



**A G E N D A**  
CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
440 HARCOURT AVE (COUNCIL CHAMBER)  
Wednesday, September 13, 2023  
6:00 PM

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***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.*

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**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://us02web.zoom.us/j/81555467580>  
**WEBINAR ID:** 815 5546 7580
3. To participate by phone: Please call (669) 900-9128  
Enter the meeting ID 815 5546 7580 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](mailto: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**

|                   |              |
|-------------------|--------------|
| William Silva     | Chair        |
| Keith Dodson      | Commissioner |
| John Owens        | Commissioner |
| Arlington La Mica | Commissioner |
| Dave Evans        | Commissioner |
| Danny Huynh       | Commissioner |

**3. REVIEW OF AGENDA**

*If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).*

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

**5. APPROVAL OF MINUTES**

**A. APPROVE MINUTES FROM AUGUST 23, 2023**

**6. BUSINESS ITEMS**

**A. USE PERMIT APPLICATION NO. UP-23-04. THEA KUN, APPLICANT, AND JACK VERDUCCI, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL TO OPERATE A COUNTER SERVICE RESTAURANT AS PART OF THE CITY CENTER SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 800 BROADWAY AVENUE (APN 011-297-001) IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 3 SECTION 15303(C): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.**

**7. REPORTS FROM COMMISSIONERS**

**8. REPORTS FROM STAFF**

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

## **9. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
September 27, 2023  
6:00 PM

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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>

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.



## DRAFT MINUTES

CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
COUNCIL CHAMBER  
Wednesday, August 23, 2023  
6:00 PM

### 1. **CALL TO ORDER**

Chair Silva called the meeting to order at 6:00 p.m.

### 2. **ROLL CALL**

PRESENT: Silva, Dodson, Owens, Evans, Huynh  
ABSENT: La Mica

### 3. **REVIEW OF AGENDA**

No changes.

### 4. **PUBLIC COMMENT FOR COMMISSIONS**

None.

### 5. **APPROVAL OF MINUTES**

#### **A. APPROVE MINUTES FROM AUGUST 9, 2023**

*On motion by Commissioner Owens and second by Commissioner Evans, the Planning Commission moved to approve the minutes from August 9, 2023.*

*RESULT: 5-0-0-1*

*AYES: Silva, Dodson, Owens, Evans, Huynh*

*NOES: None*

*ABSTAIN: None*

*ABSENT: La Mica*

***ACTION: APPROVED***

### 6. **BUSINESS ITEMS**

**A. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-06. FOOTHILL PARTNERS, INC., APPLICANT, AND DIAMOND CEDERWALL TRUST (SANDRALINE CEDERWALL, TRUSTEE), OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED FIVE-STORY MIXED USE PROJECT WITH 9,900 SF OF LEASABLE COMMERCIAL AREA ON THE GROUND FLOOR FOR UP TO 12 COMMERCIAL TENANTS; A**

**TOTAL OF 32 RESIDENTIAL UNITS TOTALING 17,100 SF; A LANDSCAPED PARKING AREA; AND THE FOLLOWING ROOFTOP AMENITIES: A TASTING ROOM FEATURING A 1,575 SF ROOFTOP DECK AND 1,450 SF MODULAR UNIT, A PUBLIC ROOFTOP DECK OF 3,150 SF, AND A 1,180 SF INDOOR RESIDENT LOUNGE. THE STRUCTURE HEIGHT RANGES FROM 15-22 FT ON THE SINGLE-STORY PORTION TO 48-64 FT ON THE FIVE STORY PORTION. THE PROJECT SITE IS LOCATED AT 1540 AND 1546 DEL MONTE BOULEVARD ON FOUR PARCELS IN THE WEST BROADWAY URBAN VILLAGE ZONE SPECIFIC PLAN, ZONED BOTH MIXED USE (APNS: 011-306-006, -008) AND HIGH DENSITY RESIDENTIAL/MIXED USE (APNS: 011-306-003, -004). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.**

Community & Economic Development Planning Manager, Andrew Myrick presented the project and informed the Commission and the public that the item was being brought before the Commission again due to noticing issues.

There were no public comments.

On motion by Commissioner Owens and second by Commissioner Dodson, the Planning Commission moved to approve AR-23-06.

RESULT: 5-0-0-1

AYES: Silva, Dodson, Owens, Evans, Huynh

NOES: None

ABSTAIN: None

ABSENT: La Mica

ACTION: ADOPTED RESO #23-13

**7. REPORTS FROM COMMISSIONERS**

Reports received.

**8. REPORTS FROM STAFF**

Mr. Myrick introduced Economic Development Director Jose Bazua, informed the Commission that appeal was received for the project at 7 Harrow Court which will be heard by the City Council on September 7, and confirmed the Commissions availability for the next meeting on September 13.

**9. ADJOURNMENT**

With no further business, the meeting adjourned at 6:21 p.m.

**Respectfully submitted,**

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**Dominique L. Davis, City Clerk**

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**William Silva, Chair**



## CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

**TO:** Planning Commission

**BY:** Eric Azriel, Assistant Planner

**DATE:** September 13, 2023

**SUBJECT: USE PERMIT APPLICATION NO. UP-23-04. THEA KUN, APPLICANT, AND JACK VERDUCCI, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL TO OPERATE A COUNTER SERVICE RESTAURANT AS PART OF THE CITY CENTER SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 800 BROADWAY AVENUE (APN 011-297-001) IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CLASS 3 SECTION 15303(C): NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.**

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### **PURPOSE & RECOMMENDATION**

The purpose of this item is to consider a Use Permit to allow for a counter service restaurant at 800 Broadway Avenue in accordance with Seaside Municipal Code (SMC) 17.14.030 Table 2-4 Allowed Land Uses and Permit Requirements for Commercial Zones.

Staff recommends the Commission approve Use Permit UP-23-04 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

### **BACKGROUND**

Seaside Municipal Code Section 17.14.030 Table 2-4 requires a Use Permit for a restaurant, café, or coffee shop with counter service. The proposed restaurant/café would serve boba drinks, small bites, and sweets from a counter with seats for patrons.

#### *Project Description*

The existing 1,651 square foot (sf) unit at 800 Broadway has been vacant for five years; the adjacent unit in the same building is occupied by Chase Bank. It sits on a prominent corner of Broadway Avenue and Calaveras Street in the City Center shopping center, as shown in the attached Location Map (Attachment 2). The property is zoned Commercial Mixed Use (CMX) along with the

rest of City Center. The West Broadway Urban Village (WBUV) Specific Plan is immediately to the south and east of the project site; however the project site is not included within the WBUV. Seating and tables would be available on a first-come, first-serve basis, with a total of 38 tables. Operational hours would be 10 AM to 8 PM Monday through Sunday. The project would employ 10 to 15 people, some part-time, some full-time.

### **Staff Analysis**

Creating a vibrant destination in City Center in a unit that has been vacant for five years would rehabilitate the street corner and enhances the surrounding uses. Neighboring uses are varied, from Chase Bank, which occupies the other unit in the same building, to a detailing supply business across Calaveras Street. Other nearby businesses include sandwich shops, a paint store, beauty salons, specialty grocers, jiu jitsu instruction, and a sign shop. Adding a counter service café that generates pedestrian activity in the area and contributes to the well-being of the city and diversification of the businesses in the area.

Parking for the cafe is provided in the existing City Center shopping center.

The proposed project has sufficient water allocated. The proposed cafe is a Group II water use as defined by the Monterey Peninsula Water Management District. On July 6, 2023, the City's Water Allocation Committee granted 0.119 acre feet of water via Resolution No. 23-01, for a total of 0.346 acre feet of water, which is sufficient to allow a Group II water use in a 1,651 sf. unit.

The applicants have also submitted a tenant improvement project. That floor plan is attached as Exhibit A to the Resolution. The planned menu, vision and concept are shown in Attachment 3. New signs have been designed and submitted for approval; the signs are not being reviewed at this hearing, but for context the design is shown in Attachment 4.

### **FINDINGS**

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:** A counter service restaurant is permitted in the CMX zone with a Use Permit approved by Planning Commission.

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

**Evidence:** The proposed use is consistent with multiple goals or policies of the General Plan, such as:

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

Goal ED-5: Attract new regional- and visitor serving businesses.

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 unit and building were built as part of the City Center project which created an integrated shopping center with one side of buildings facing both the interior of the shopping center and Broadway Avenue. The proposed project would be located in one of those buildings. The 1,651 sf. cafe is large enough to provide a destination. Nearby uses include restaurants and a vast diversity of retail and services. The proposed cafe would enhance their draw. The operating hours that extend into the evening would bolster the area's destinations and liveliness at night.

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; and

**Evidence:** The applicants have procured Water Allocation Committee approval for enough water to create the cafe. The City Center development was designed to support a broad variety of uses.

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:** Allowing the creation of a cafe would be beneficial to the public interest. It would not harm the health, safety or welfare of the public, nor would it be materially injurious to anything in the vicinity.

## **ATTACHMENTS**

1. Attachment 1 Draft Resolution
  2. Exhibit A Project Plans
  3. Attachment 2 Location Map
  4. Attachment 3 Vision and Menu
  5. Attachment 4 Proposed Signs Excerpt
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## RESOLUTION NO. 23-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. 23-04 TO OPERATE A COUNTER SERVICE RESTAURANT AS PART OF THE CITY CENTER SHOPPING CENTER. THE PROJECT SITE IS LOCATED AT 800 BROADWAY AVENUE (APN 011-297-001) IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT.**

**WHEREAS**, Thea Kun, Applicant, and Jack Verducci, Property Owner, request UP-23-04 to allow for the operation of a counter service restaurant; and

**WHEREAS**, the proposed project requires Use Permit approval by the Planning Commission per Seaside Municipal Code 17.14.030; and

**WHEREAS**, 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 in relation to the proposed project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission adopts the following finding:

The Use Permit Project is categorically exempt from the California Environmental Quality Act Class 3, Section 15303(c) (New Construction or Conversion of Small Structures).

***Evidence:*** *Approval of the Use Permit application converts the use of an existing structure.*

**BE IT FURTHER RESOLVED**, that the Planning Commission adopts the following findings for Use Permit application No. UP-23-04:

### **Findings**

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:*** *A counter service restaurant is permitted in the CMX zone with a Use Permit approved by Planning Commission.*

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

***Evidence:*** *The proposed use is consistent with multiple goals or policies of the General Plan, such as:*

*Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.*

*Policy ED-1.1: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.*

*Goal ED-5: Attract new regional- and visitor serving businesses.*

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 unit and building were built as part of the City Center project which created an integrated shopping center with one side of buildings facing both the interior of the shopping center and Broadway Avenue. The proposed project would be located in one of those buildings. The 1,651 sf. cafe is large enough to provide a destination. Nearby uses include restaurants and a vast diversity of retail and services. The proposed cafe would enhance their draw. The operating hours that extend into the evening would bolster the area's destinations and liveliness at night.*

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; and

***Evidence:*** *The applicants have procured Water Allocation Committee approval for enough water to create the cafe. The City Center development was designed to support a broad variety of uses.*

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:*** *Allowing the creation of a cafe would be beneficial to the public interest. It would not harm the health, safety or welfare of the public, nor would it be materially injurious to anything in the vicinity.*

**BE IT FURTHER RESOLVED**, that the Planning Commission approves Use Permit Application UP-23-04 subject to the following conditions:

**Project Specific**

***Planning:***

1. The plans submitted for the Building Permit shall substantially conform to the plans reviewed/approved under this Use Permit application, included as Exhibit A to Attachment 1.

***Building Department:***

1. The project shall adhere to and be constructed in accordance with the current California Building Code

**Fire Department:**

1. The project shall adhere to and be constructed in accordance with the current California Fire Code.

**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 in effect at that time.
3. 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.
4. 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 13<sup>th</sup> day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Will Silva, Chairperson

ATTEST:

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Planning Commission Secretary

**RESOLUTION No. 23-XX**  
**USE PERMIT APPLICATION NO. UP-23-04**

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 *(if different from above)*

\_\_\_\_\_  
Date

TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTED USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

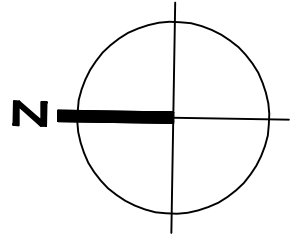
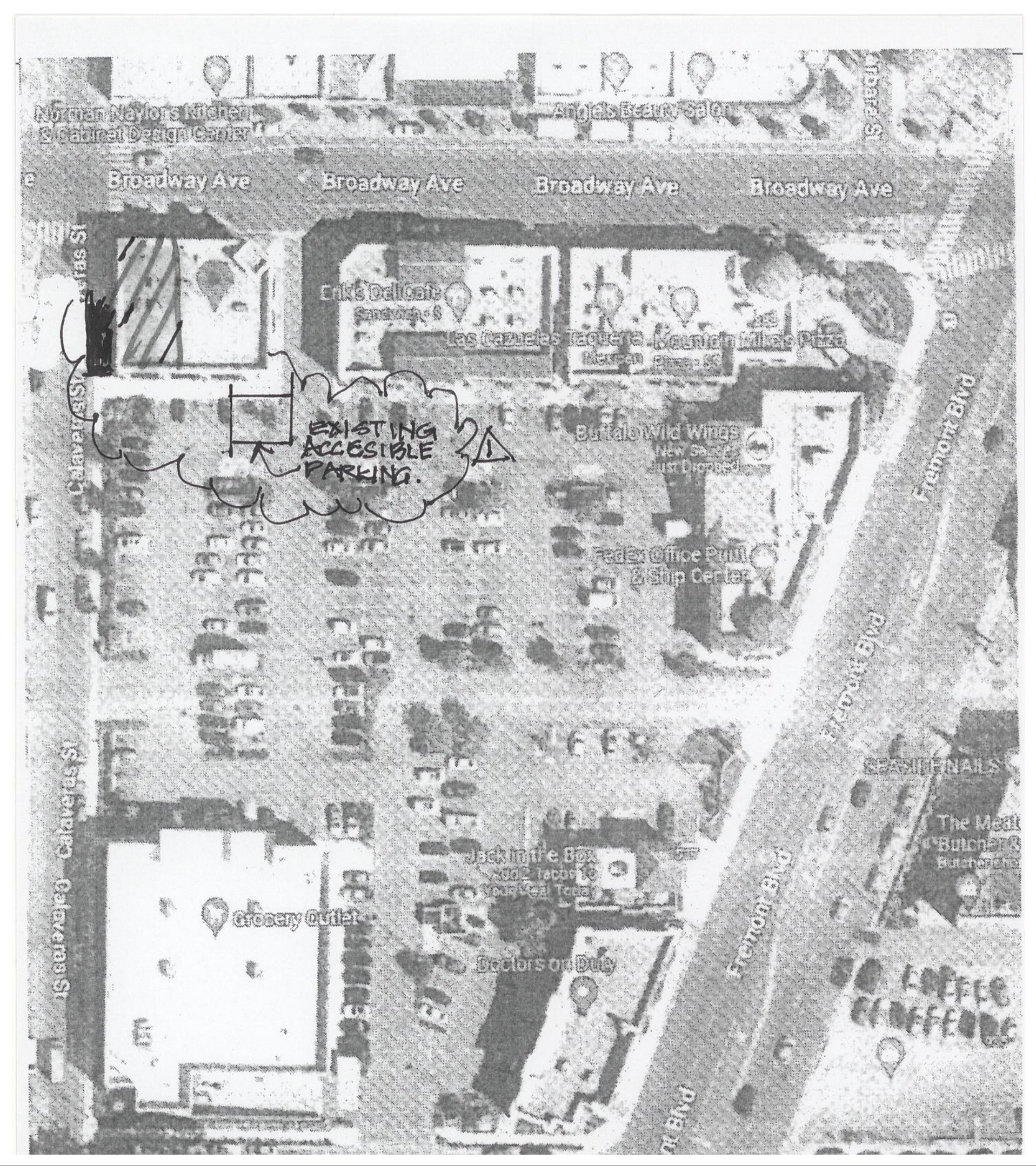
Tenant Improvement Plans

Congo Go!

Boba + Small Bites + Sweets

800B Broadway

Seaside, CA 93955



SITE PLAN

FIRE NOTES

1. AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED FOR THE PROTECTION OF ALL COMMERCIAL COOKING OPERATIONS. THE SYSTEM SHALL PROTECT VENTILATION HOOD/DUCT SYSTEMS, AND INCLUDE APPLIANCES. ALL COOKING SHALL FIT UNDER THE HOOD WITH A MINIMUM CLEARANCE ON EACH SIDE OF 6 INCHES. THE SYSTEM SHALL MEET UL 300 STANDARD
- THE CONTRACTOR SHALL BE LICENSED AND SUBMIT PLANS DETAILING INSTALLATION INFORMATION, CUT SHEETS OF SYSTEM COMPONENTS AND ALL OTHER IMPORTANT INFORMATION CONCERNING THE PROPER INSTALLATION OF THE FIRE EXTINGUISHING SYSTEM TO MONTEREY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
2. AIR BALANCE REPORT TO BE SUBMITTED PRIOR TO FINAL
3. ALL DOOR HARDWARE SHALL NOT REQUIRE SPECIAL KNOWLEDGE TO OPERATE

ABBREVIATIONS

|       |                      |       |                          |        |                   |
|-------|----------------------|-------|--------------------------|--------|-------------------|
| ABV   | ABOVE                | FOM   | FACE OF MASONRY          | MFR    | MANUFACTURER      |
| AFF   | ABOVE FINISHED FLOOR | FOS   | FACE OF STUD             | MAS    | MASONRY           |
| A/C   | AIR CONDITIONING     | FT    | FEET/FOOT                | MAT    | MATERIAL          |
| AB    | ANCHOR BOLT          | FFE   | FINISHED FLOOR ELEVATION | MISC   | MISCELLANEOUS     |
| ARCH  | ARCHITECT(URAL)      | FFL   | FINISHED FLOOR LINE      | (N)    | NEW               |
| BM    | BEAM                 | FP    | FIREPROOF                | NTS    | NOT TO SCALE      |
| BLK   | BLOCK                | FD    | FLOOR DRAIN              | OC     | ON CENTER         |
| BLKG  | BLOCKING             | FDR   | FLOURESCENT              | PNL    | PANEL             |
| BD    | BOARD                | FTG   | FOOTING                  | PLWD   | PLYWOOD           |
| BLDG  | BUILDING             | FDN   | FOUNDATION               | RAD    | RADIUS            |
| CAB   | CABINET              | FRMG  | FRAMING                  | REF    | REFERENCE         |
| CI    | CAST-IRON            | GA    | GAUGE                    | REQ    | REQUIRED          |
| CLR   | CLEAR                | GV    | GALVANIZED               | SHTG   | SHEATHING         |
| CLO   | CLOSET               | GC    | GENERAL CONTRACTOR       | SHT    | SHEET             |
| CONC  | CONCRETE             | GYP   | GYPSUM                   | SC     | SOLID CORE        |
| CONST | CONSTRUCTION         | HDR   | HEADER                   | STL    | STEEL             |
| d     | PENNY                | HT    | HEIGHT                   | STRUCT | STRUCTURAL        |
| DBL   | DOUBLE               | HC    | HOLLOW CORE              | SUSP   | SUSPENDED         |
| DIM   | DIMENSION            | HB    | HOSE BIBB                | THK    | THICK(NESS)       |
| DN    | DOWN                 | HR    | HOSE                     | T&G    | TONGUE AND GROOVE |
| DWG   | DRAWING              | INSUL | INSULATION               | T&B    | TOP AND BOTTOM    |
| EA    | EACH                 | INT   | INTERIOR                 | TOC    | TOP OF CONCRETE   |
| ELEC  | ELECTRICAL           | JOINT | JOINT                    | TOW    | TOP OF WALL       |
| ELEV  | ELEVATION            | JST   | JOIST                    | TYP    | TYPICAL           |
| EQ    | EQUAL                | KIT   | KITCHEN                  | VERT   | VERTICAL          |
| (E)   | EXISTING             | LBS   | LABEL                    | WC     | WATER CLOSET      |
| EXT   | EXTERIOR             | LBS   | POUNDS                   | WP     | WATERPROOF        |
| FOC   | FACE OF CONCRETE     | LAM   | LAMINATE                 | W/     | WITH              |
| FOF   | FACE OF FINISH       | LVR   | LOUVER                   | W/O    | WITHOUT           |

SHEET INDEX

ARCHITECTURAL

|                            |    |
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| COVER SHEET / SITE PLAN    | A1 |
| MAIN FLOOR PLAN            | A2 |
| DETAILS                    | A3 |
| ACCESSIBILITY DETAILS      | A4 |
| PLUMBING PLAN              | P1 |
| MECHANICAL / LIGHTING PLAN | M1 |
| ELECTRICAL PLAN            |    |
| CAPTIVE AIRE HOOD          | H1 |
| CAPTIVE AIRE HOOD          | H2 |

BUILDING DATA

OWNER

Thea Kun  
15117 Brockinridge Ave  
Marina CA 93833  
(209) 479-5407

PROJECT DATA

|                       |                                      |
|-----------------------|--------------------------------------|
| Address               | 500A Broadway<br>Seaside, CA         |
| APN                   | 011-297-003                          |
| Construction Type     | V-B                                  |
| Occupancy             | A-2                                  |
| Sprinklered           | Yes                                  |
| Proposed Leased Area  | 1,651 s.f.                           |
| Proposed Remodel Area | 1,651 s.f.                           |
| Sprinklered           | Yes                                  |
| Occupancy Load        |                                      |
| Dining                | 1 per 15 sf    577 / 15 =    38.46   |
| Kitchen, Office       | 1 per 200 sf    1074 / 200 =    5.37 |
| Total Occupancy Load  | 43.83                                |
| Seating               | 38 seats                             |

CODE COMPLIANCE

2023 CBC, CMC, CPC, CFC, CA ELECT CODE, CAL GREEN,  
CA ENERGY CODE, CITY OF MONTEREY AMENDMENTS  
AND STATE REGULATORY REQUIREMENTS

SCOPE OF WORK

Tenant Improvement:

New kitchen equipment, non bearing walls and counters.  
Reroute electrical outlets and plumbing lines  
Existing Lighting, Mechanical, and Fire Sprinklers

GENERAL NOTES

1. DO NOT SCALE PLAN. DESIGNER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD DIMENSIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO DESIGNER FOR RESOLUTION. FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND INVESTIGATE ALL EXISTING FIELD CONDITIONS WHICH MAY AFFECT THEIR WORK IN ANY WAY.
3. ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, CONSTRUCTION, ETC. SHALL CONFORM TO 2022 CBC.
4. UNLESS OTHERWISE NOTED, SHOWN, DETAILED, AND/OR SPECIFIED HEREIN, ALL MATERIALS, INSTALLATION, FABRICATION, CONSTRUCTION AND/OR LABOR SHALL BE "BUILDING STANDARD" OR BETTER.
5. CONTRACTORS SHALL FURNISH GUARANTEES OF ONE YEAR FOR WORK AND EQUIPMENT FURNISHED OR AS PER REQUEST OF OWNER.
6. DUPLEX OUTLETS SHALL NOT BE PLACED BACK-TO-BACK ON ANY WALL.
7. PROVIDE ILLUMINATED EXIT SIGNS AS REQUIRED BY THE 2019 CALIFORNIA BUILDING CODE.
8. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
9. WALLS:

a) PROVIDE THERMAL INSULATION (R-11 FIBERGLASS BATTS) AS DESIGNATED ON THE FLOOR PLAN.

b) STEEL STUDS SHALL BE METAL CHANNEL TYPE 25 GAUGE SET IN METAL TRACK TOP AND BOTTOM.

c) TRACK FASTENERS: POWER-DRIVEN TYPE TO WITHSTAND 190 LBS. SHEAR AND BEARING.

d) PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, DRAPERY OR CEILING TRACKS AND ALL OTHER ITEMS REQUIRING SAME. ANY ROUGH LUMBER USED SHALL BE FIRE RESISTIVE.

e) GYP. BOARD SHALL BE 1/2" TAPERED EDGE, FASTENING PER UBC, JOINTS SHALL BE TAPED AND MUDDED AND SMOOTH FINISHED.

f) METAL EDGE TRIM TO OCCUR AT ALL CORNERS AND WALL ENDS UNLESS NOTED OTHERWISE.
10. CABINETS:

a) VERIFY DRAWING DIMENSIONS WITH FIELD DIMENSIONS.

b) ALL LAMINATE TOPS AND SPLASHES SHALL BE SELF-EDGED.

c) ALL SHELF-SUPPORT STANDARDS SHALL BE LET-IN TO CABINETRY, UNLESS NOTED OTHERWISE.

d) ALL VENEER PLYWOOD SHALL RECEIVE EDGE-BANDING WHERE EXPOSED.
11. FIRE SPRINKLER SYSTEM: CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS TO EXISTING CONDITIONS IN ORDER TO MEET CODES AND/OR REGULATIONS, AND SHALL BE UNDER SEPARATE PERMIT WITH THE CITY OF MONTEREY FIRE DEPARTMENT.
12. ALL HAND ACTIVATED DOOR OPENING HARDWARE REQUIRED FOR EXITING SHALL BE LEVER-TYPE AND CONFORM TO CURRENT STATE BUILDING CODE, UNLESS OTHERWISE NOTED.
13. ALL DOORS TO BE OPENABLE FROM INSIDE WITHOUT KEY: MAXIMUM EFFORT TO OPERATE DOORS FOR THE INTERIOR SHALL NOT EXCEED 5 POUNDS OF PRESSURE.

| REVISIONS | BY      |
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| 1         | 5/31/23 |
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ETOW  
ARCHITECTS

P.O. BOX 1482 SEASIDE, CA 93955  
(831) 277-3433



MONTEREY RESTAURANT  
EQUIPMENT  
GENERAL CONTRACTOR  
CLASS B 237510

KANGO GO!  
Boba + Small Bites + Sweets

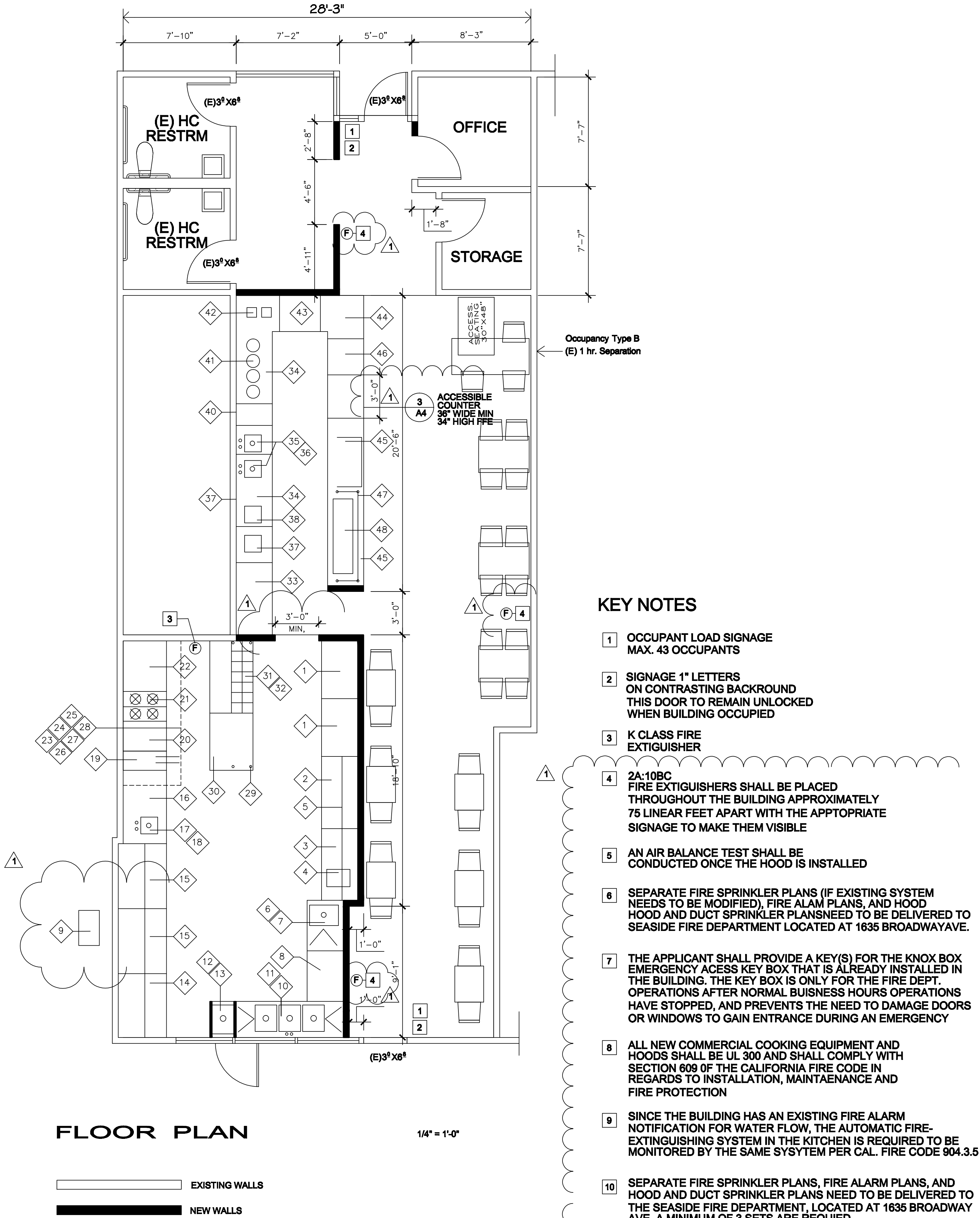
800B BROADWAY  
SEASIDE, CA

|       |
|-------|
| Date  |
| Scale |
| Drawn |
| Job   |
| Sheet |

A1

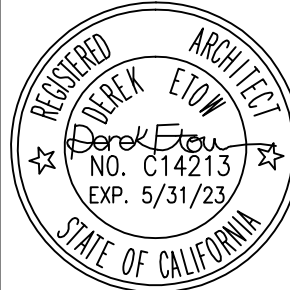
| EQUIPMENT LIST |                               |    |                                   |  |
|----------------|-------------------------------|----|-----------------------------------|--|
| 1              | STORAGE SHELF                 | 26 | STAINLESS STEEL WALL LINING       |  |
| 2              | STAINLESS STEEL TABLE         | 27 | CAPTIVE AIR FIRE SYSTEM           |  |
| 3              | STAINLESS STEEL TABLE         | 28 | CAPTIVE AIR ELECTRICAL SYSTEM     |  |
| 4              | BAKERY MIXER                  | 29 | STAINLESS STEEL DOUBLE OVER SHELF |  |
| 5              | STAINLESS STEEL WALL SHELF    | 30 | WORK TOP COOLER                   |  |
| 6              | PREP SINK                     | 31 | COLD MAKEUP TABLE                 |  |
| 7              | PREP SINK FAUCET              | 32 | HEAT LAMP                         |  |
| 8              | CLEAN DISH TABLE              | 33 | 2 DOOR GLASS DOOR BEVERAGE COOLER |  |
| 9              | GREASE INTERCEPTOR            | 34 | CABINETRY                         |  |
| 10             | 3 COMP SINK                   | 35 | 2-HAND SINK                       |  |
| 11             | 3 COMP SINK FAUCET            | 36 | 2-HAND SINK FAUCET                |  |
| 12             | MOP SINK                      | 37 | COFFEE MAKER                      |  |
| 13             | MOP SINK FAUCET               | 38 | ICE TEA MAKER                     |  |
| 14             | 2 DOOR FREEZER                | 39 | REFRIGERATED WORKTOP COOLER       |  |
| 15             | 2 DOOR COOLER                 | 40 | ICE MAKER                         |  |
| 16             | STAINLESS STEEL TABLE         | 41 | ICE TEA DISPENSER                 |  |
| 17             | PREP SINK                     | 42 | VITAMIX BLENDER                   |  |
| 18             | PREP SINK FAUCET              | 43 | ICE CREAM FREEZER                 |  |
| 19             | DEEP FAT FRYER                | 44 | CABINETRY                         |  |
| 20             | GRIDDLE                       | 45 | CABINETRY                         |  |
| 21             | 4 BURNER WITH OVEN            | 46 | BAKERY DELI DISPLAY               |  |
| 22             | SINGLE CONVECTION OVEN        | 47 | SNEEZE GUARD                      |  |
| 23             | 10' CAPTIVE AIR HOOD          | 48 | DROP IN STEAM TABLE               |  |
| 24             | CAPTIVE AIR EXHAUST SYSTEM    | 49 | BOBA CUP SEALER                   |  |
| 25             | CAPTIVE AIR RETURN AIR SYSTEM | 50 |                                   |  |

| FINISH SCHEDULE |       |               |           |         |          |        |         |     |                 |         |
|-----------------|-------|---------------|-----------|---------|----------|--------|---------|-----|-----------------|---------|
| ROOM            | FLOOR |               |           | WALL    |          |        | CEILING |     |                 | REMARKS |
|                 | mat.  | base          | fin.      | mat.    | ht.      | fin.   | mat.    | ht. | fin.            |         |
| DINING          | tile  | conc.         | slip res. | gyp.    | 12'      | smooth | gyp     | 12' | accoustic       |         |
| KITCHEN / PREP  | tile  | epoxy covd    | slip res. | frp     | 12'      | smooth | gyp     | 12" | smooth washable |         |
| RESTRM.         | tile  | (E) tile covd | slip res. | frp gyp | 4' above | smooth | gyp     | 8'  | smooth washable |         |



| REVISIONS | BY      |
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**MONTEREY RESTAURANT**  
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**EQUIPMENT FURNISHMENT**  
GENERAL CONTRACTOR  
CLASS B 237510

**KANGO GO!**  
Boba + Small Bites + Sweets  
800B BROADWAY  
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|                |        |
|----------------|--------|
| Date           |        |
| Scale          |        |
| Drawn          |        |
| Job            |        |
| Sheet          |        |
| Of             | Sheets |
| Packet Page 16 |        |

# Location Map 800 Broadway



## Congo's Vision & Concept



The Congo- Go  
(Boba bar, Small Bites, & Desserts)  
Menu Board



Beverages

Small \$4 // Large \$8

Coffee \$3.50

Tea Flavors

Milk Tea Flavors

- \* Lavender
- \* Watermelon Peach
- \* Tropical
- \* Strawberry
- \* Yuzu Lemon
- \* Sugar Cane

- . Thai Tea
- . Milk Tea
- . Green Matcha Tea
- . Jasmine Tea
- . Coconut Tea

The Congo- Go  
(Boba bar, Small Bites, & Desserts)  
Menu Board



Small Bites

Fried Calamari \$8  
Popcorn Chicken \$5  
Shrimp in a Blanket \$8  
Grilled Chicken Satay \$5  
Grilled Beef Satay \$6  
Seafood Fire Balls \$8  
Spring Rolls \$7  
Fried Tofu \$5  
French Fries \$4  
Brussel Sprouts \$4.5  
Cauliflower \$4.15  
Asian Wings (sp) \$6  
Crab Puffs (sp) \$7

Sweet & Savory

Shaved Ice \$5  
Halo Halo \$6  
  
Chinese Donut \$1.75  
Monkey Bread \$3.5  
\*Sauces - Marinara, Cheese,  
Coconut Curry.  
  
Mochi Donuts \$2ea  
Chocolate  
Traditional Sesame Sugar  
Cinnamon  
Powdered Sugar  
Crème Brûlée \$2.5



Solid, laser-cut acrylic lettering. Lettering to attach to building via blind-stud-mount (no exposed fasteners).  
 3mm Aluminum Composite Panel (ACP) measuring 100" wide x 10" high with full color vinyl print with matte laminate.  
 One set for the front of the business (Parking lot), one set for the back of the business (Broadway Ave.).

