



**AGENDA**  
CITY OF SEASIDE  
WATER ALLOCATION

REGULAR IN PERSON  
440 Harcourt Ave, Main Conference  
Room  
Wednesday, March 23, 2022  
5:30 PM

**1. CALL TO ORDER**

**2. ROLL CALL**

Trevin Barber  
Nisha Patel  
Ashley Collick

Assistant City Manager (Representing  
Community Development)  
City Engineer (Representing Public Works)  
Assistant City Manager (Representing City  
Manager)

**3. PUBLIC COMMENT**

**4. APPROVAL OF MINUTES**

**5. BUSINESS ITEMS**

**A. REQUEST FOR AN ALLOCATION OF 0.246 AF OF WATER (WAC-22-02). PREMEIR HYUNDAI OF SEASIDE, APPLICANT, IS REQUESTING 0.246 ACRE-FEET OF WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED OFFICES AT 4 HEITZINGER PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.**

**RECOMMENDATION:** PREMEIR HYUNDAI OF SEASIDE, APPLICANT, IS REQUESTING 0.246 ACRE-FEET OF WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED OFFICES AT 4 HEITZINGER PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.

**6. STAFF COMMUNICATION**

**7. ADJOURNMENT**

Next Regularly Scheduled Meeting:

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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, Senior Planner

**DATE:** March 23, 2022

**SUBJECT: Request for an Allocation of 0.246 AF of Water (WAC-22-02). PREMEIR HYUNDAI OF SEASIDE, APPLICANT, IS REQUESTING 0.246 ACRE-FEET OF WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED OFFICES AT 4 HEITZINGER PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.**

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**PURPOSE & RECOMMENDATION**

In accordance with Ordinance 892 the applicant requests additional water for a 3,514 square foot expansion of the showroom and related offices at an existing auto dealership.

It is recommended that the Water Allocation Committee approve a water allocation of 0.246 AF for an expansion of the showroom and related offices for Premier Hyundai of Seaside located at 4 Heitzinger Plaza. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**WATER IMPACT**

The estimated amount of water requirement for the proposed use is based on the following MPWMD water formula:

Proposed Use:

Group 1 – Auto Uses      3,514 sq. ft. x 0.00007 = 0.246 AF

Amount Needed = 0.246 AF

**STAFF ANALYSIS**

Commercial projects which involve an increase in water use above the water allocation from a previous use are evaluated in accordance with a Point System contained in Ordinance 892. Projects receiving 20 points will be awarded water per the available amount of water from the City’s Commercial Water Category. Per the Point Criteria, City staff finds that the proposed project would receive the following points:

<b>Commercial Project Criteria</b>	<b>Determination</b>	<b>Points Received</b>
<p><b><u>Revenue Generation</u></b></p> <p>Up to \$5,000 = 1 point            \$5,001-\$10,000 = 3 points            \$10,001-\$15,000 = 5 points            \$15,001 or more = 7 points</p>	<p>Total: \$500,000            City’s Share Property Tax Revenue            0.18% of \$500,000 = \$1,000,000.00</p> <p>City’s Share of Sales Tax Revenue 1% of \$500,000.00 \$= \$5,000</p>	<p>7</p>
<p><b><u>Jobs Creation</u></b></p> <p>1-9 part time = 1 point            10 or more part time = 3 points            1-9 full time = 5 points            10 or more full time = 7 points</p>	<p>The applicant anticipates employing 10 or more full time jobs and 9 or more part time employees.</p>	<p>12</p>
<p><b><u>Projects on Major Thoroughfares</u></b></p> <p>All other commercial areas = 1 point            Fremont, Broadway, Del Monte = 5 points</p>	<p>The project is located adjacent to Del Monte Boulevard.</p>	<p>5</p>
<p><b><u>Removal of Blight</u></b></p> <p>Occupied Bldg, remodel existing structure = 1 pt            Vacant Bldg, remodel of existing structure = 3 pts            Occupied Bldg, full demo &amp; redevelopment = 5 pts            Vacant Property, complete redevelopment = 7 pts</p>	<p>The new business will remodel an existing commercial structure.</p>	<p>1</p>

<p style="text-align: center;"><b><u>Business Retention</u></b></p> <p>Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.</p>	<p>If water is not granted, the applicant would incur a major impact on the viability of the remodeled building as an auto dealership. The project will qualify to receive 7 points.</p>	
<b>Total</b>		<b>25</b>

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 25 points. City staff recommends that 0.246 AF be allocated to the Premier Hyundai of Seaside auto dealership located at 4 Heitzinger Plaza per the conditions of approval provided as Attachment 1.

**ATTACHMENTS**

- Attachment 1 – Conditions of Approval
- Attachment 1 Exhibit "A": Project Plans
- Attachment 2 – Site Plan
- Attachment 3 – Site Photos

**Conditions of Approval**  
**File No. WAC-22-02**  
**March 23, 2022**

**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 “Premier Hyundai of Seaside – Replacement Showroom and Offices”, Attached as Exhibit “A”.

**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-22-02**

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

# Proposed Tenant Improvement For: Premier Hyundai Seaside

4A Heitzinger Plaza, Seaside, CA 93955



## Project Information.

OWNER: PREMIER HYUNDAI SEASIDE  
 CONTACT: TRACEY FIELDS (504) 940-1561 (OFFICE) tfields@premierautomotive.com

PROJECT ADDRESS: 4A HEITZINGER PLAZA SEASIDE, CA 93955

ARCHITECT: ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 DOUG ANDRESEN doug.andresen@aafirm.com

MEP ENGINEER: RPM ENGINEERS, INC. 102 DISCOVERY IRVINE, CA 92618 (909) 890-3700 LUIS CHAVEZ (949) 880-2508 luisc@rpmpe.com

MECHANICAL: FABIAN VACA (949) 880-2521 fabianv@rpmpe.com

PLUMBING: LAN NGUYEN (949) 880-2509 lan@rpmpe.com

ELECTRICAL: SAJERS LOPEZ CONSTRUCTION INC. 26072 MERIT CIRCLE, SUITE 112 LAGUNA HILLS, CA 92653 FRED LOPEZ (949) 362-0756 fred@slconst.com

### Building Data

ZONING: C - COMMERCIAL  
 OCCUPANCY: B - SHOWROOM / OFFICES  
 S-1 - REPAIR BAYS / PARTS / SERVICE  
 CONSTRUCTION: V-B (SPRINKLED)  
 FIRE SPRINKLERS: EXISTING FIRE SPRINKLERS TO BE MODIFIED AS NECESSARY TO ACCOMMODATE THE NEW CONSTRUCTION. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATION TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION.

PROJECT DESCRIPTION: PROPOSED EXTERIOR FACADE UPGRADE, INTERIOR SHOWROOM / OFFICE REMODEL, OFFICE, AND CANOPY ADDITION, AND ENCLOSING SERVICE DRIVE AREA TO EXISTING HYUNDAI DEALERSHIP SHOWROOM AND SERVICE BUILDINGS

BUILDING FLOOR AREA (SINGLE STORY)	1,138 SF
EXISTING RESTROOM REMODELED ON PHASE I	6,163 SF
EXISTING SHOWROOM BUILDING TO BE REMODELED:	1,851 SF
EXISTING SERVICE CANOPY TO BE ENCLOSURE:	807 SF
NEW SHOWROOM / OFFICE AREA:	1,190 SF
NEW VEHICLE DELIVERY CANOPY:	11,249 SF
SUB-TOTAL	17,308 SF
SERVICE BUILDING TO REMAIN:	6,079 SF
<b>TOTAL BUILDING AREA:</b>	<b>17,308 SF</b>

<b>LOT AREA COVERAGE</b>	
LOT AREA:	95,166 SF. (2.21 ACRES)
LOT COVERAGE:	18%

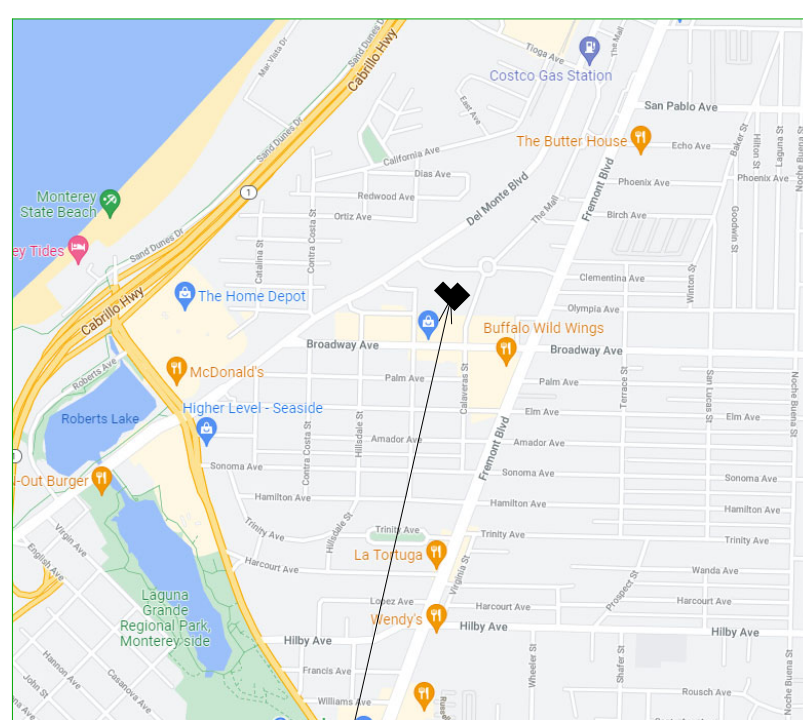
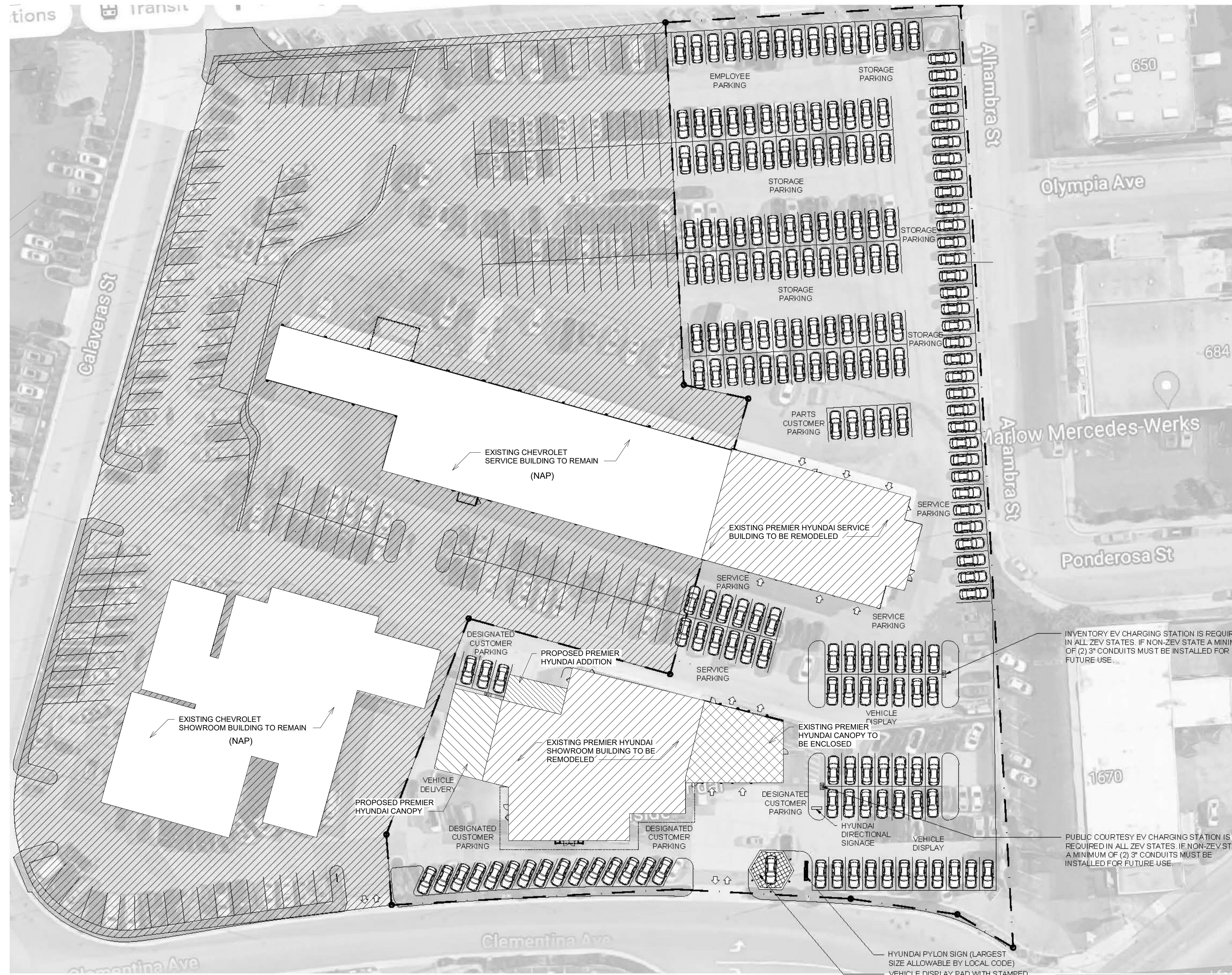
<b>PARKING ANALYSIS</b>	
REQUIRED PARKING SPACES:	53 SPACES
SHOWROOM AND OFFICES:	20 SPACES
(8,208 SF/400 SF)	
VEHICLE REPAIR/SERVICE:	32 SPACES
(8 SERVICE BAYS/4 SPACES FOR EACH SERVICE)	
OUTDOOR VEHICLE DISPLAY PARKING	3 SPACES
(6,079 SF/2,000 SF)	

<b>PROPOSED PARKING SPACES:</b>	161 SPACES
SERVICE PARKING	34 SPACES
EMPLOYEE PARKING	33 SPACES
INVENTORY PARKING	56 SPACES
GUEST PARKING	12 SPACES
VEHICLE DISPLAY PARKING	27 SPACES

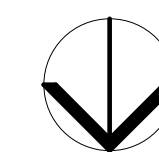
### GENERAL NOTES:

- ALL FINISHES AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL
- SITE LIGHTING POLES, FIXTURES AND FINISH (BRONZE COLOR) MUST MATCH SPECIFICATIONS IN GDSI 2.0 FACILITY BRAND STANDARDS.
- VEHICLE DISPLAY LOTS MUST BE PAVED WITH ASPHALT OR CONCRETE. STANDARD 6" HIGH CONCRETE CURBING OR CURB & GUTTER IS REQUIRED ADJACENT TO BUILDINGS AND AT ALL WALKWAYS, ISLANDS AND EDGE OF PAVEMENT.
- VEHICLE DISPLAY PAD. REFER TO SECTION 4.4 OF THE DESIGN MANUAL FOR MORE INFORMATION.
- LANDSCAPING SHOULD INCLUDE LOCALLY SUITABLE, LOW EVERGREEN PLANTINGS UTILIZED AROUND THE SHOWROOM, IN THE VEHICLE DISPLAY AREA AND ADJACENT TO ALL CUSTOMER WALKWAYS. SELECT SPECIES THAT WILL NOT BLOCK VISIBILITY OF THE VEHICLES AND FACILITY OR BECOME A MAINTENANCE ISSUE.
- SITE WALLS AND FENCES: IF INCORPORATED, ALL WALLS AND FENCING MUST BE IN GOOD REPAIR. FENCE SHOULD BE STANDARD GALVANIZED OR BLACK VINYL FINISH. WALLS SHOULD BE PAINTED "ANTLER VELVET" TO COORDINATE WITH THE BUILDING. BARBER WIRE IS PROHIBITED.
- ELECTRIC VEHICLE CHARGERS: LOCATE AT LEAST ONE PEDESTAL OR WALL MOUNTED EV CHARGING STATION IN A LOCATION AT THE FRONT OF THE STORE, VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND EASILY ACCESSIBLE FOR CUSTOM WRAP TO CLEARLY IDENTIFY THE CHARGERS.

NOTE: OPTIONAL UNLESS REQUIRED BY STATE OR LOCAL GOVERNMENT (ZEV LEGISLATION). IF PUBLIC EV CHARGING STATIONS ARE NOT INSTALLED, DEALER MUST INSTALL TWO 3" CONDUITS FOR FUTURE USE.



**Proposed Site Plan**  
1" = 30'-0"



### Sequence of Drawings - DR

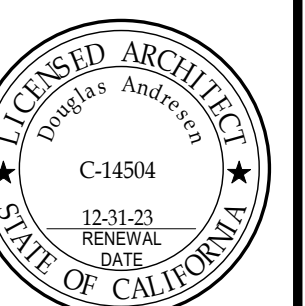
Number	Description
PL1	Proposed Site Plan
PL2	Existing Site Plan
PL3	Existing Floor Plan
PL4	Proposed Floor Plan
PL5	Existing Elevations
PL6	Proposed Elevations
PL7	Proposed Ref. Clg Plan
PL8	Service Building Floor Plans
PL9	Service Building Elevations
PL10	Proposed Ref. Clg Plan

### Proposed Tenant Improvement For:

**Premier Hyundai Seaside**  
4A Heitzinger Plaza, Seaside, CA 93955

8 Nov. 2021

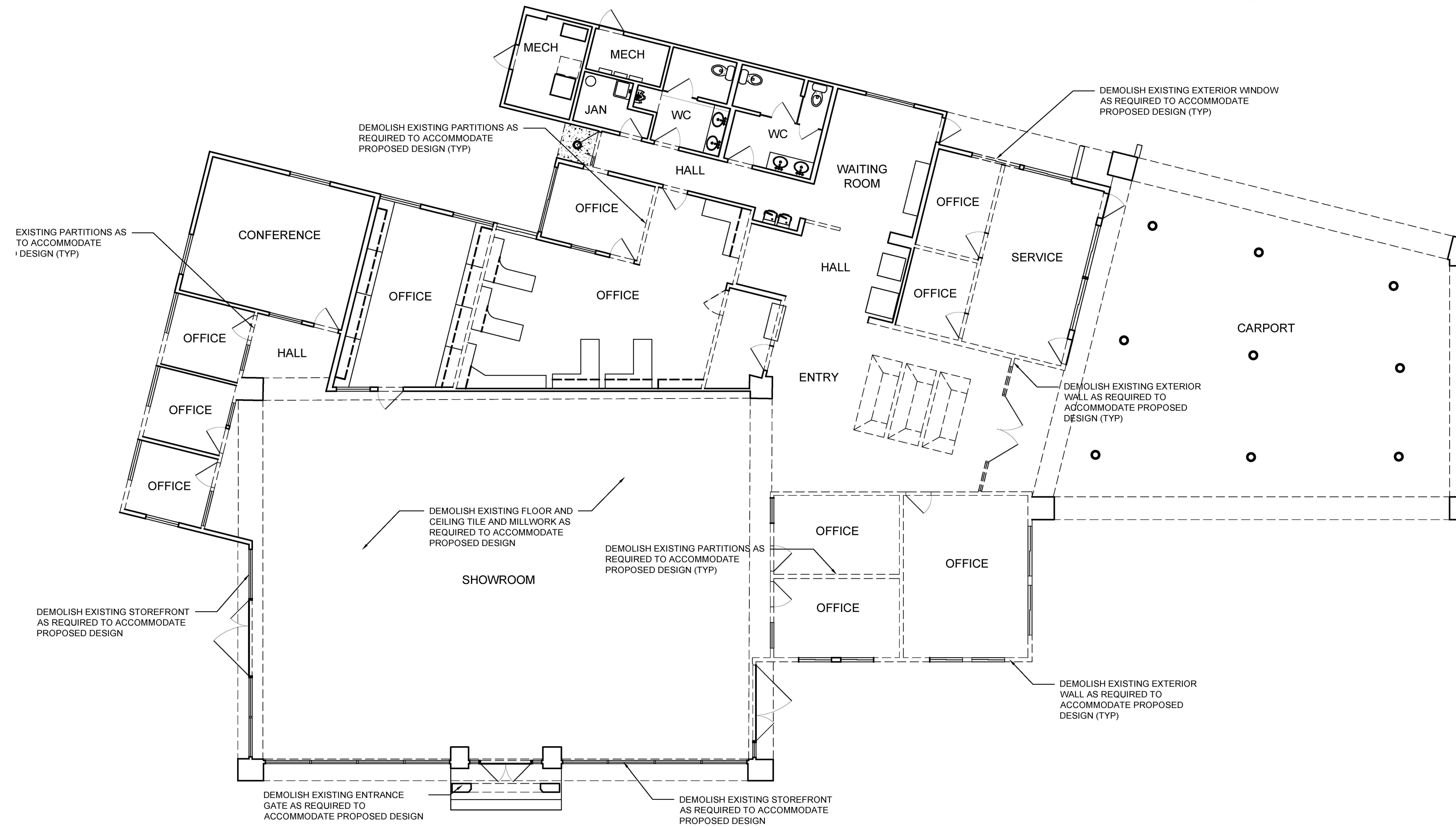
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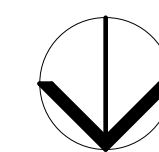
**Proposed Site Plan**

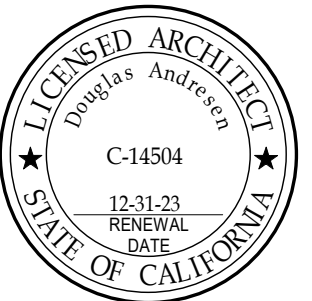
**PL1**





**Existing Floor Plan**  
1/8" = 1'-0"



Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b>		
4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Existing Floor Plan</b>		<b>PL3</b>

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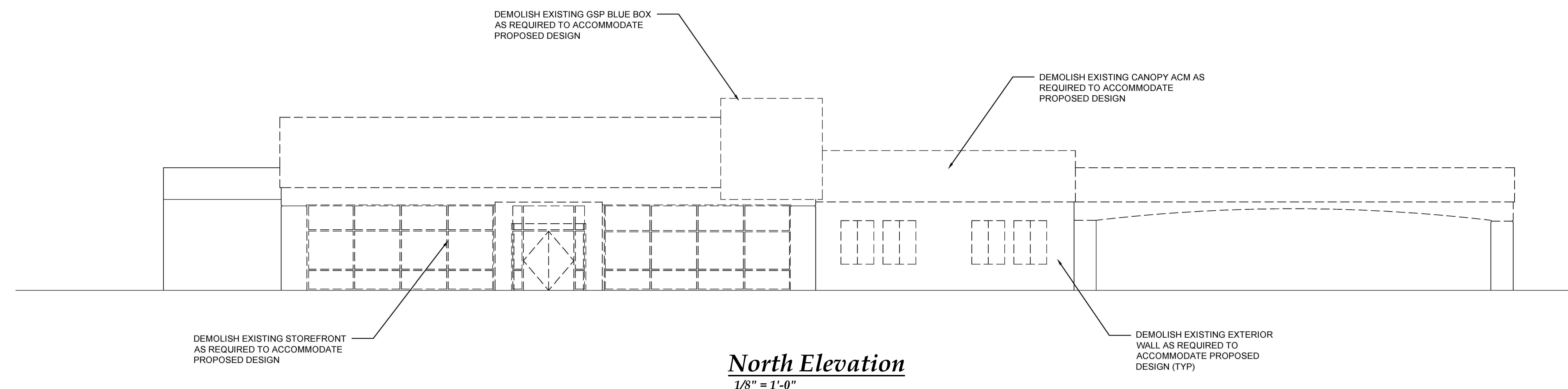
**Proposed Floor Plan**  
 1/8" = 1'-0"

Proposed Tenant Improvement For: <b>Premier Hyundai Seaside</b> 4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Proposed Floor Plan</b>		<b>PL4</b>

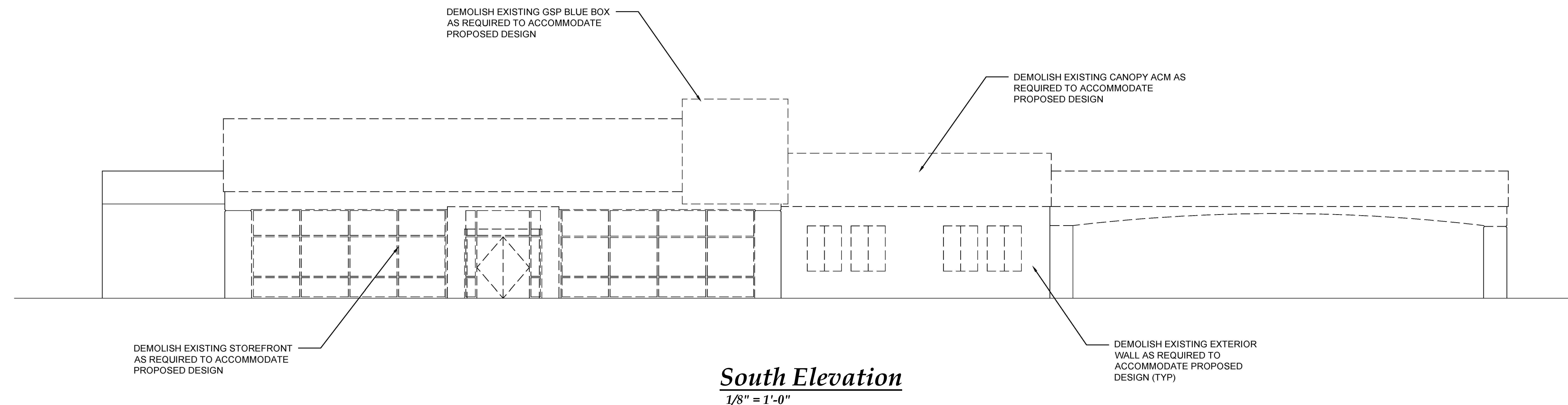
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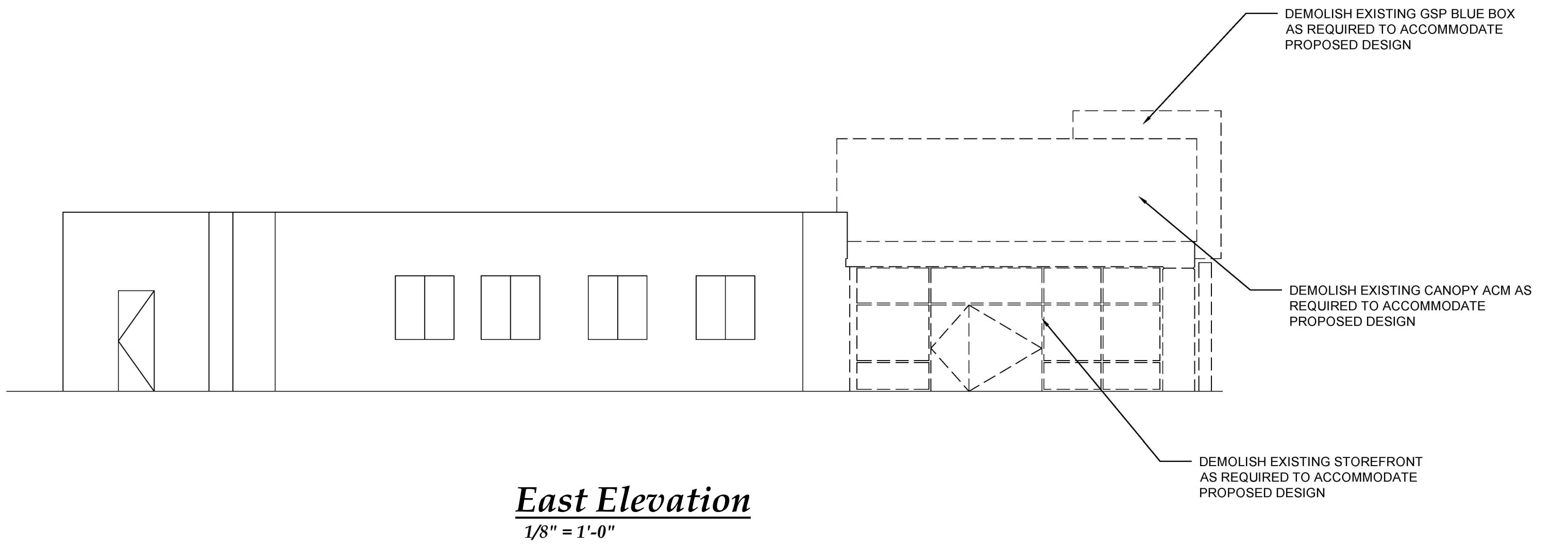
**ANDRESEN  
ARCHITECTURE  
INC.**  
 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



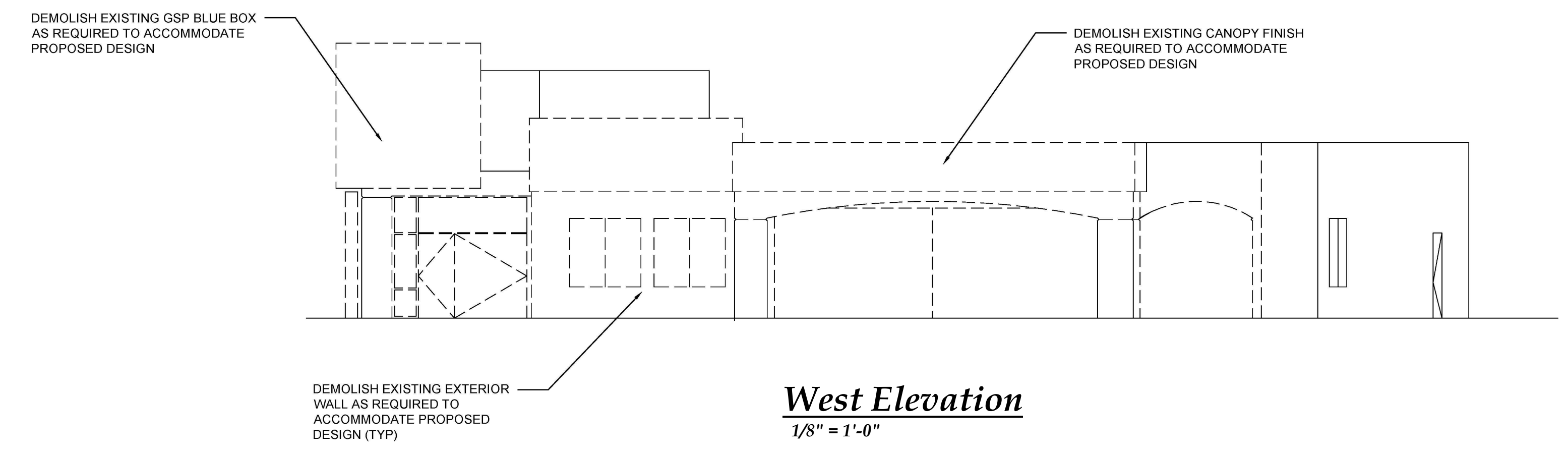
**North Elevation**  
 1/8" = 1'-0"




**South Elevation**  
 1/8" = 1'-0"



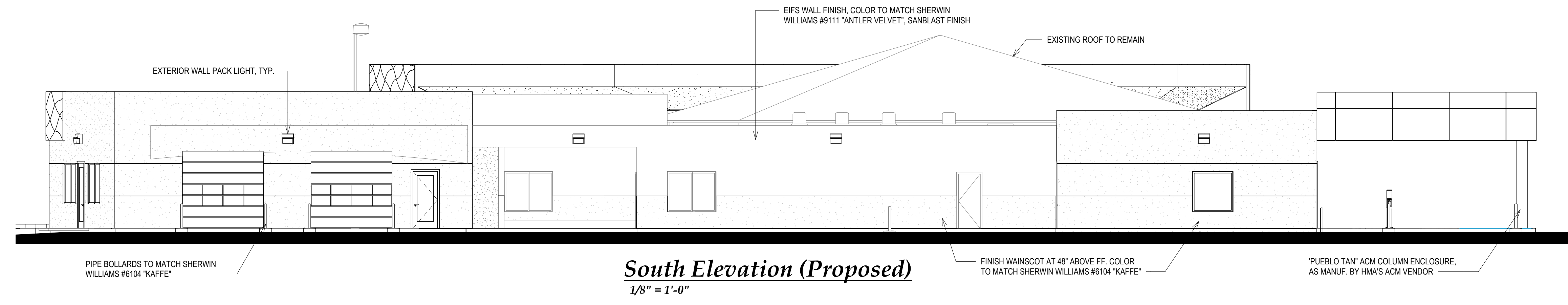
**East Elevation**  
 1/8" = 1'-0"



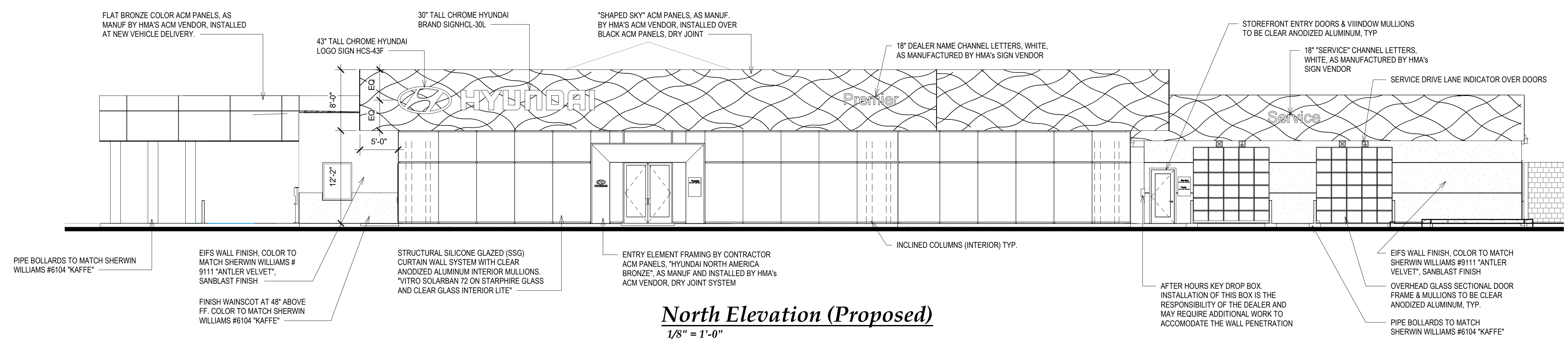
**West Elevation**  
 1/8" = 1'-0"

Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b>		
4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Existing Elevations</b>		<b>PL5</b>

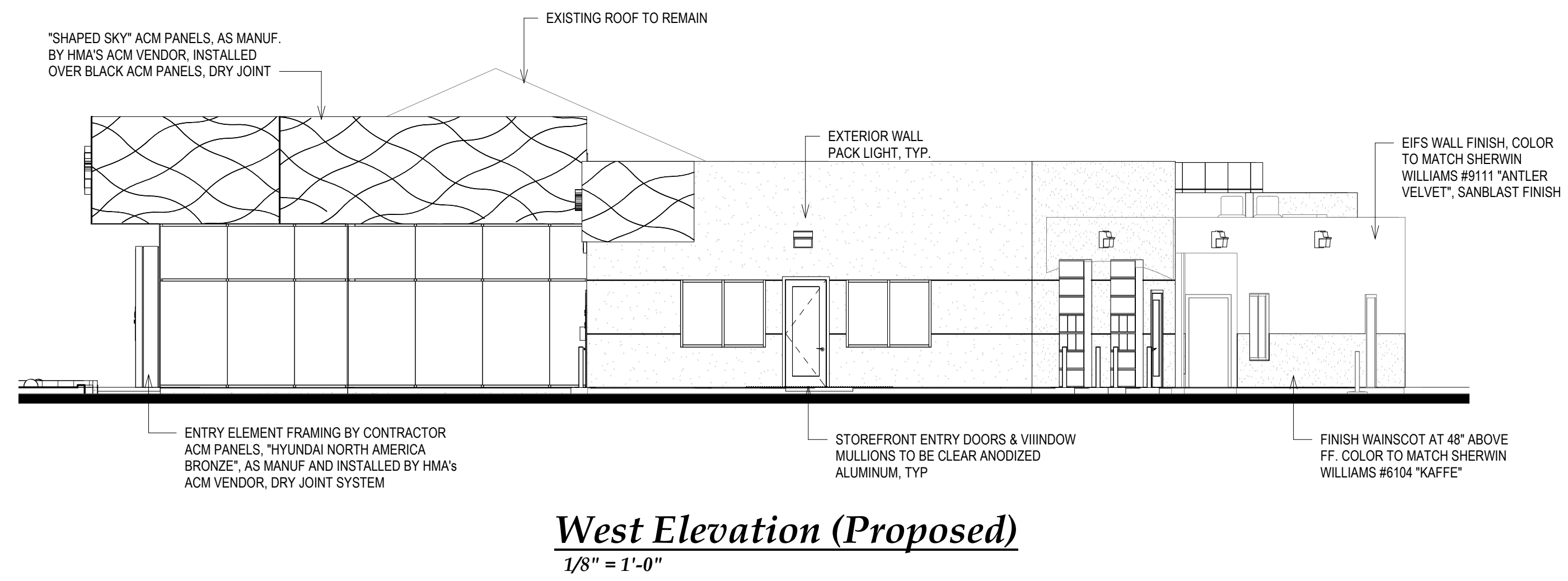
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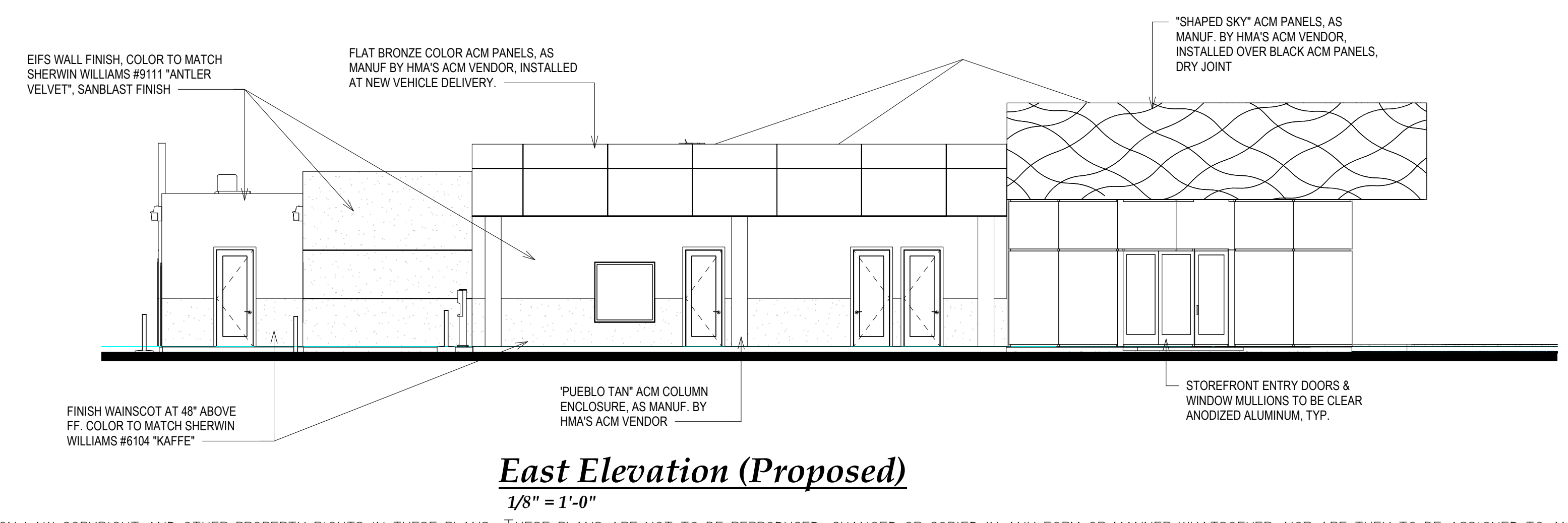
**South Elevation (Proposed)**  
 1/8" = 1'-0"



**North Elevation (Proposed)**  
 1/8" = 1'-0"



**West Elevation (Proposed)**  
 1/8" = 1'-0"

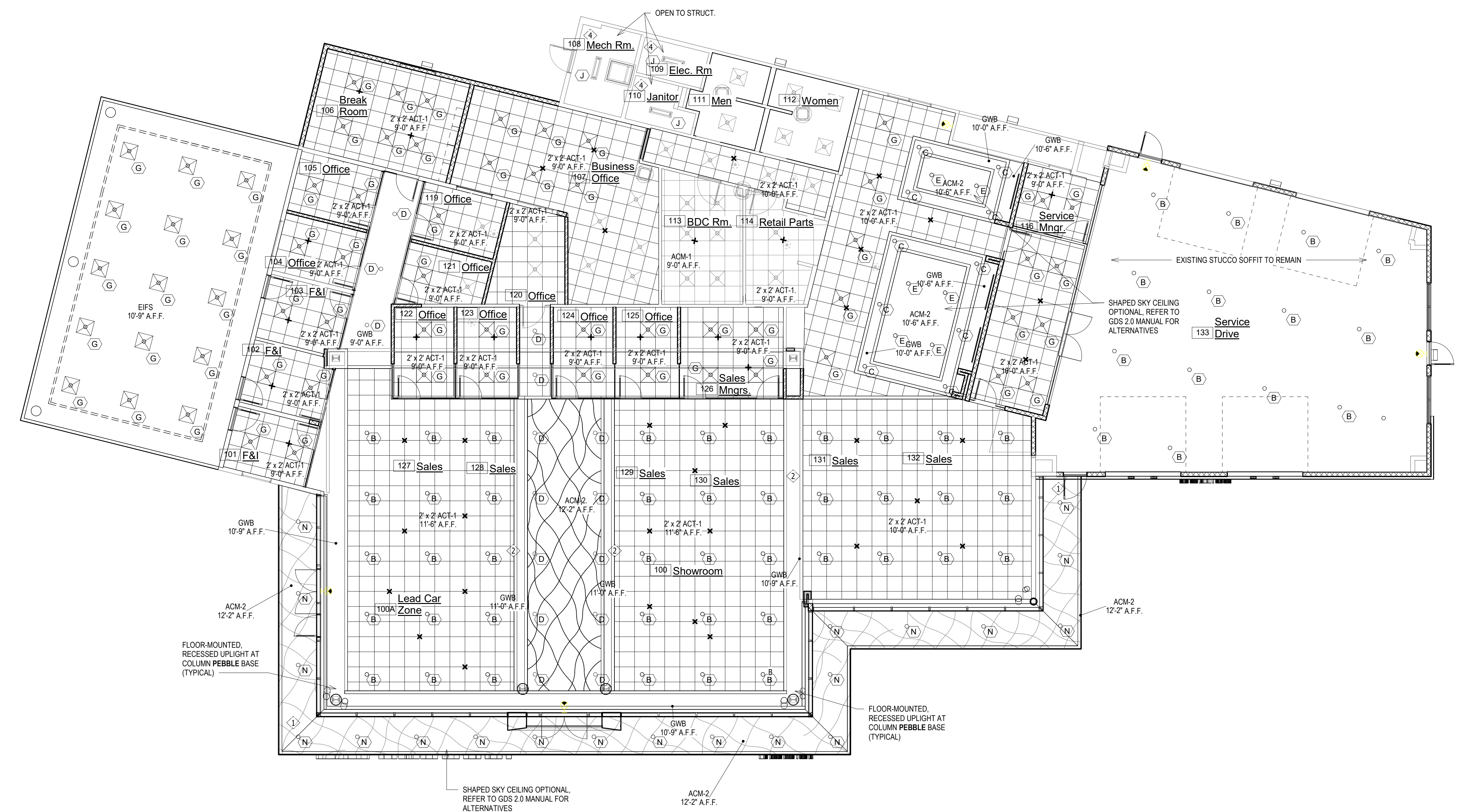


**East Elevation (Proposed)**  
 1/8" = 1'-0"

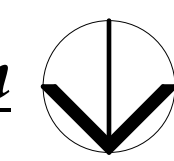
Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b>		
4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Proposed Elevations</b>		<b>PL6</b>

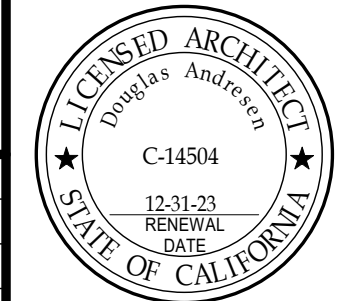
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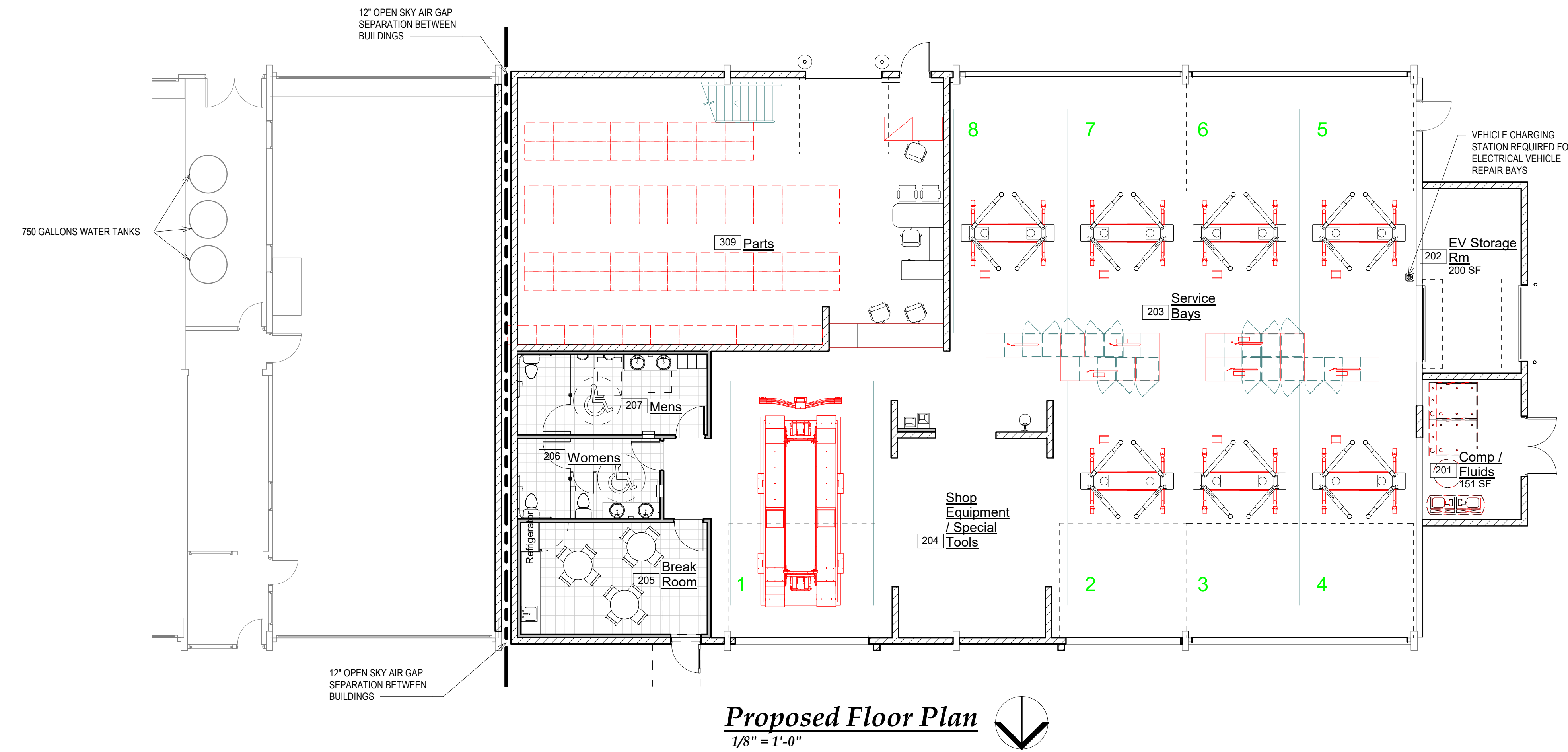
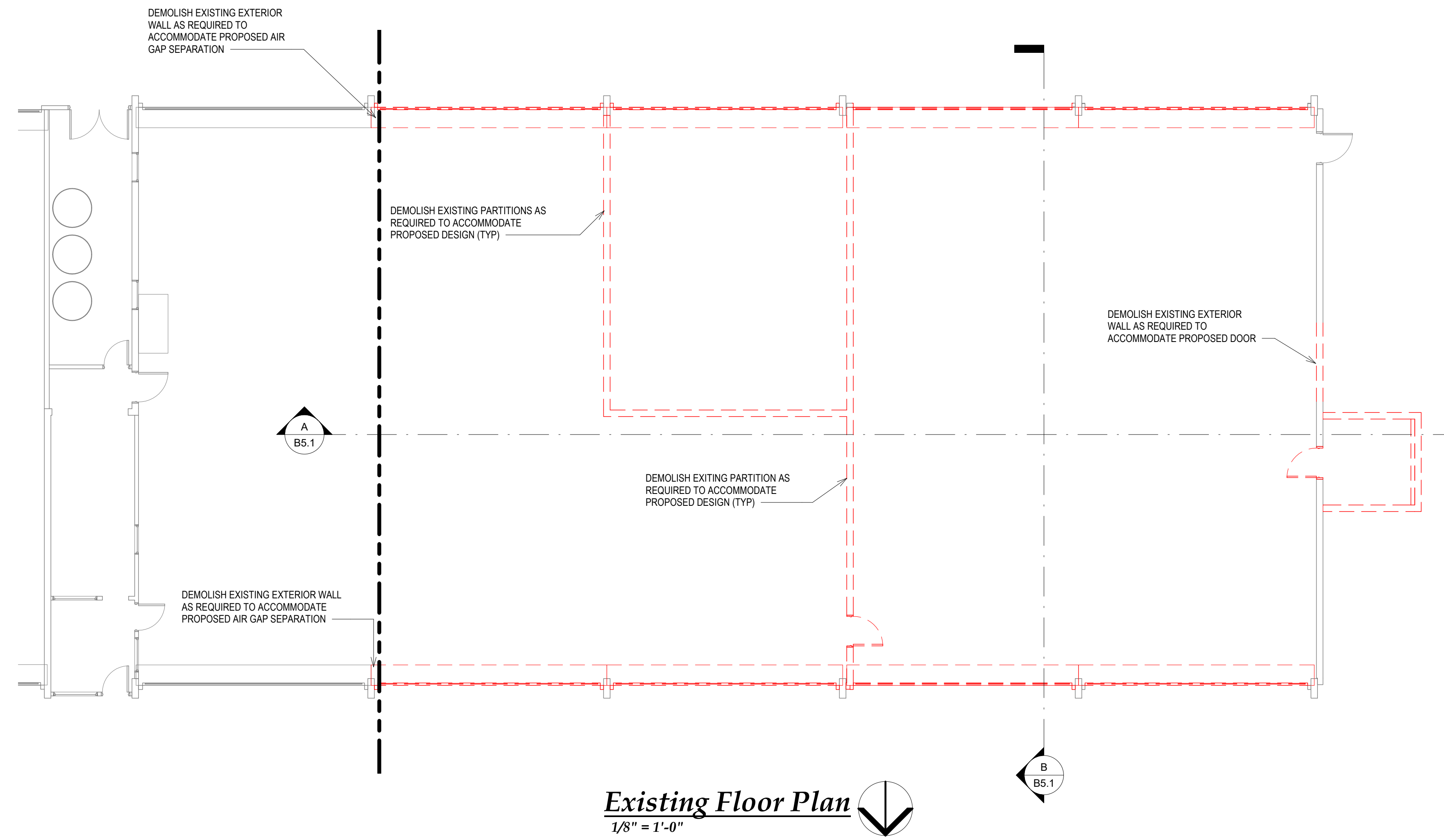
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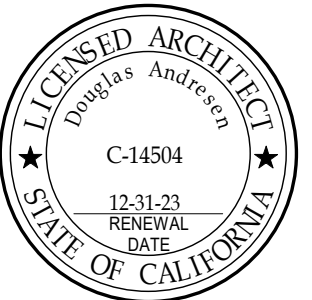


**Proposed Showroom Reflected Ceiling Plan**  
 1/8" = 1'-0"



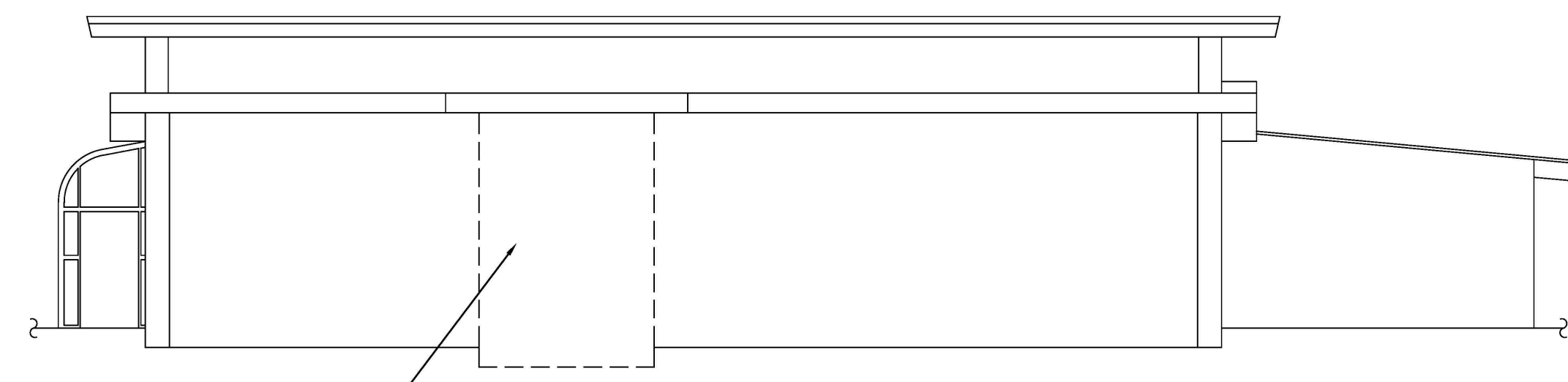
Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b> 4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Proposed Ref. Clg Plan</b>		<b>PL7</b>



Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b> 4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Service Building Floor Plans</b>		<b>PL8</b>

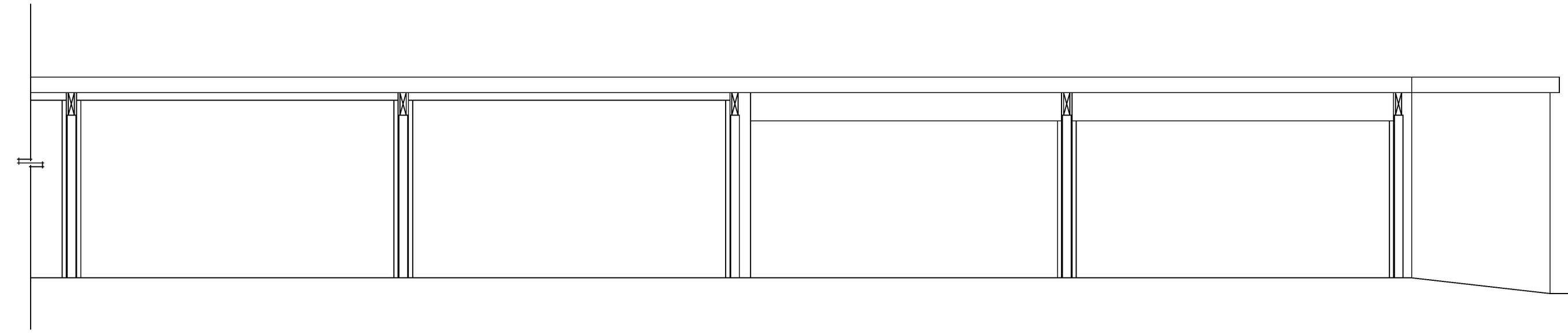
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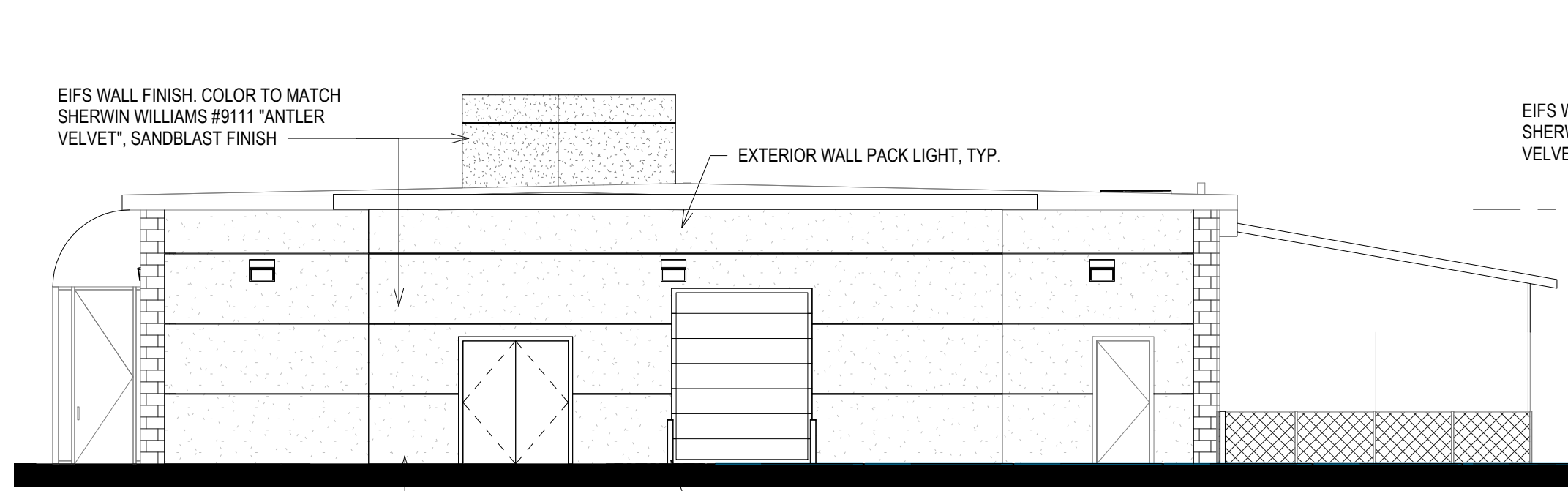


DEMOLISH EXISTING EXTERIOR WALL AS REQUIRED TO ACCOMMODATE PROPOSED DESIGN (TYP)

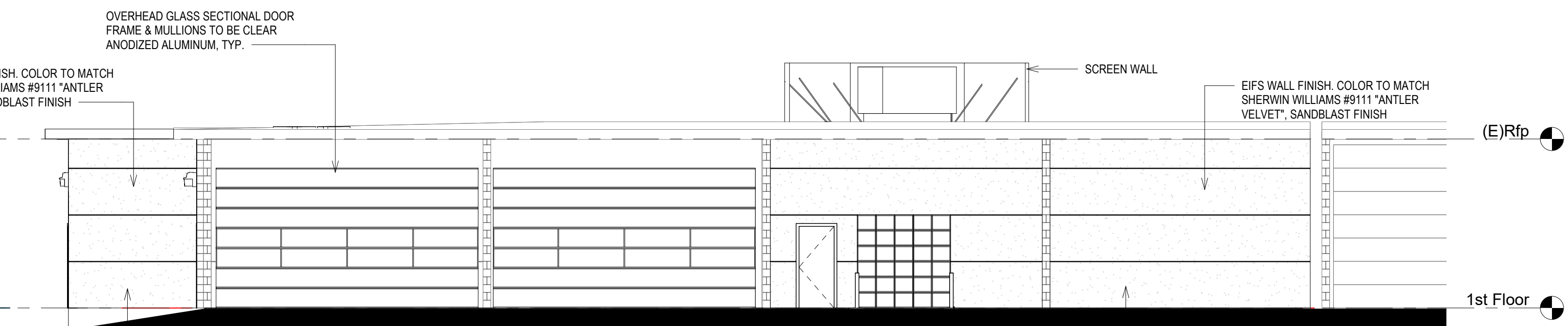
**Existing West Elevation**  
1/8" = 1'-0"



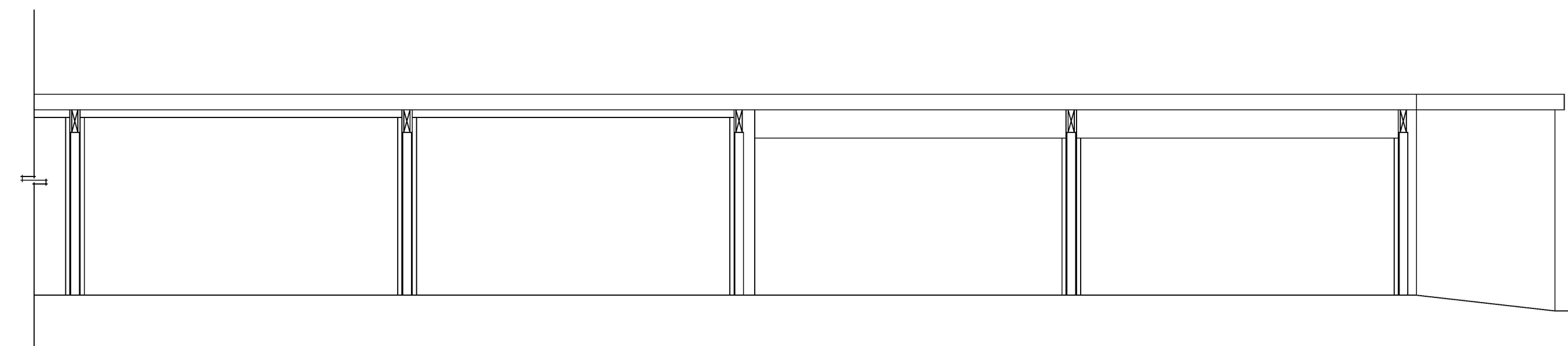
**Existing South Elevation**  
1/8" = 1'-0"



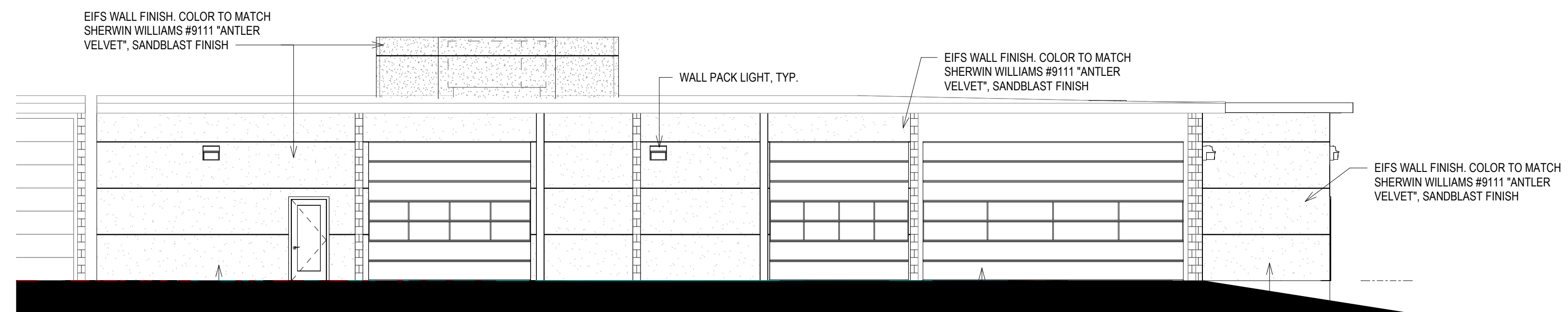
**West Elevation (Proposed)**  
1/8" = 1'-0"



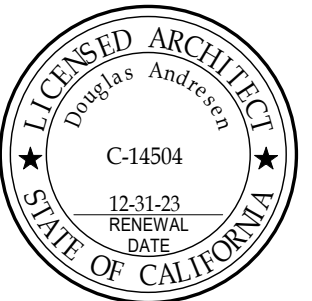
**South Elevation (Proposed)**  
1/8" = 1'-0"

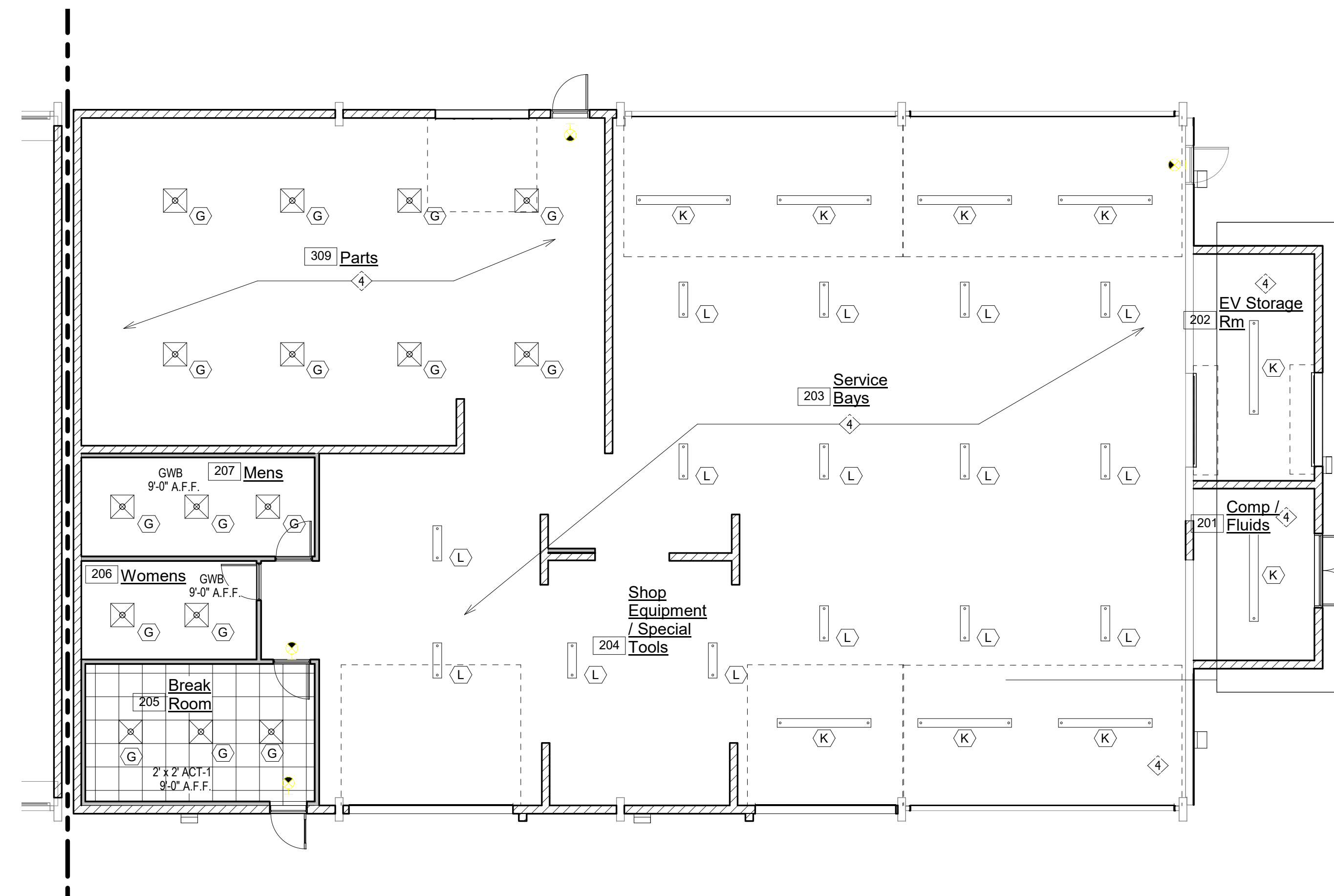


**Existing North Elevation**  
1/8" = 1'-0"

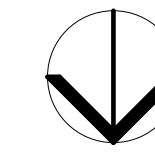


**North Elevation (Proposed)**  
1/8" = 1'-0"

Proposed Tenant Improvement For:		
<b>Premier Hyundai Seaside</b> 4A Heitzinger Plaza, Seaside, CA 93955		
8 Nov. 2021		
21-4182		
<b>Service Building Elevations</b>		<b>PL9</b>



**Reflected Ceiling Plan**  
1/8" = 1'-0"

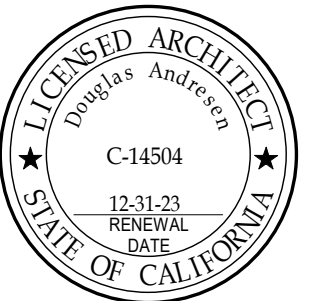


**Light Fixture Schedule**

- (B) 6" LED RECESSED DOWNLIGHT WILLIAM #6DR-TL-L40/840-DIM1-UNV-OW-OF-CS-MWT-NF1 36.5 WATTS, 4135 LUMENS, 4000K
- (C) 6" LED ARCHITECTURAL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-SF-HAZ-WH-C27 14 WATTS, 1337 LUMENS, 4000K
- (D) 6" LED ARCHITECTURAL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-SF-HAZ-WH-C27 42 WATTS, 3849 LUMENS, 4000K
- (E) 6" LED ARCHITECTURAL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-SF-HAZ-BL-C27 14 WATTS, 1337 LUMENS, 4000K
- (G) LSI SIDE LIGHT RECESSED TROFFER #SLI22-LED-HO-NW-UE 36 WATTS, 3083 LUMENS, 4000K
- (J) LSI LED DOME WRAP PENDANT MOUNT #DW-LED-SS-NW-UE 44 WATTS, 5220 LUMENS
- (K) LSI EG3 4FT. WET LOCATION LED #EG3-4-LED-6L-DA-S-UNV-DIM-40-80C 49 WATTS, 6695 LUMENS, 4000K
- (L) LSI ALLIANCE LED LINEAR HIGH BAY #ALI2-2LEDSE-24L-CA-W-UNV-S-40 22,631 LUMENS, 166 WATTS, 4000K CHAIN HUNG AT +16'-0"
- (N) 4" LED RECESSED DOWNLIGHT WILLIAMS #4DR-TL-L30/840-DIM-UNV-LW-OF-WH-WETCC 27.8 WATTS, 2024 LUMENS, 4000K

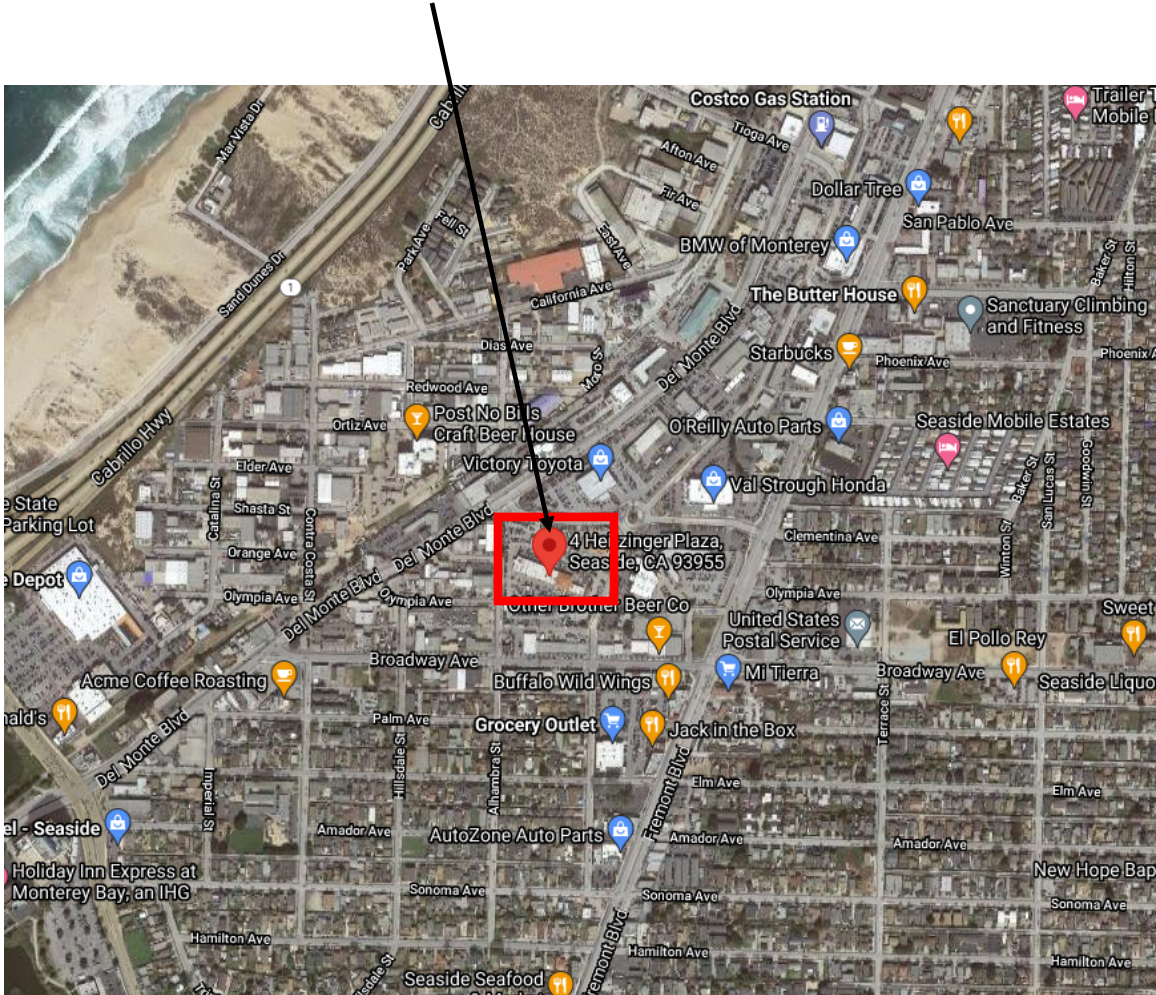
**Ceiling Finishes**

- ① SHAPED SKY CEILING MATERIAL SUPPLIED BY AGI AT INTERIOR, CONTRACTOR TO PROVIDE 2'X2' CEILING GRID PAINTED BLACK (HEAVY DUTY)
- ② 5/8"(X) GYP. BD.
- ③ 7/8" CEM. PLASTER
- ④ OPEN TO STRUCTURE
- ⑤ ARMSTRONG 2'X2'X9/16" #1734 FINE FISSURED BEVELED TEGULAR, 9/16" ARMSTRONG GRID COLOR: SILVER SATIN OR PLATINUM (HEAVY DUTY)
- ⑥ 2'X4' T-BAR CEILING
- ⑦ ENTRY ELEMENT ACM PANELS HYUNDAI NORTH AMERICA BRONZE BY AGI DRY JOINT

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21-4182		
<b>Proposed Ref. Clg Plan</b>		<b>PL10</b>

# Attachment 2

## Project Location: 4 Heitzinger Plaza



## Attachment 3

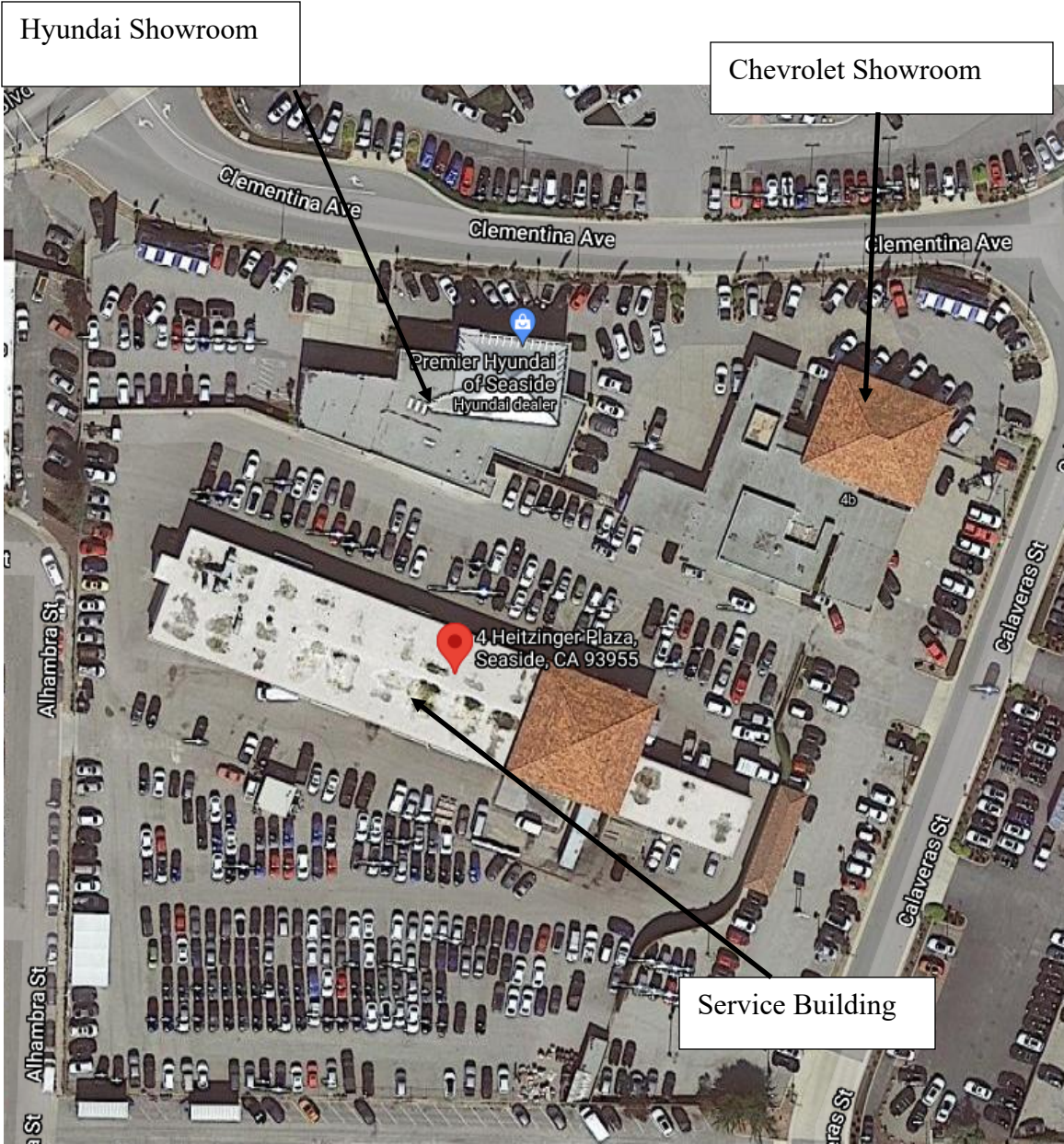
### Site Photos



Panoramic View of Showroom



View of Showroom on west side



Aerial View of the Site