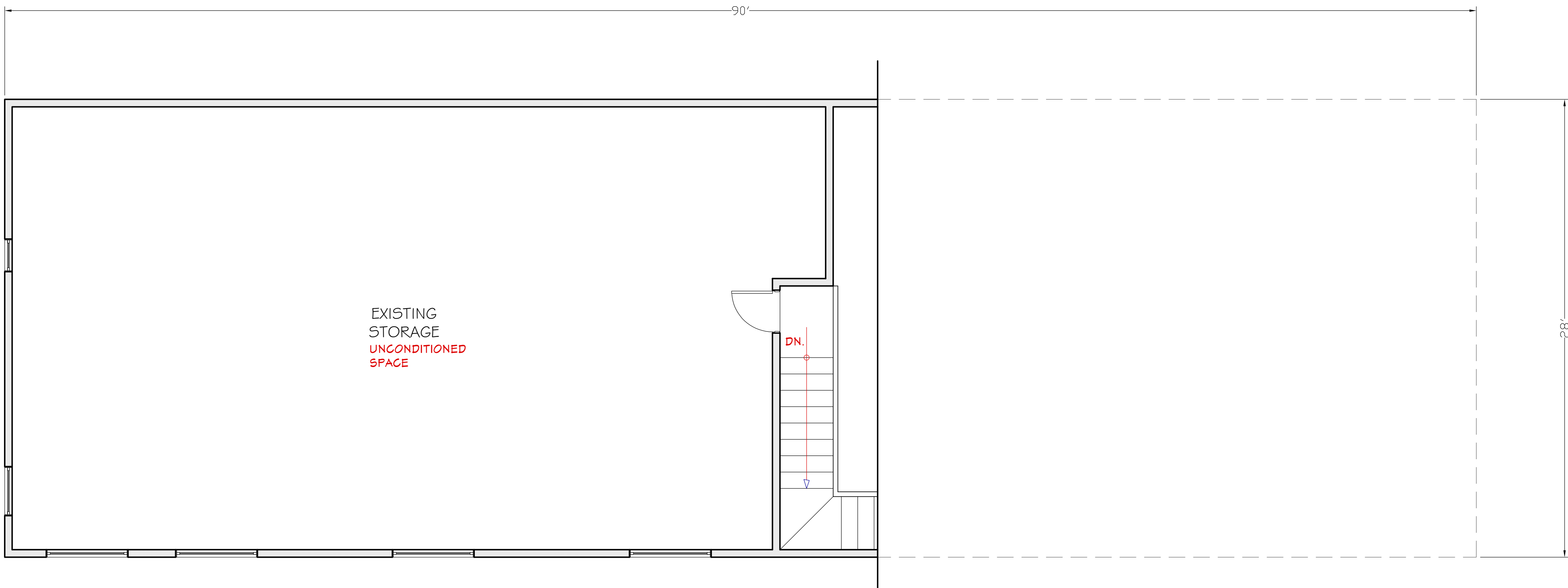
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A2.0



EXISTING BUILDING #1
2nd FLOOR STORAGE

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



MANDURRAGO
&
ASSOCIATES



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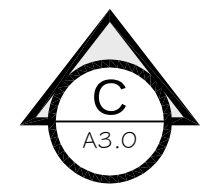
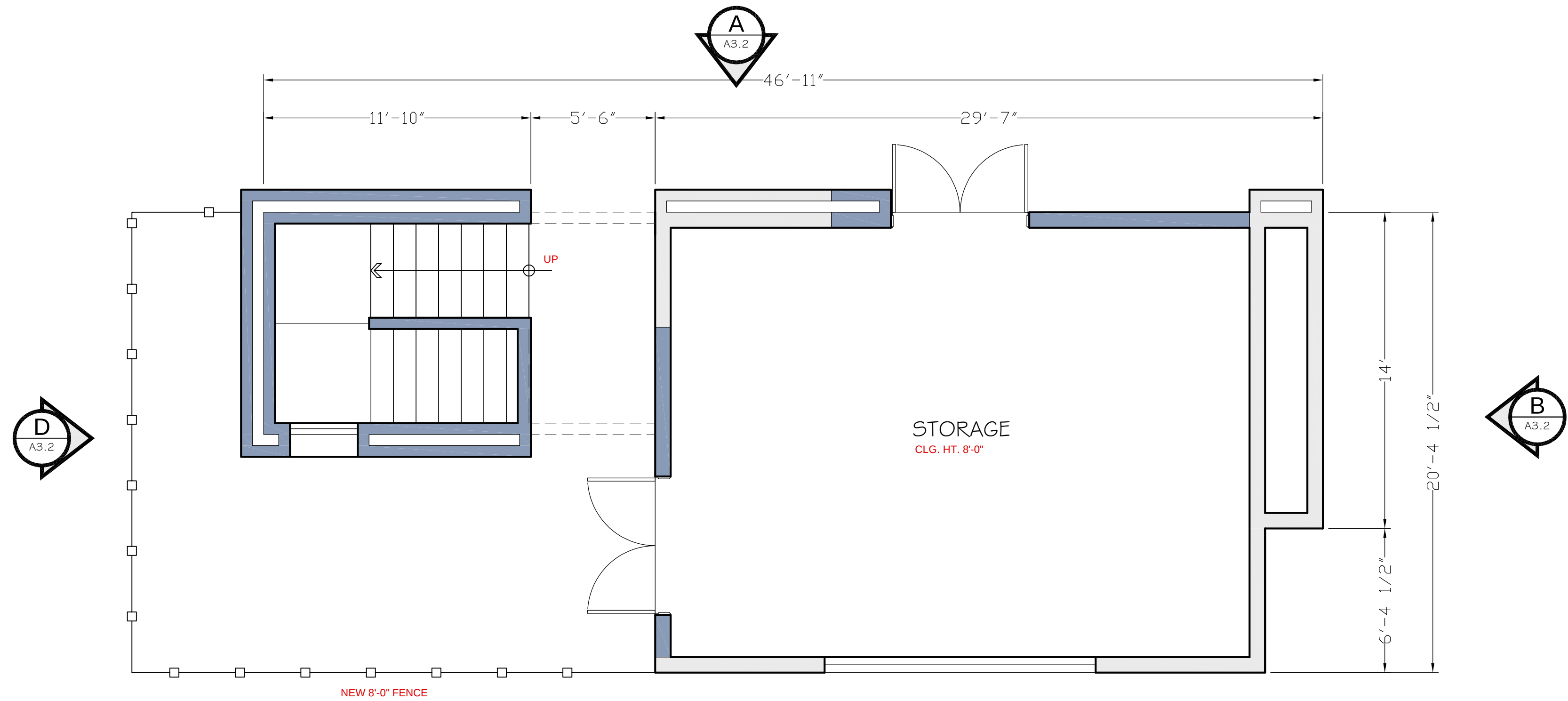
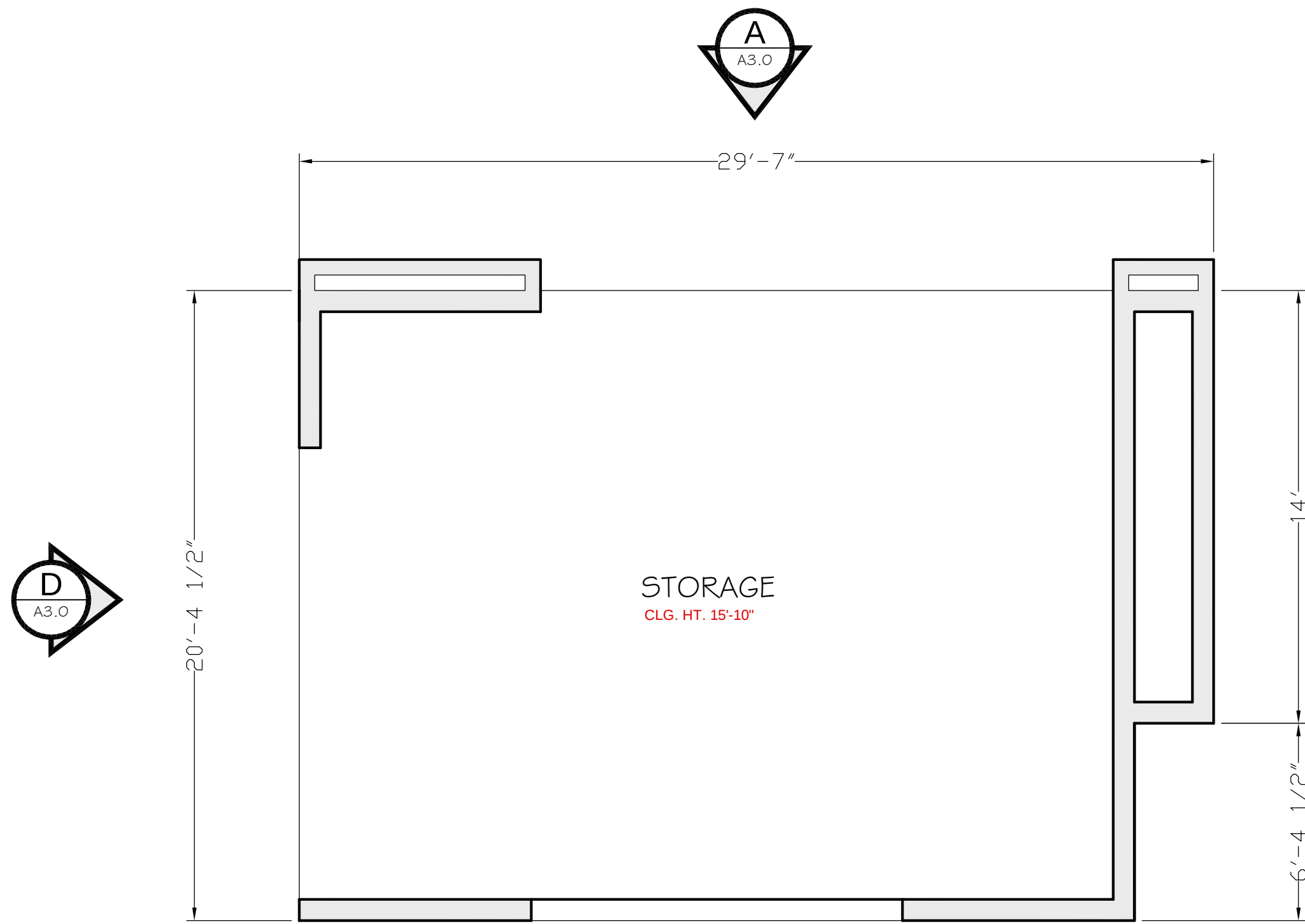
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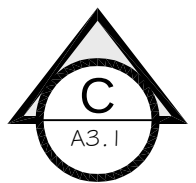
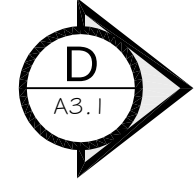
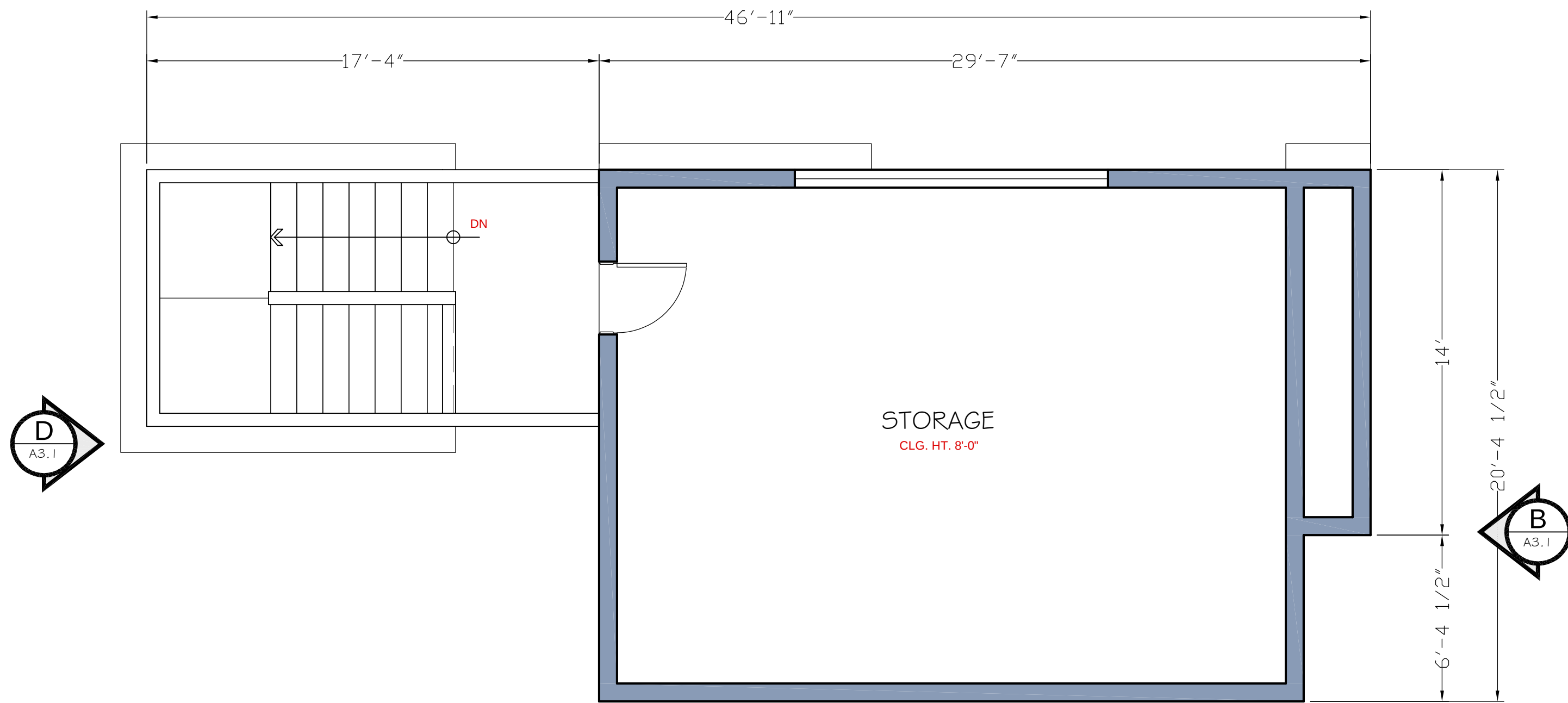
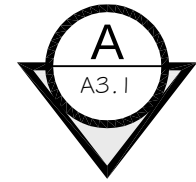
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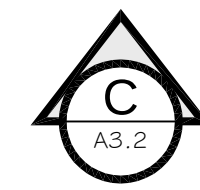
**EXISTING 1st FLOOR
BUILDING #2 STORAGE**

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



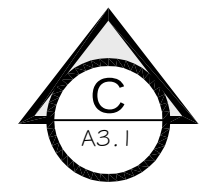
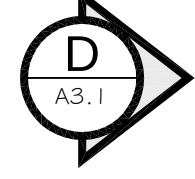
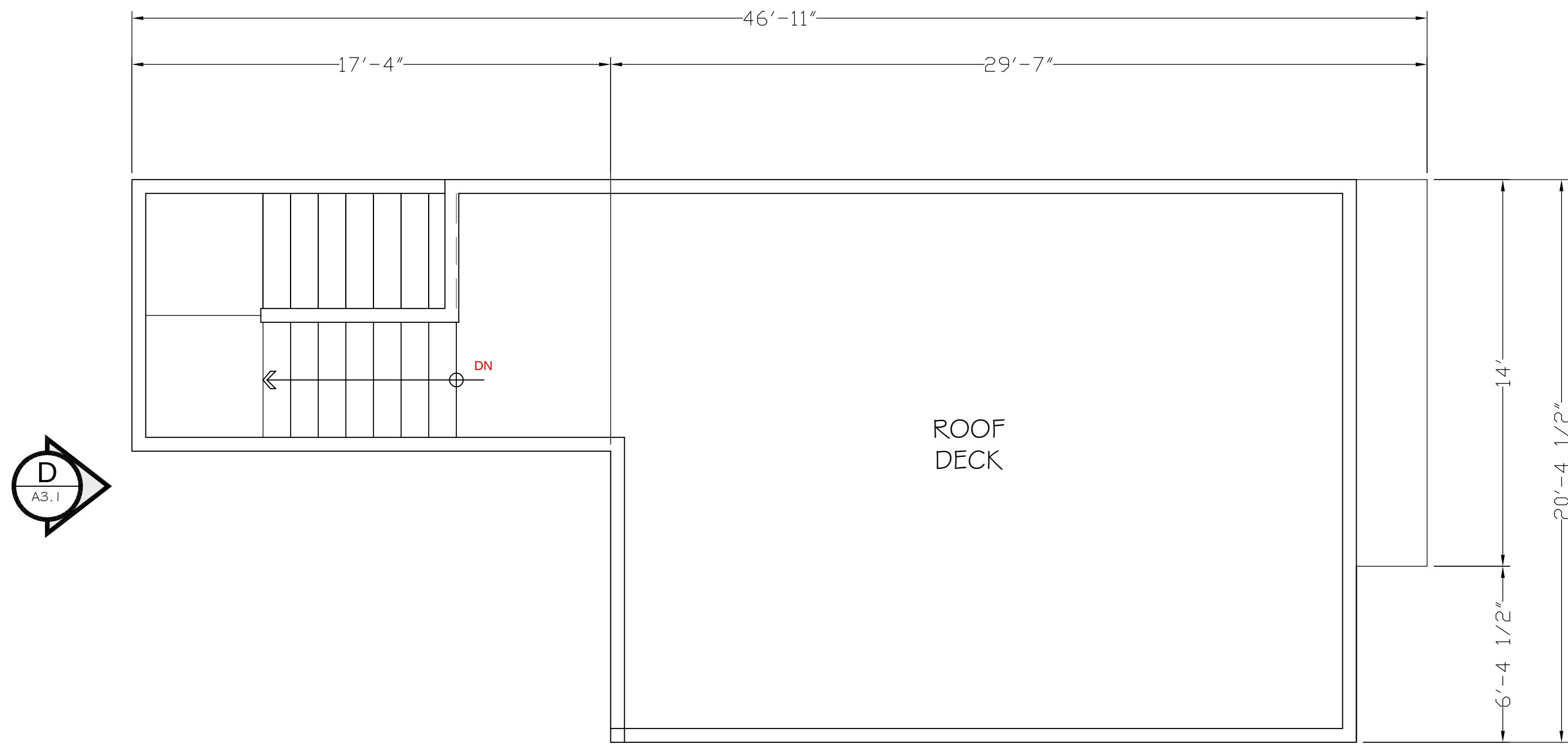
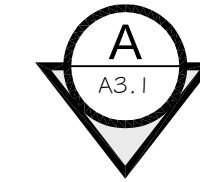
**PROPOSED 2nd FLOOR
BUILDING #2 STORAGE**

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



**PROPOSED 1st FLOOR
BUILDING #2 STORAGE**

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



**PROPOSED 3rd FLOOR
ROOF DECK**

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



WALL LEGEND

- EXISTING WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 1/2 WALLS
- WALLS TO BE REMOVED

**MANDURRAGO
&
ASSOCIATES**

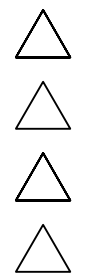


P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831 935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:



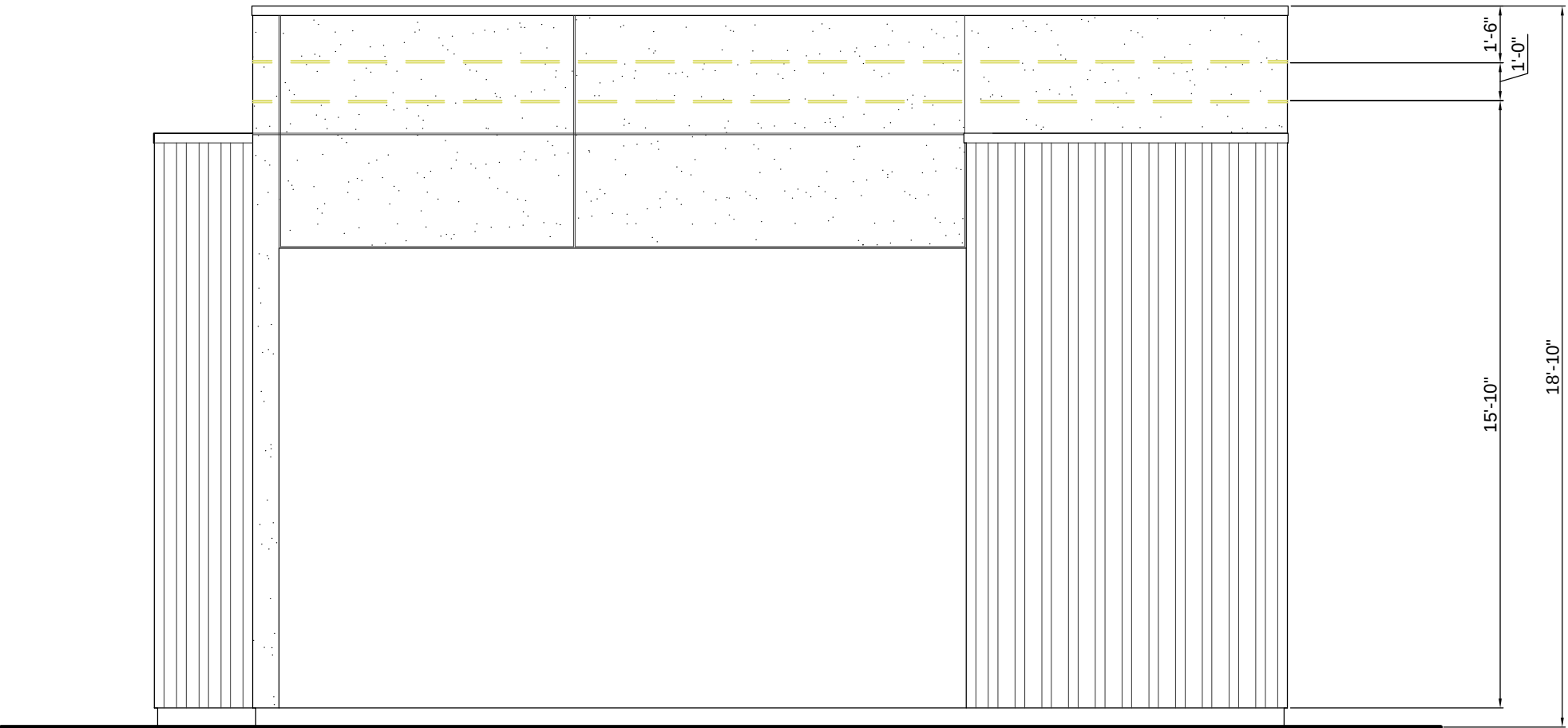
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA. 93955
APN: 012-051-011

OWNER:
MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA. 93955

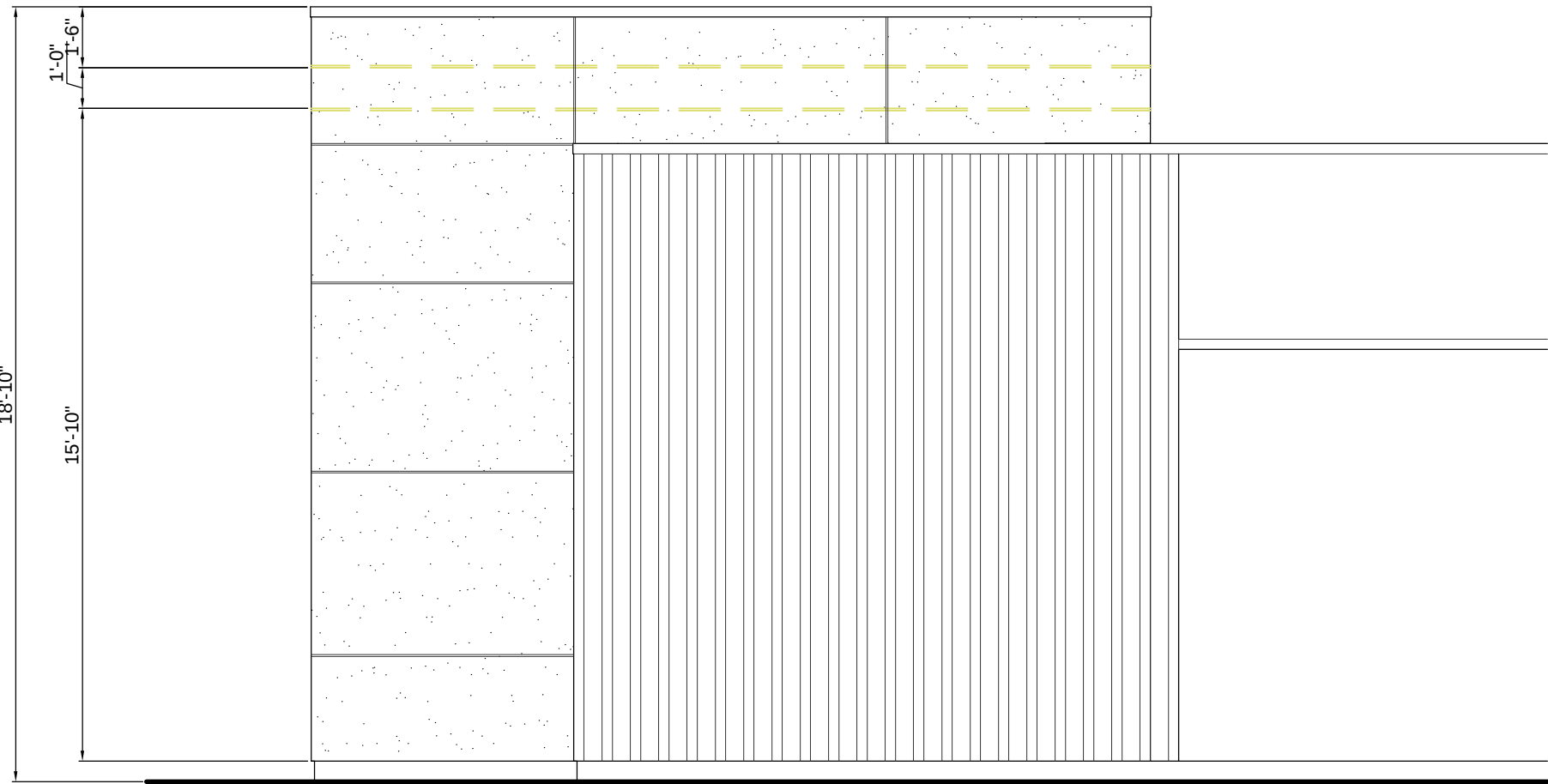
SHEET NUMBER:

A2.2



"A"
EAST ELEVATION

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



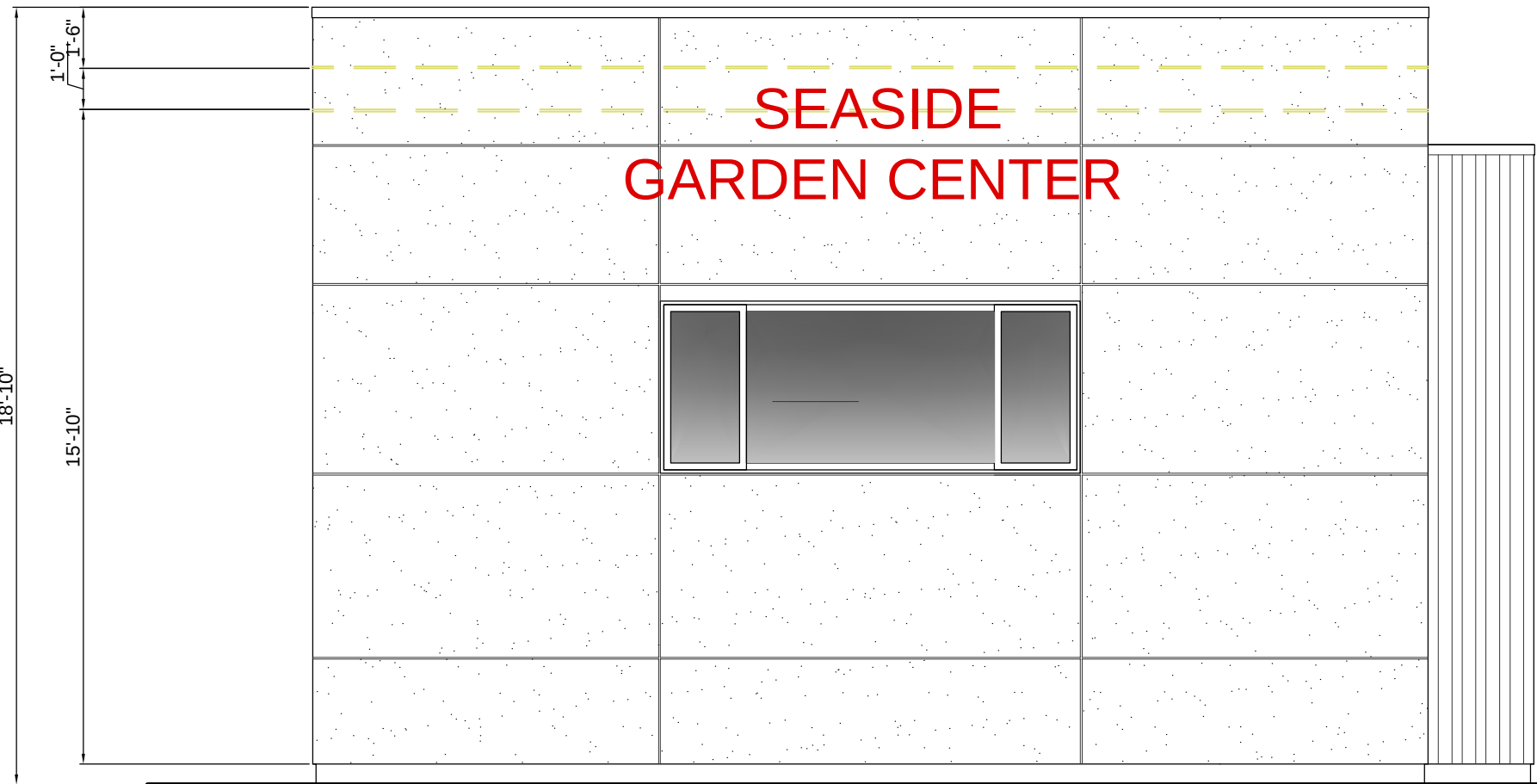
"B"
NORTH ELEVATION

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



"D"
SOUTH ELEVATION

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



"C"
WEST ELEVATION

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



EXISTING BUILDING #2

**MANDURRAGO
&
ASSOCIATES**



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PHONE: 831 935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:



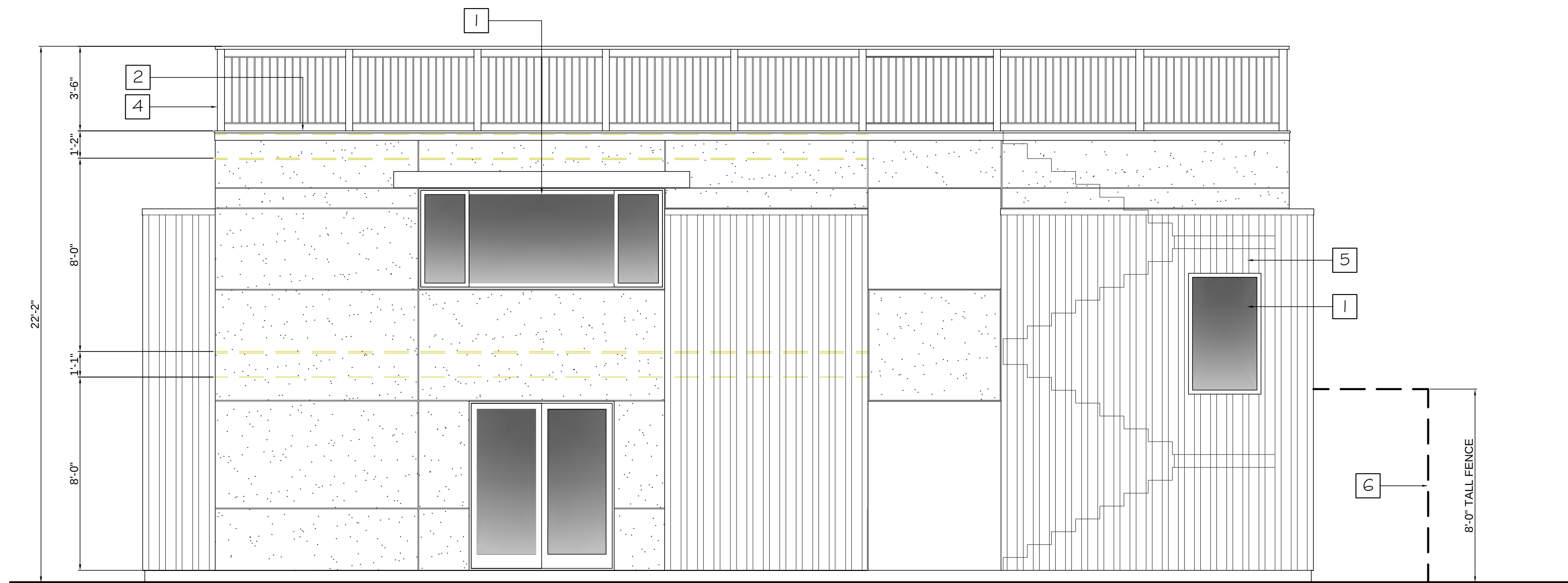
PROJECT:
SEASIDE GARDEN CENTER
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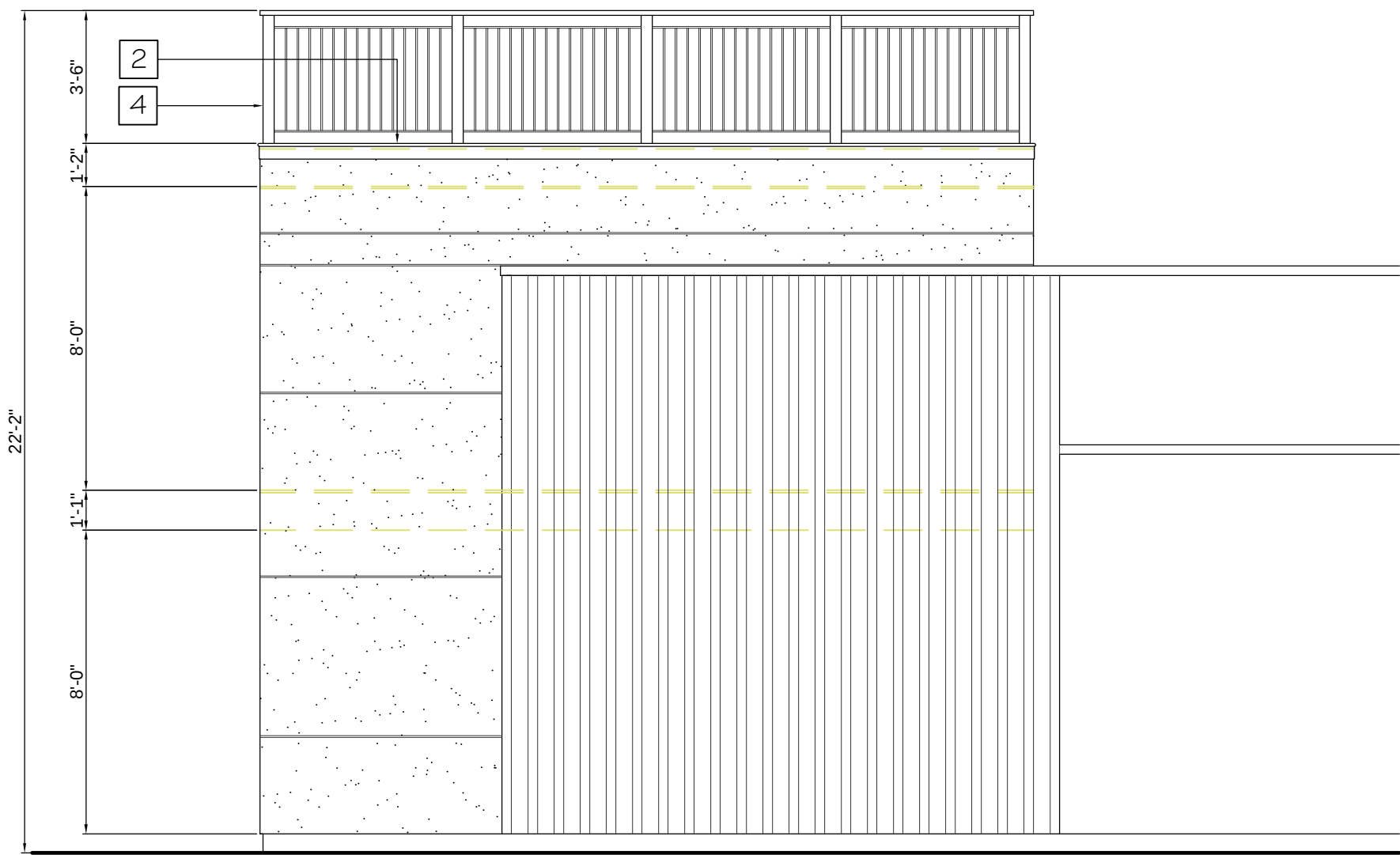
SHEET NUMBER:

A3.0



"A"
EAST ELEVATION

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



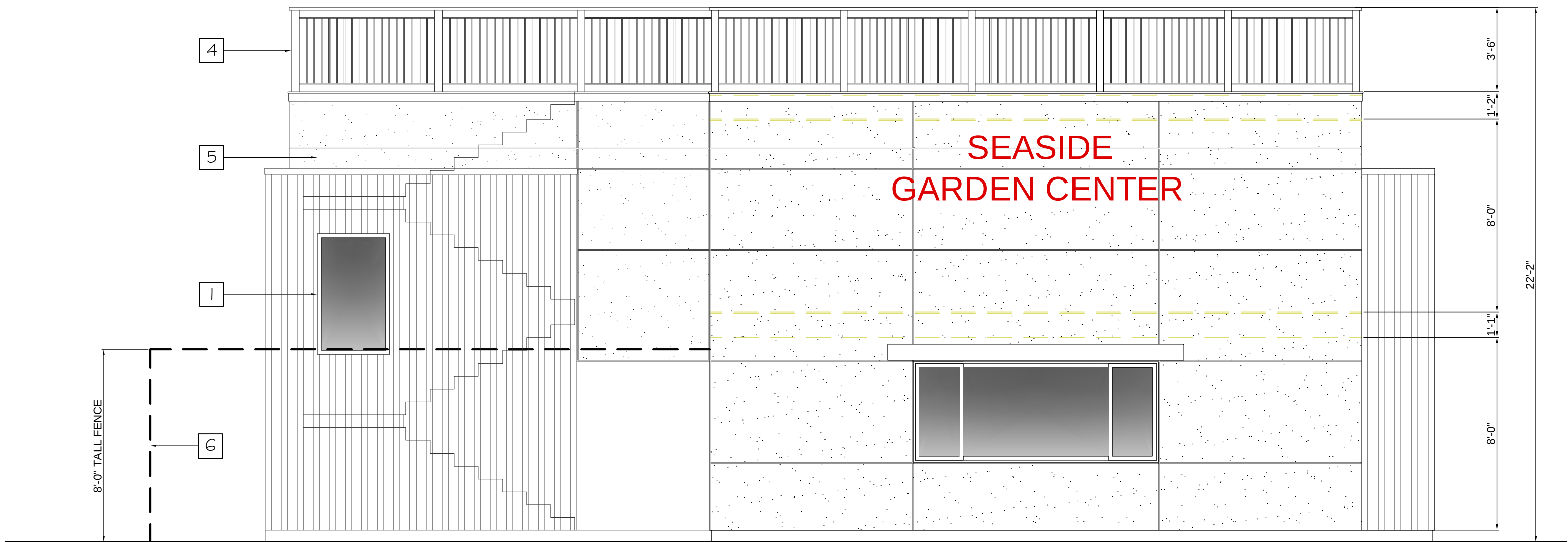
"B"
NORTH ELEVATION

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



"D"
SOUTH ELEVATION

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



"C"
WEST ELEVATION

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



KEY

- 1 NEW DUAL GLAZED CASEMENT WINDOW
- 2 NEW ROOF DECK
- 3 NEW STAIR
- 4 NEW 42" GUARD RAIL w/ 1/2" INTERMEDIATE PICKETS
- 5 NEW CORRUGATED METAL SIDING TO MATCH EXISTING
- 6 NEW 8'-0" TALL WOOD FENCE

PROPOSED BUILDING #2

**MANDURRAGO
&
ASSOCIATES**



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DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:

- △
- △
- △
- △

PROJECT:
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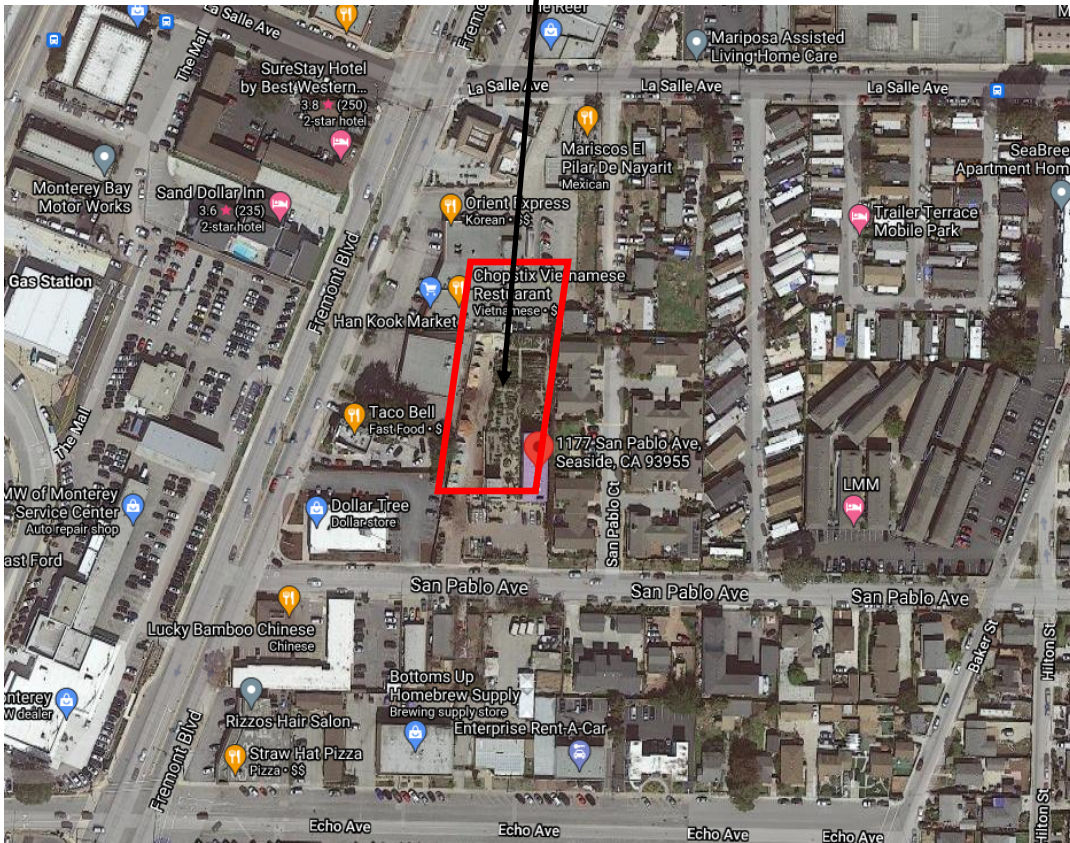
SHEET NUMBER:

A3.1

Attachment 2

Location Map

Project Site: 1177 San Pablo Avenue



Site Photos



View from southwest corner looking north



View from southeast corner looking north

POINT SYSTEM CRITERIA**A. Revenue Generation Points Requested:** 7Applicant's Taxable Sales (Previous Year or Projection): \$2,100,000

If Taxable Sales is Unknown, Gross Receipts (Previous Year or Projections): _____

City's Share of Sales Tax Revenue (1% of Taxable Sales): \$21,000Assessed Value of Property: 624,979 ^{LAND} Assessed Value of Structure: 517,949

If structure is proposed, provide Building Type: _____

Date of Assessed Value Information: Sept 2020

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

\$2057.00

Other Sources of Revenue: _____

B. Jobs Creation Points Requested: 6Number of New Part-Time Jobs Created: 1Number of New Full-Time Jobs Created: 2**C. Project in Major Thoroughfare Points Requested:** 5**D. Removal of Blight Points Requested:** 5**E. Business Retention Points Requested:** 7

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

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