



AGENDA
CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

REGULAR MEETING
VIRTUAL ONLY
Tuesday, July 19, 2022
5:30 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/89668195591>
WEBINAR ID: 896 6819 5591
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 896 6819 5591 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make 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 at least two (2) hours prior to the meeting time on the day of the meeting.
 - 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.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL

Nisha Patel
Ashley Collick
Rick Medina

City Engineer
Assistant City Manager
Senior Planning

3. PUBLIC COMMENT

Members of the public wishing to address the Committee 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. Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. STAFF COMMUNICATION

5. BUSINESS ITEMS

**A. REQUEST FOR AN ALLOCATION OF 0.547 AF OF WATER (WR 22-01).
DANICA ALVARADO, APPLICANT, AND SGJ REAL ESTATE HOLDINGS
LLC, OWNER, IS REQUESTING 0.547 ACRE FEET (AF) FOR A PROPOSED
5,424 SQUARE FOOT PIZZERIA LOCATED AT 1950 FREMONT AVENUE IN
THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT**

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD
TBD

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at (831) 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas and videos of past meetings are available on demand are posted at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>
Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the Office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Water Allocation Committee

BY: Beth Rocha, Senior Planner

DATE: July 19, 2022

SUBJECT: REQUEST FOR AN ALLOCATION OF 0.547 AF OF WATER (WR 22-01). DANICA ALVARADO, APPLICANT, AND SGJ REAL ESTATE HOLDINGS LLC, OWNER, IS REQUESTING 0.547 ACRE FEET (AF) FOR A PROPOSED 5,424 SQUARE FOOT PIZZERIA LOCATED AT 1950 FREMONT AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT

PURPOSE & RECOMMENDATION

Water Allocation Request of 0.547 AF

BACKGROUND

In accordance with Ordinance 1064, the applicant is requesting additional water for a proposed bakery and taqueria, including an indoor dining area within a grocery store.

It is recommended that the Water Allocation Committee approve a water allocation of 0.547 AF for a proposed pizzeria at 1950 Fremont Avenue.

Tricycle Pizza would occupy a 5,424 square foot tenant space at 1950 Fremont Boulevard, which is classified as a Group 2 water use. The space was previously occupied by a mixed-use tenant operating a grocery store and taqueria, which was classified as a Group 1 and Group 2 use, which received a water allocation of 0.157 AF on August 28th, 2019.

WATER IMPACT

Amount Needed = 0.547 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 1064. 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 24 points for:

3 points: Revenue generation of \$5k -10k

6 points: 8 PT and 2 FT jobs

5 points: Located on major thoroughfare

3 points: Remodel of the existing structure, both interior and exterior

7 points: Business retention

Total: 24 Points

ATTACHMENTS

1. Seaside Application
 2. Point System Criteria
 3. Points Form
 4. Conditions of Approval
-

City of Seaside Water Allocation Application

Due to limited availability of water allocated to Seaside, it is necessary to establish procedures for the allocation of water credits for commercial and institutional projects. The Seaside City Council has established criteria to clearly evaluate application for new water allocated. The entire criteria in Ordinance No. 892 are attached (Exhibit "A").

General Information:

Project Address or Location: 1950 Fremont Blvd.
Assessor's Parcel Number(s): 011-103-011 Zoning District CC
Site Description (Is building or property occupied or vacant?): occupied
Project Description (Provide conceptual site plan showing all buildings with internal layout, parking, and landscape areas):
Replace bakery/grocery retail with pizzeria (takeout)
Is a Conditional Use Permit and/or Variance Required? No
Date of Submitted Application: 7.13.22
Water Allocation Request (Refer to Exhibit "B" and complete the Monterey Peninsula Water Management District Water Release Form): .547 Acre Feet

Applicant Information:

Name: Danica Alvarado for Tricycle Pizza Inc.
Mailing Address: 1950 Fremont Blvd. Seaside CA 93955
Telephone Number(s): 831-594-8870 Signature: Danica Alvarado

Property Owner Information:

Name: SGJ Real Estate Holding LLC
Mailing Address: P.O. Box 51610 PG 93950
Telephone Number(s): 831-372-1516 Signature: [Signature] (AGENT)

Property Owner's Statement: "By my signature, I hereby state that I am the legal owner of record of the property identified in this application and that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature and Date: [Signature] (AGENT)

POINT SYSTEM CRITERIA

A. Revenue Generation Points Requested: 3

Applicant's Taxable Sales (Previous Year or Projection): \$ 500,000.00

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

City's Share of Sales Tax Revenue (1% of Taxable Sales): \$ 5,000.00

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

If structure is proposed, provide Building Type: _____

Date of Assessed Value Information: _____

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

Other Sources of Revenue: _____

B. Jobs Creation Points Requested: 6

Number of New Part-Time Jobs Created: 8

Number of New Full-Time Jobs Created: 2

C. Project in Major Thoroughfare Points Requested: 5

D. Removal of Blight Points Requested: 3

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.

Tricycle Pizza
1950 Fremont Blvd. Seaside

Commercial Project Criteria	Determination	Points Received
<u>Revenue Generation</u> Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points	Total: \$ XX City's Share Property Tax Revenue 0.18% of \$XX = \$XX <i>#500,000/annul</i> City's Share of Sales Tax Revenue 1% of XX \$= \$XX	3
<u>Jobs Creation</u> 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	8 part-time 2 Full-time	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	1950 Fremont Blvd.	5
<u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts		3
<u>Business Retention</u> 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.		7
Total		24

**Conditions of
Approval File No. WR
22-01
July 19, 2022**

Project Specific:

Planning:

1. A total of 0.547 acre feet of water is authorized for the 5,424 sqft tenant space.
2. The water allocation is valid only for the implementation of proposed pizzeria, that complies with the Monterey Peninsula Water Management District Group II Water Use Regulations. Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void.
3. Applicant must secure a Building Permit for the improvements within 6 months of the water allocation being issued.

Standard:

4. 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.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. 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.
7. 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.
8. 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.

Water Allocation Committee

9. 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.
10. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WR 22-01

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