



**AGENDA**  
CITY OF SEASIDE  
WATER ALLOCATION  
COMMITTEE

SPECIAL MEETING  
440 HARCOURT AVE (COUNCIL CHAMBER)  
Friday, February 7, 2025  
1:00 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://ci-seaside-ca-us.zoom.us/j/88357786712>  
**WEBINAR ID:** 883 5778 6712
3. To participate by phone: Please call (669) 900-9128  
Enter the meeting ID 883 5778 6712 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 - WATER ALLOCATION COMMITTEE**

Thomas Korman	City Engineer
Andrew Myrick	Community & Economic Development Planning Manager
Dan Meewis	Assistant City Manager

**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. For the public record, please state your name.

**4. BUSINESS ITEMS**

**A. WATER ALLOCATION COMMITTEE APPLICATION NO. WAC-2024-001. CHOATES PROPERTY MANAGEMENT LLC, PROPERTY OWNER AND APPLICANT, REQUESTS 0.454 ACRE FEET OF WATER FOR A CHANGE OF USE FROM RETAIL TO EVENT CENTER AT 510 BROADWAY AVENUE WITHIN THE 500 AND 510 BROADWAY AVENUE SITE (APN 011-303-013 AND 011-303-014) IN THE MX (MIXED USE) ZONE OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES.**

**5. STAFF COMMUNICATION**

**6. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
TBD

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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 (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

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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.: 4.A.**

**TO:** Water Allocation Committee

**BY:** Eric Azriel, Assistant Planner

**DATE:** February 7, 2025

**SUBJECT: WATER ALLOCATION COMMITTEE APPLICATION NO. WAC-2024-001. CHOATES PROPERTY MANAGEMENT LLC, PROPERTY OWNER AND APPLICANT, REQUESTS 0.454 ACRE FEET OF WATER FOR A CHANGE OF USE FROM RETAIL TO EVENT CENTER AT 510 BROADWAY AVENUE WITHIN THE 500 AND 510 BROADWAY AVENUE SITE (APN 011-303-013 AND 011-303-014) IN THE MX (MIXED USE) ZONE OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES.**

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**RECOMMENDATION**

The purpose of this item is to consider an application for the allocation of 0.454 acre feet of water from the Small Commercial allocation account to the event center project at 510 Broadway Avenue. This application and Water Allocation Committee review are required by Seaside Municipal Code (SMC) Section 13.24.

Staff recommends the Committee determine the project merits 22 points in accordance with SMC 13.24.025 and allocate 0.454 acre feet of water as calculated per the attached Non-residential Water Release Form and Water Permit Application (Attachment 2).

**BACKGROUND**

The project involves the conversion of an existing 3,495 square foot (SF) vacant retail site into an event center at 510 Broadway Avenue (APN 011-303-014) that will be

operated in conjunction with the existing 2,380 SF nightclub and restaurant at 500 Broadway Avenue (APN 011-303-013) (See Exhibit A: Project Plans and Attachment 3: Location Map). The nightclub was allowed by Planning Commission's approval of Use Permit No. UP-19-13 on November 13, 2019 and has been in operation since. On December 13, 2023, Planning Commission approved Use Permit No. UP-23-07 to allow a new event center at 510 Broadway Avenue to operate in conjunction with and internally connected to the existing nightclub and restaurant at 500 Broadway Avenue (Attachment 4). Uses of the new event center would include live music events, plays and theater productions, gospel events, weddings and quinceañeras, public meetings, and award shows.

**SITE AND WATER NEEDED**

Per communication with the Monterey Peninsula Water Management District, the new event center use would be categorized as Group 2 for water use, or 0.0002 acre feet of water per SF of floor area. The existing retail use of 510 Broadway Avenue is categorized as Group 1, or 0.00007 acre feet of water per SF of floor area. Therefore, as shown in Table 1, the allocation of water would need to increase from 0.721 acre feet to 1.175 acre feet, an increase of 0.454 acre feet.

**Table 1. Water Allocation Requirements**

<b>Address</b>	<b>Floor Area</b>	<b>Existing Use</b>	<b>Existing Water</b>	<b>Proposed Use</b>	<b>Proposed Water</b>
500 Broadway Ave.	2,380	<b>Nightclub</b>	0.476 acre feet (Group 2, 0.0002 acre feet/SF)	<b>Nightclub</b>	0.476 acre feet (Group 2, 0.0002 acre feet/SF)
510 Broadway Ave.	3,495	<b>Retail</b>	0.245 acre feet (Group 1, 0.00007 acre feet/SF)	<b>Event center</b>	0.699 acre feet (Group 2, 0.0002 acre feet/SF)
		<b>Total:</b>	0.721 acre feet	<b>Total:</b>	1.175 acre feet

**WATER ALLOCATION**

SMC Section 13.24 describes the process whereby the Water Allocation Committee allocates water from the Small Commercial Allocation Account. Applications are scored via a point system described by SMC Section 13.24.025. Projects receiving 20 points are

allocated water by the Water Allocation Committee. The sample point form, Attachment 5, shows how those points are awarded by category. The Committee also decides how much of the water request to allocate (SMC Section 13.24.023).

The Small Commercial water allocation account was adjusted by City Council Resolution No. 20-101 on November 19, 2020 to include 5.656 acre feet of water. Of that water, 4.555 acre feet remains available for allocation to small commercial projects.

**POINT ANALYSIS**

The applicant projects \$18,000 dollars in taxable sales. The City's 1% share of the revenue yields \$180. The combined assessed value of both properties and structures is approximately \$1,400,000 per the applicant (See Attachment 6: Water Allocation Application). The City's share of the property taxes, approximately 0.18%, yields \$2,520. Adding the City's portions together, the City obtains \$2,700 in taxes each year which would earn the project 1 point.

**Table 2. Revenue Generation**

<b>Revenue Generation Per Applicant</b>	<b>Dollars</b>
Taxable sales (previous year/projection)	\$18,000
Gross receipts (previous year/projection)	\$400,000
Assessed value of property	\$700,000
Assessed value of structure	\$700,000
City's share of taxable sales (1%)	\$180
City's share of property taxes (0.18% of combined assessed value)	\$2,520
Total estimated revenue generated for City	\$2,700
<b>Points Received</b>	<b>1</b>

Per the applicant's submission, the event center would create four new part-time jobs and two new full-time jobs. This results in six points as shown in Table 3.

**Table 3. Job Creation**

<b>Category</b>	<b>Jobs Created</b>	<b>Points</b>
1-9 part time jobs	4	1
1-9 full time jobs	2	5
	<b>Points Received</b>	<b>6</b>

The applicant requests points for the three categories of: project in major thoroughfare, removal of blight, and business retention. The project is located on Broadway Avenue and would therefore be awarded five points for being located on a major thoroughfare. The project involves the remodel of a vacant building and would therefore be awarded three points for removal of blight as shown in Table 4. Per the applicant, if the event center is not opened, the existing restaurant would cease to exist. Therefore, seven points would be awarded for business retention.

**Table 4. Removal of Blight**

<b>Blight removed</b>	<b>Category</b>
Occupied building, remodel existing structure = 1 points	
Vacant building, remodel of existing structure = 3 points	The existing building is vacant and will be remodeled, including the creation of a new internal connection to the building at 500 Broadway.
Occupied building, full demolition and redevelopment = 5 points	
Vacant Property, complete redevelopment = 7 points	
	<b>Points Received</b> <b>3</b>

**FINDINGS**

**1. The project is Categorically Exempt, Class 3, from the California**

**Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines:**

*Evidence: The proposed event center would occupy the same building envelope as the existing retail use. Therefore, the project is a change of use with no expansion of the existing use.*

**CONCLUSION**

As shown in Table 5, the points analysis indicates 22 total points would be earned, which is more than the minimum threshold that would require the Water Allocation Committee to allocate an amount of water.

**Table 5. Summary of Points Earned**

<b>Category</b>	<b>Points from Staff Analysis</b>
Revenue generation	1
Job creation	6
Project in major thoroughfare	5
Removal of blight	3
Business retention	7
<b>Total</b>	<b>22</b>

**ATTACHMENTS**

1. Attachment 1: Draft Resolution
  2. Exhibit A: Project Plans
  3. Attachment 2: Non-residential Water Release Form and Water Permit Application
  4. Attachment 3: Location Map
  5. Attachment 4: Planning Commission Resolution 23-25 for UP-23-07
  6. Attachment 5: Sample Point Form
  7. Attachment 6: Water Allocation Application
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**WATER ALLOCATION COMMITTEE  
RESOLUTION NO. 25-XX**

**A RESOLUTION OF THE WATER ALLOCATION COMMITTEE OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING WATER ALLOCATION APPLICATION NO. WAC-2024-001 FOR AN ALLOCATION OF 0.454 ACRE FEET OF WATER FOR A CHANGE OF USE FROM RETAIL TO EVENT CENTER AT 510 BROADWAY AVENUE WITHIN THE 500 AND 510 BROADWAY AVENUE SITE (APN 011-303-013 AND 011-303-014) IN THE MX (MIXED USE) ZONE OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA.**

**WHEREAS**, Choates Property Management LLC, Property Owner, and Applicant, applied for Water Allocation Committee application No. WAC-2024-001; and

**WHEREAS**, on December 13, 2023, Planning Commission approved Use Permit No. UP-23-07 to allow the existing nightclub and restaurant at 500 Broadway Avenue to operate in conjunction with a new internally connected event center at 510 Broadway Avenue including the uses of live music events, plays and theater productions, gospel events, weddings and quinceañeras, public meetings, and award shows; and

**WHEREAS**, the proposed project requires the Water Allocation Committee to determine the water allocation scoring and whether the project shall be given all water requested due to the projected availability of water; and

**WHEREAS**, the Water Allocation Committee considered oral comments and written information concerning the Water Allocation Committee application No. WAC-2024-001 at a special meeting held on February 7, 2025; and

**WHEREAS**, the Applicant requests 0.454 acre feet of water to create an event center in a rehabilitated building at 510 Broadway Avenue joined via internal circulation with the existing nightclub and restaurant at 500 Broadway Avenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Water Allocation Committee adopts the following finding:

- 1. The project is Categorically Exempt, Class 3, from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines:**

*Evidence: The proposed event center would occupy the same building envelope as the existing retail use. Therefore, the project is a change of use with no expansion of the existing use.*

**BE IT FURTHER RESOLVED**, that the Water Allocation Committee approves allocating 0.454 acre feet of water to 510 Broadway Avenue for its use as an event center as described in Use Permit UP-23-07, subject to the following conditions of approval:

***Planning:***

1. The water allocation is valid only for the implementation of the described event center. Any change in the land use at this site to a use other than the described event center and prior to the issuance of a Certificate of Occupancy for said event center, shall cause the water allocation to become null and void.
2. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
3. 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 or commencement of use.
4. The Zoning Administrator shall have the authority to approve minor changes of five percent or less to the amount of water allocated given changes stem from calculation differences as determined by the Monterey Peninsula Water Management District while maintaining the same project description, scope of work, and use.

***Standard:***

5. The allocation shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the allocation.
6. The applicant agrees as a condition and in consideration of the approval of this allocation 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. 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.
8. This approval shall become null and void unless an implementing Building Permit application is submitted, approved, or finalized, or the authorized use is established within twelve (12) months of February 14, 2025. Time extensions may be granted by the Zoning Administrator upon showing of good cause. This approval shall also become null and void if the implementing Building Permit application expires.

**PASSED AND ADOPTED** at a special meeting of the Water Allocation Committee of the City of Seaside, State of California, on the 7th day of February 2025, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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City Manager or Designee

ATTEST:

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Water Allocation Committee Secretary

Exhibits:

Exhibit A: Project Plans

**WATER ALLOCATION COMMITTEE APPLICATION No. WAC-2024-001  
RESOLUTION No. 25-XX**

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

# Deja Blue TI - Broadway, Seaside

APN: 011-303-013-000 & 011-303-014-000

**500 & 510 Broadway Avenue, Seaside, CA 93955**

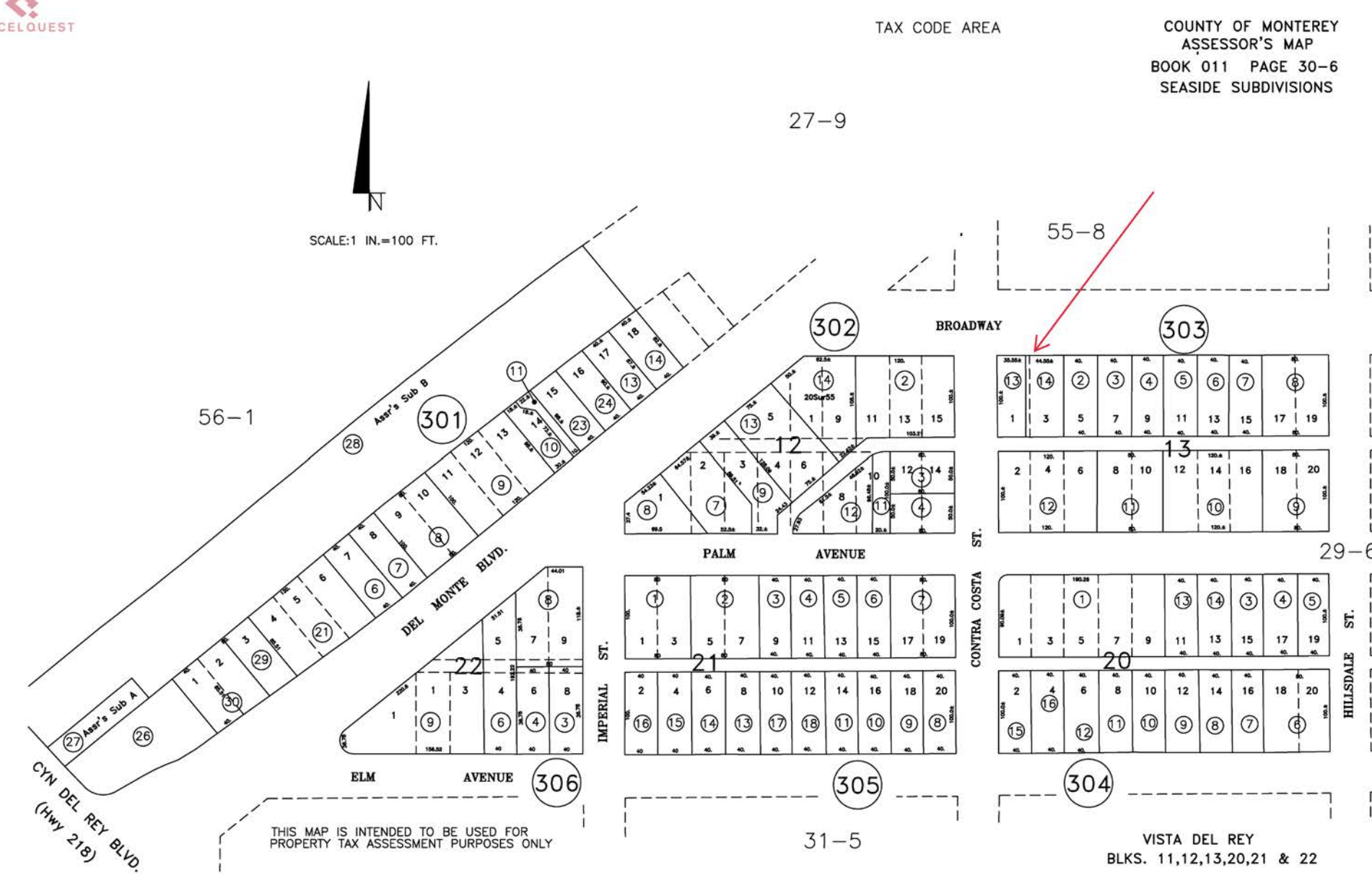
## GENERAL NOTES:

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

### BUILDING CODES

2022 CALIFORNIA BUILDING CODE	(CBC)
2022 CALIFORNIA FIRE CODE	(CFC)
2022 CALIFORNIA MECHANICAL CODE	(CMC)
2022 CALIFORNIA ELECTRICAL CODE	(CEC)
2022 CALIFORNIA PLUMBING CODE	(CPC)
2022 CALIFORNIA ENERGY CODE	(CEC)
2022 CALGREEN BUILDING STANDARDS CODE	(CGBSC)

- THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO BE IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE 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.
- OWNER SHALL SCHEDULE THE MANDATORY PRE-CONSTRUCTION SITE INSPECTION IF ISSUING THE PERMIT BETWEEN OCT 15 AND APRIL 15.
- WATER EFFICIENCY STANDARDS OF THE CGBSC SECTION 5.303 REQUIRING THE FOLLOWING MAXIMUM FLOW RATES:
  - NON-RESIDENTIAL LAVATORY FAUCET ≤ 5 GPM @ 60PSI
  - NON-RESIDENTIAL KITCHEN/UTILITY FAUCETS ≤ 1.8 GPM @ 60PSI
  - WATER CLOSET ≤ 1.28 GALLONS PER FLUSH
  - WALL MOUNTED URINALS ≤ .0125 GPM
  - FLOOR URINALS ≤ .5 GPM
- PROVIDE A KEY(S) FOR THE KNOX EMERGENCY ACCESS KEY BOX. THE KEY BOX IS ONLY FOR FIRE DEPARTMENT OPERATIONS AFTER NORMAL BUSINESS OPERATIONS HAVE STOPPED, AND PREVENTS THE NEED TO DAMAGE DOORS OR WINDOWS TO GAIN ENTRANCE DURING AN EMERGENCY.



**Parcel Map**  
(nfs)

## Project Data

Property Owner: Darryl Choates  
4835 Peninsula Point Drive  
Seaside, CA 93955

Applicant: Icon Building & Development, Inc.  
(Current Designer)  
License: 1016505  
2560 Garden Road, Suite 205  
Monterey, CA 93940

General Contractor: Harvest Construction  
License: 586615  
1114 Airport Road  
Monterey, CA 93940

Civil Engineer: Alexander Ott  
License: 38577  
603 Palm Avenue  
Seaside, CA 93955

Fire Protection: A & B Fire Protection and Safety, Inc.  
(Sprinklers)  
License: 643385  
P.O. Box 1211  
Sainas, CA 93902

Designer: Mandurrago & Associates  
(Original Designer)  
P.O. Box 1504  
Carmel, CA 93921

APN: 011-303-013-000 & 011-303-014-000

Project Address: 500 & 510 Broadway Avenue  
Seaside, CA 93955

Zoning: MX (WBUV)  
Building Classification: A-2  
Construction Type: V-B  
SFD Stories: 1  
Grading (cut/fill): None  
Tree Removal: None  
Sprinklers: Yes

## Floor Areas:

Deja Blue (500 Broadway) 2,380 ft.<sup>2</sup>  
Retail Space (510 Broadway) 3,495 ft.<sup>2</sup>

**Total: 5,875 ft.<sup>2</sup>**

Restaurant & Bar: 2,200 ft.<sup>2</sup>  
Event Space: 2,423 ft.<sup>2</sup>  
Restrooms: 330 ft.<sup>2</sup>  
Private Storage: 810 ft.<sup>2</sup> (out of scope)  
Private Office: 112 ft.<sup>2</sup> (out of scope)

**Total: 5,875 ft.<sup>2</sup>**

## Occupancy Load:

Seating Area: 622 ft.<sup>2</sup> per/ 15 = 45 OCC  
Service Area: 323 ft.<sup>2</sup> per/ 60 = 6 OCC  
Event Area: 1,120 ft.<sup>2</sup> per/ 5 = 224 OCC  
Storage: 780 ft.<sup>2</sup> per/ 300 = 3 OCC  
Kitchen: 240 ft.<sup>2</sup> per/ 200 = 2 OCC  
Stage: 272 ft.<sup>2</sup> per/ 15 = 19 OCC

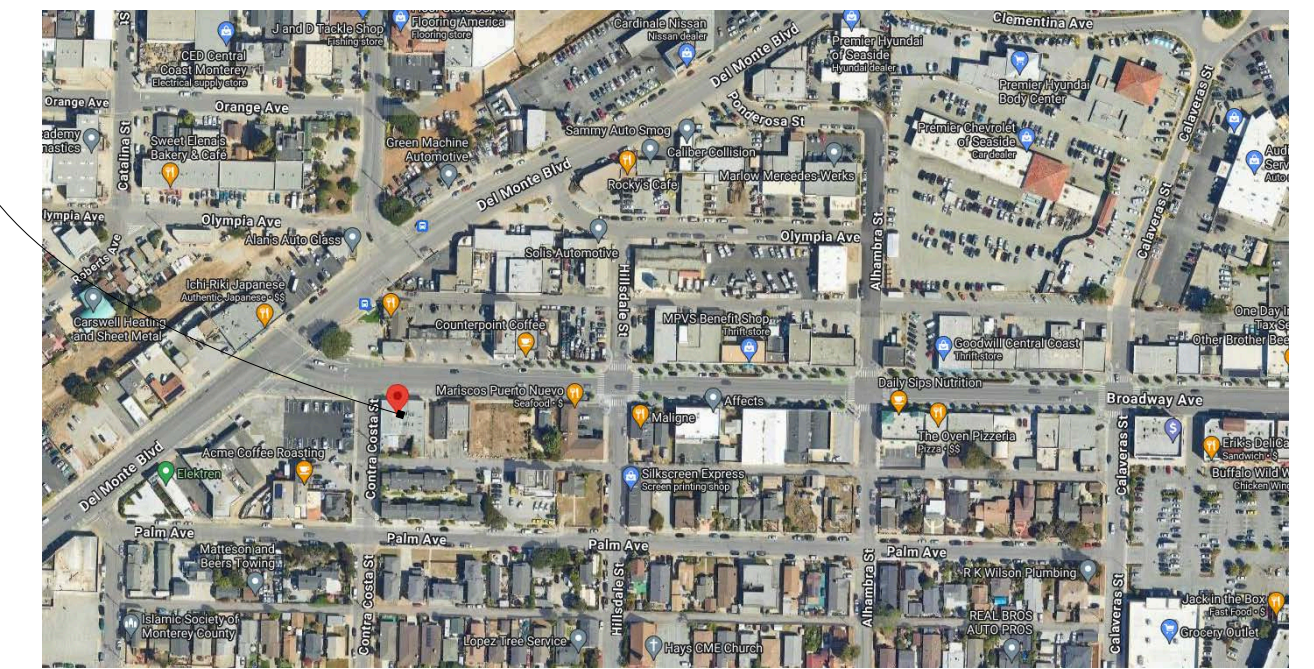
**Total: 299 OCC**

Rear Patio: 531 ft.<sup>2</sup> per/ 15 = 35 OCC

## Scope of Work:

- Interior Tenant Improvements to Include:
- Remodel (e) Restrooms
- Convert Space Located at 510 Broadway to match 500 Broadway
- Installation of (n) Sprinkler System Under Independent Permit (See Item 16 under General Notes)
- Installation of (n) ADA Ramp
- Deferred Submittal for (n) Walk-in Refrigerator
- Both spaces (500 & 510 Broadway) shall be connected through a closable hallway.
- No Changes or Modifications to Roof
- Deferred Submittal for T-24 Energy Calculations. T-24s shall be submitted prior to rough inspections.

Location of Project



**Vicinity Map**  
(nfs)

~ CITY OF SEASIDE ~  
BUILDING INSPECTION  
APPROVED WITH NOTED CORRECTIONS  
AND SUBJECT TO FIELD INSPECTIONS PER AS  
OCT 15, 2024  
By *Jacque Fanano-Tulisa*  
THE APPROVAL OF THESE PLANS SHALL NOT BE  
CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY  
ORDINANCE OR STATE LAW, AND SHALL NOT  
PREVENT THE CITY OF SEASIDE FROM REQUIRING  
CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS,  
SPECIFICATIONS OR CONSTRUCTION

16. FIRE SPRINKLERS (ABOVE AND BELOW) AND FIRE ALARM PLANS NEED TO BE DELIVERED TO SEASIDE FIRE DEPARTMENT, LOCATED AT 1635 BROADWAY AVENUE. A MINIMUM OF (3) SET OF PLANS ARE REQUIRED.

17. 2022 CALIFORNIA FIRE CODE AND 2022 CALIFORNIA BUILDING CODES IN ITS ENTIRETY.

REVISIONS

REMARKS

MM/DD/YY

Designer of Record:  
Robert Burns  
Icon Building & Development, Inc.

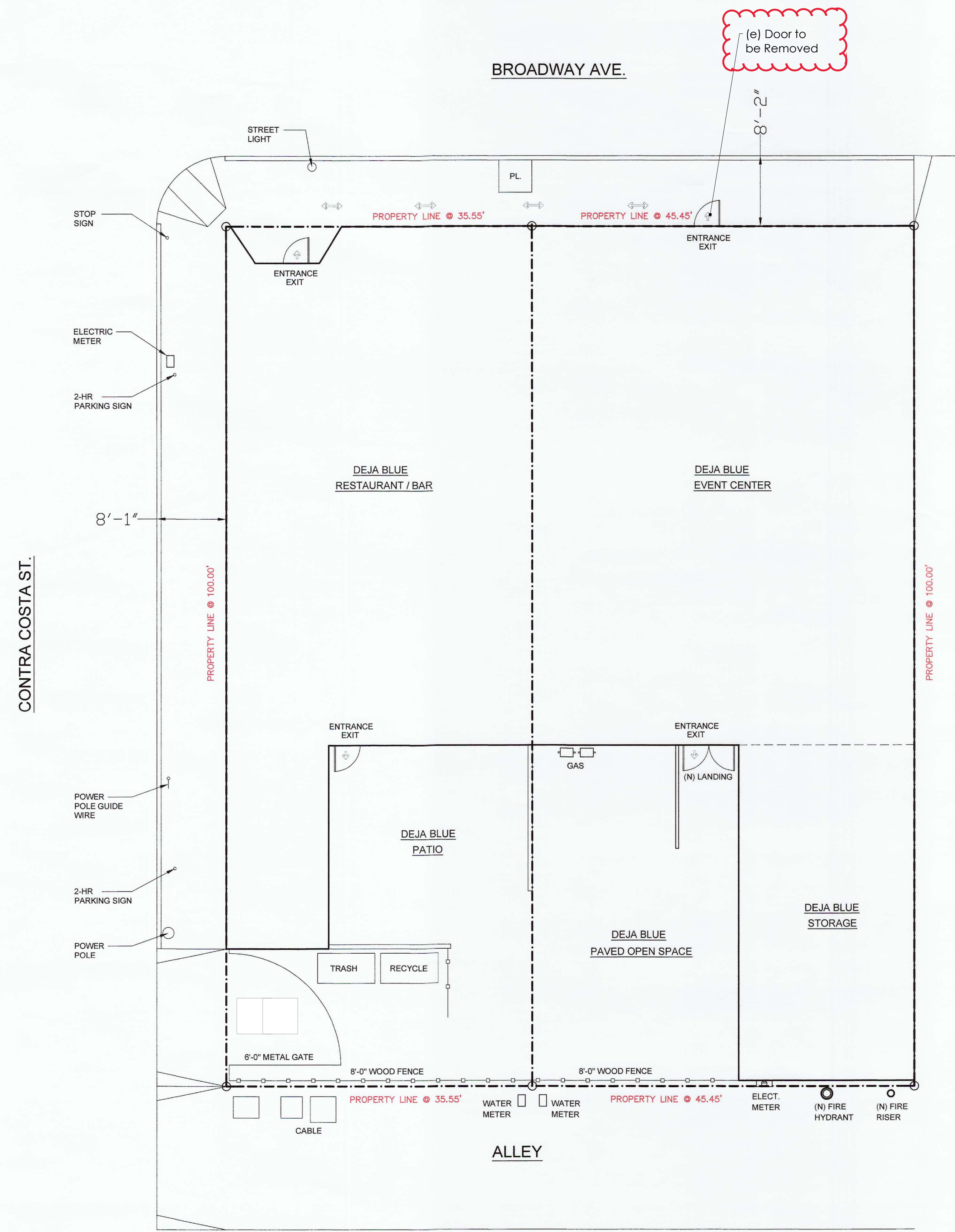


Icon Building & Development, Inc.  
CSLB: 1016505 | (831) 920-6007  
2560 Garden Road, Suite 205, Monterey, CA 93940

**Deja Blue TI - Broadway, Seaside**  
APN: 011-303-013-000 & 011-303-014-000  
500 & 510 Broadway Avenue  
Seaside, CA 93955

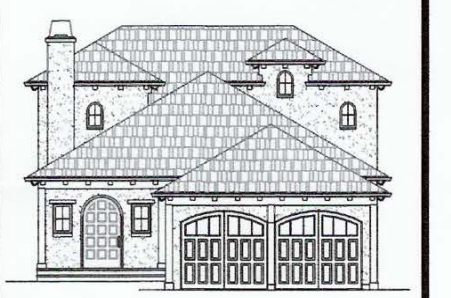
**A 0.0**

An accessible route shall be provided from rear exits to trash area.  
 Accessible routes shall have a maximum running slope no greater than 5%, and a maximum cross slope no greater than 2%. [CBC 11B-403.3]



Designer of Record  
 Robert Burns  
 Icon Building & Development, Inc.  
 CSLB: 1016505

MANDURRAGO  
 &  
 ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921  
 PHONE: 831.935-0709  
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO  
 DRAWING DATE: 2-14-24

REVISIONS:  
 04/16/2024  
 Plan Check (1)

PROJECT:  
 DEJA BLUE  
 TENANT IMPROVEMENT

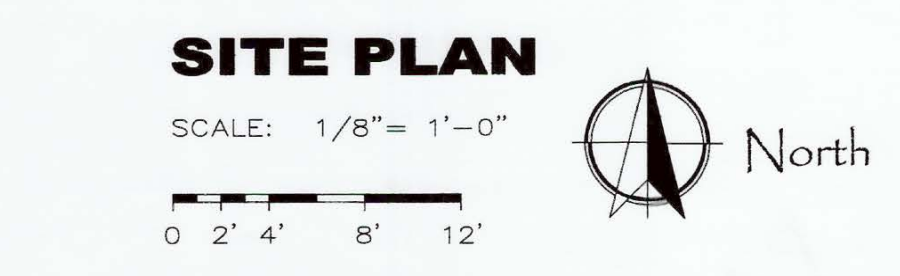
500 BROADWAY AVE.  
 SEASIDE, CA. 93955

OWNER:  
 DARRYL CHOATES  
 500 BROADWAY AVE  
 SEASIDE, CA. 93955

SHEET NUMBER:

A1.0

~ CITY OF SEASIDE~  
 BUILDING INSPECTION  
 APPROVED WITH NOTED CORRECTIONS  
 AND SUBJECT TO FIELD INSPECTIONS  
 OCT 17 2024  
 BY: *Jacque Fanone-Tulua*  
 THE APPROVAL OF THESE PLANS SHALL NOT BE  
 CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY  
 ORDINANCE OR STATE LAW, AND SHALL NOT  
 PREVENT THE CITY OF SEASIDE FROM REQUIRING  
 CORRECTIONS OF ERRORS OR OMISSIONS IN  
 PLANS, SPECIFICATIONS OR CONSTRUCTION



FEB 14 2024



Tactile exit signs shall be provided at every exit and exit access door(s). [CBC 1013.4]

Entrances shall be accessible into business. [CBC 11B-404]

All new doors servicing all new areas of work shall be accessible. [CBC 11B-404]

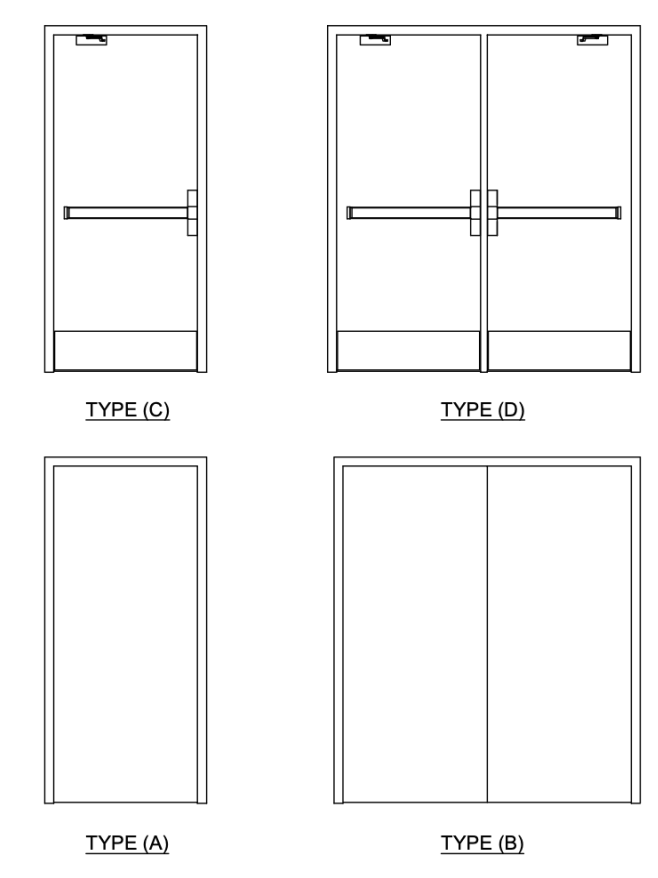
All accessible route flooring within structure shall have no changes in level. [CBC 11B-303]

Ramps shall have a maximum running slope of 1:12 and a maximum cross-slope of 1:48. [CBC 11B405.2 & 11B-405.3]

Ramp Rise shall not exceed 30" maximum.

**DOOR SCHEDULE**

DOOR #	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE
100	A	LAMINATED W.D.	3'-0"	7'-0"	T.B.D.	ALUMINUM	1
101	A	LAMINATED W.D.	3'-0"	7'-0"	T.B.D.	ALUMINUM	1
102	A	LAMINATED W.D.	3'-0"	7'-0"	T.B.D.	ALUMINUM	1
103	B	1/4 GAUGE STEEL	3'-0"	7'-0"	T.B.D.	1/4 GAUGE STEEL	1
104	B	1/4 GAUGE STEEL	3'-0"	7'-0"	T.B.D.	1/4 GAUGE STEEL	1
105	B	LAMINATED W.D.	3'-0"	7'-0"	T.B.D.	ALUMINUM	1
106	B	LAMINATED W.D.	3'-0"	7'-0"	T.B.D.	ALUMINUM	1



**DOOR - WINDOW TYPES**

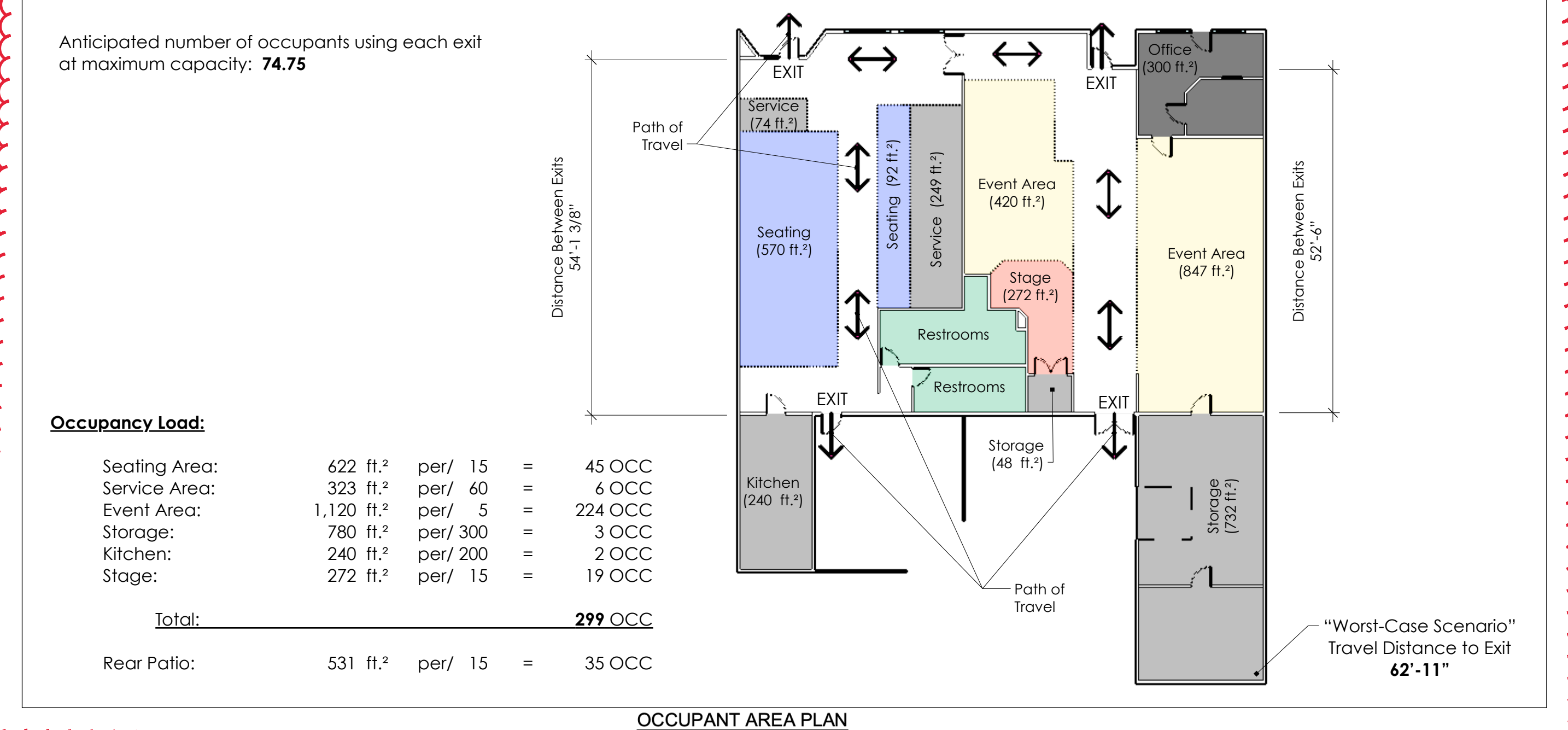
DOOR #	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE
1	T.B.D.	PROVIDE	T.B.D.	LAMINATED	W.D.
2	T.B.D.	STEEL	T.B.D.	STEEL	STEEL

**HARDWARE SCHEDULE**

DOOR #	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE	DOOR & WINDOW SCHEDULE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3

**DOOR NOTES**

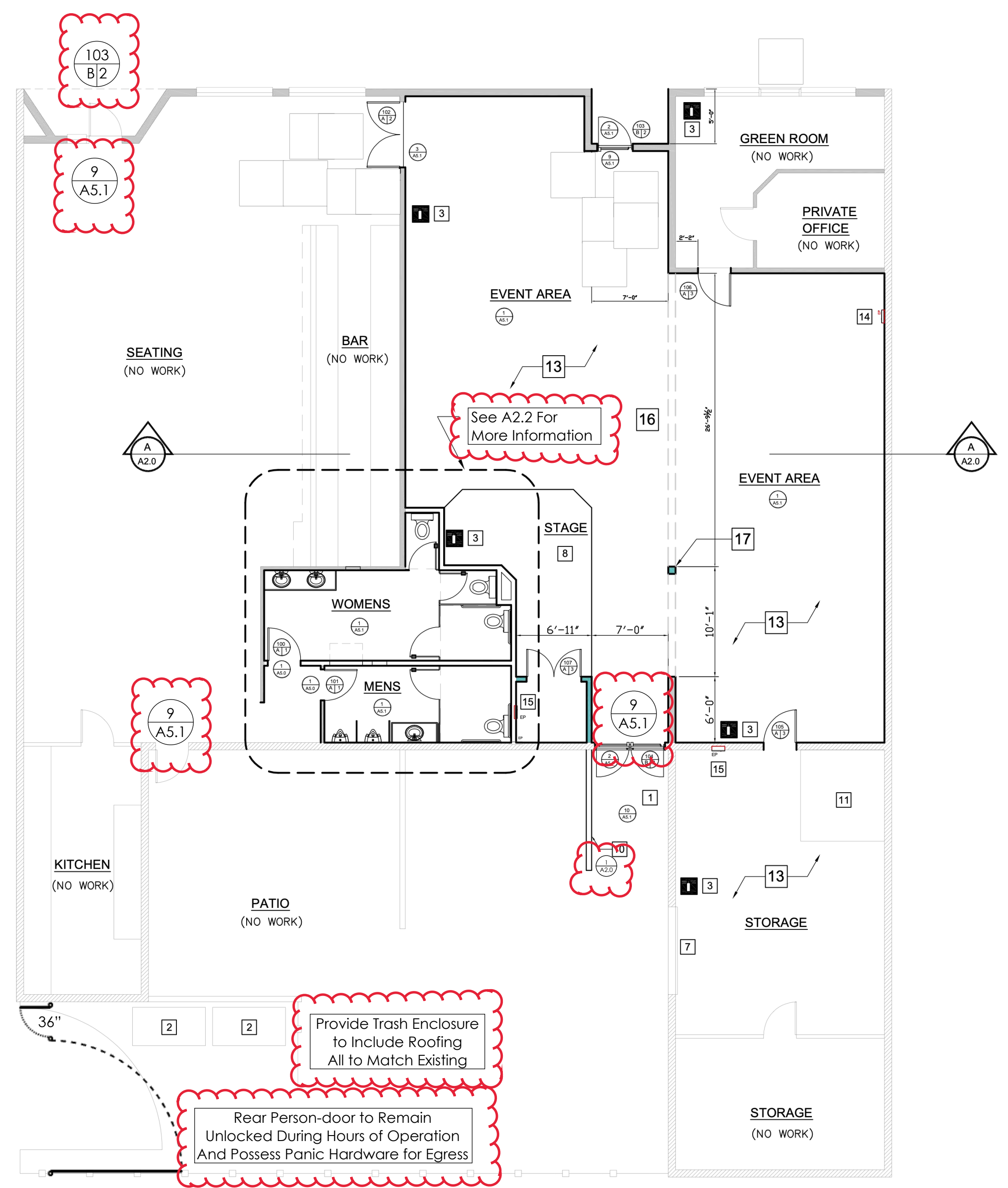
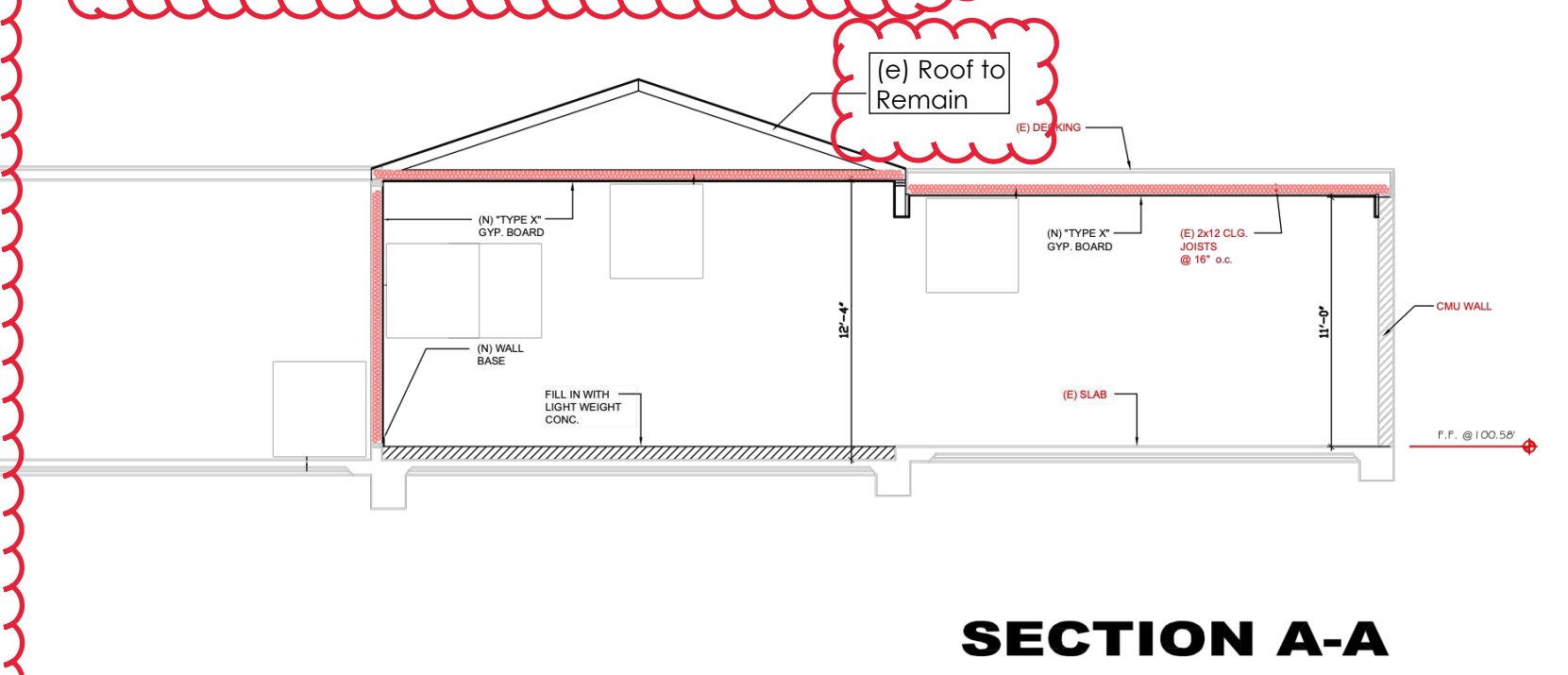
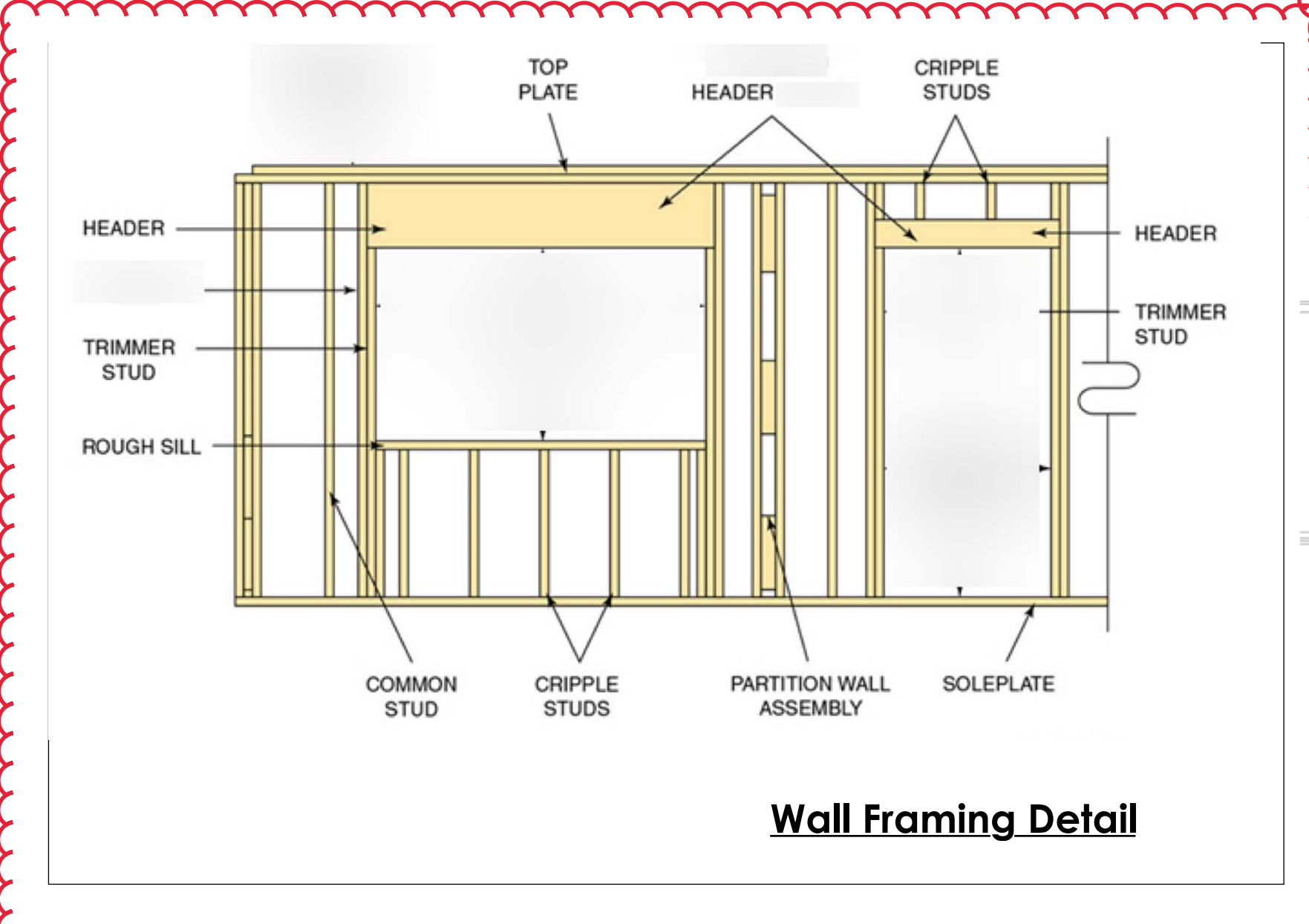
1. WORKMAN SHOULD VERIFY DOOR SCHEDULES SHALL NOT EXCEED 4" FOR EXTERIOR & INTERIOR DOORS, 5/8" FOR FULL HEIGHT GLASS PARTS AND 1/2" FOR PARTIAL HEIGHT GLASS PARTS.
2. DOORS 10" OR MORE TO CLEARANCE SHALL BE PROVIDED WITH SURFACE TO ALLOW THE DOOR TO BE OPERATED BY A WHEELCHAIR USER WITHOUT CONTACT WITH THE DOOR OR HARDWARE COMPONENTS.
3. ALL DOORS SHALL BE EQUIPPED WITH ACCESSIBLE HARDWARE.
4. HARDWARE FOR EXTERIOR DOORS SHALL BE 1/2" MINIMUM CLEARANCE FROM ALL DOORS.
5. ALL DOORS TO BE EQUIPPED WITH SPRING EFFECT, NON-GLOSS HARDWARE (i.e. level) centered between 34" and 44" above finished floor. [CBC 11B-404.2]
6. All doors shall be a minimum 36 inches wide to provide 32 clear with when open.
7. Door hardware shall be operable with one hand and shall not require tight grasping, pinching, or holding of the handle. [CBC 11B-404.2 & 11B-303.4]



**OCCUPANT AREA PLAN**

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

Posting of Occupant Load: Every room or space which is used for assembly, classroom, dining, drinking or similar purposes having an occupant load of 50 or more shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.



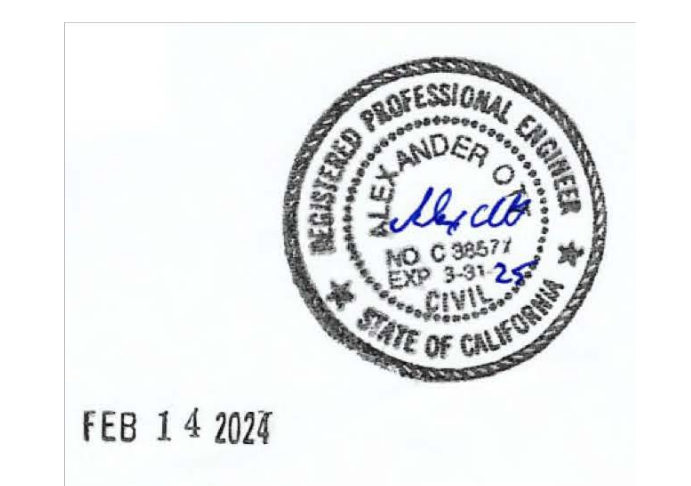
- KEY**
- 1 ACCESSIBLE RAMP (7" Rise)
  - 2 TRASH & RECYCLE
  - 3 FIRE EXTINGUISHER
  - 4 1.28 GALLON TOILET (MIN REQ)
  - 5 SINK & FAUCET @ 1.2 GPM-60 PSI (MIN. REQ)
  - 6 URINAL WITH .125 PGF FLUSHMETER
  - 7 EXISTING ROLL-UP DOOR
  - 8 STAGE
  - 9 NEW WINDOW TO REPLACE EXISTING DOOR
  - 10 6" CURB
  - 11 NEW WALK-IN REFRIGERATOR
  - 13 FLOAT THE FLOOR 7" ± TO MATCH THE RETAIL ON THE OTHER SIDE. EPOXY FINISH.
  - 14 RELOCATE THE EXISTING ELECTRICAL PANEL
  - 15 NEW ELECTRICAL PANEL
  - 16 NEW OPENING
  - 17 NEW POST

**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"

North

- CITY OF SEASIDE -  
 BUILDING INSPECTION  
 APPROVED WITH NOTED CORRECTIONS  
 AND SUBJECT TO FIELD INSPECTIONS  
 OCT 7 2024  
 PER AS  
*Jacques Fanene-Tulua*  
 THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF SEASIDE FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION



Designer of Record  
 Robert Burns  
 Icon Building & Development, Inc.  
 CSLB: 1016505

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 95021  
 PHONE: 831.575.0700  
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 2-14-24

REVISIONS:  
 04/16/2024  
 Plan Check [1]

PROJECT:  
 DEJA BLUE  
 TENANT IMPROVEMENT

500 BROADWAY AVE.  
 SEASIDE, CA. 93955

OWNER:  
 DARRYL CHOATES  
 500 BROADWAY AVE  
 SEASIDE, CA. 93955

SHEET NUMBER:

**A2.1**

**Table 422.1  
Minimum Plumbing Facilities**

TYPE OF OCCUPANCY <sup>2</sup>	WATER CLOSETS (FIXTURES PER PERSON) <sup>3</sup>		URINALS (FIXTURES PER PERSON) <sup>4</sup>	LAVATORIES (FIXTURES PER PERSON) <sup>5,6</sup>	
	Male	Female	Male	Male	Female
A-2 Assembly occupancy- restaurants, pubs, lounges, night clubs and banquet halls	1: 1-50	1: 1-25	1: 1-200	1: 1-150	1: 1-150
	2: 51-150	2: 26-50	2: 201-300	2: 151-200	2: 151-200
	3: 151-300	3: 51-100	3: 301-400	3: 201-400	4: 201-400
	4: 301-400	4: 101-200 6: 201-300 8: 301-400	4: 401-600		
	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each 125 females.		Over 600, add 1 fixture for each additional 300 males.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	

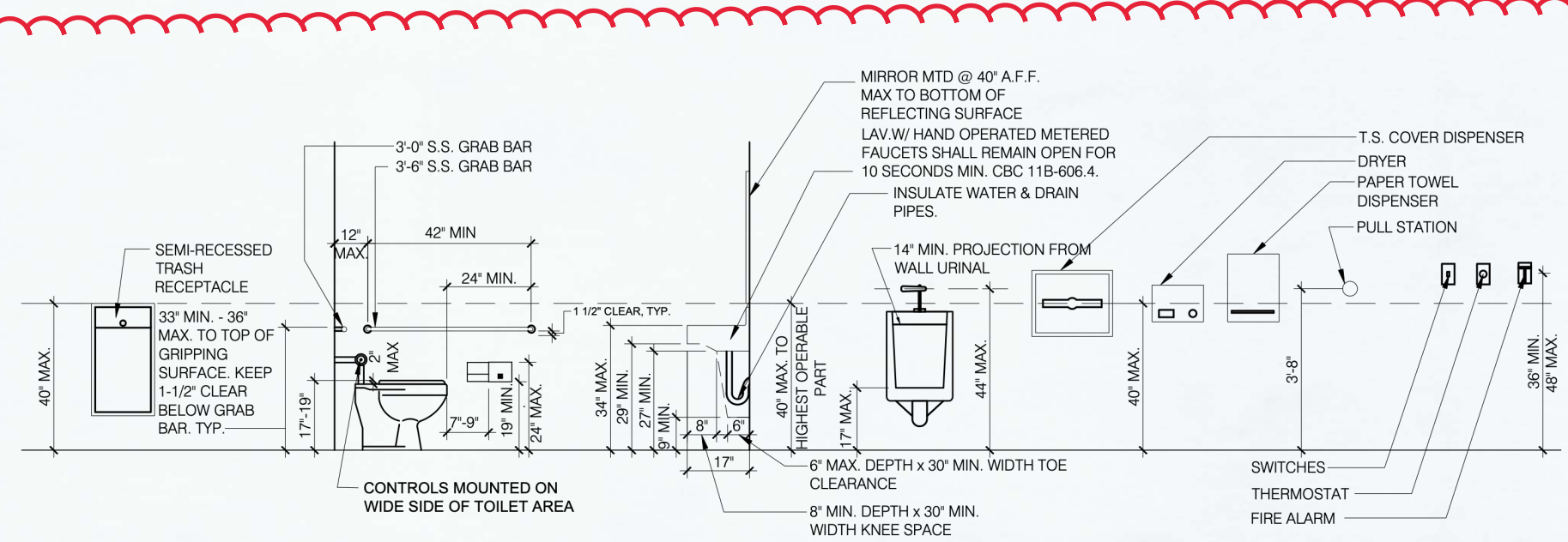
Ensure restroom doors do not swinging the required clear floor space for any fixture. [CBC 11B-603.2.3]

The walls or partitions shall extend from the wall surface at each side of the urinal not less than 18" or to a point not less than 6" beyond the outermost front lip of the urinal measured from the finished backwall surface, whichever is greater.

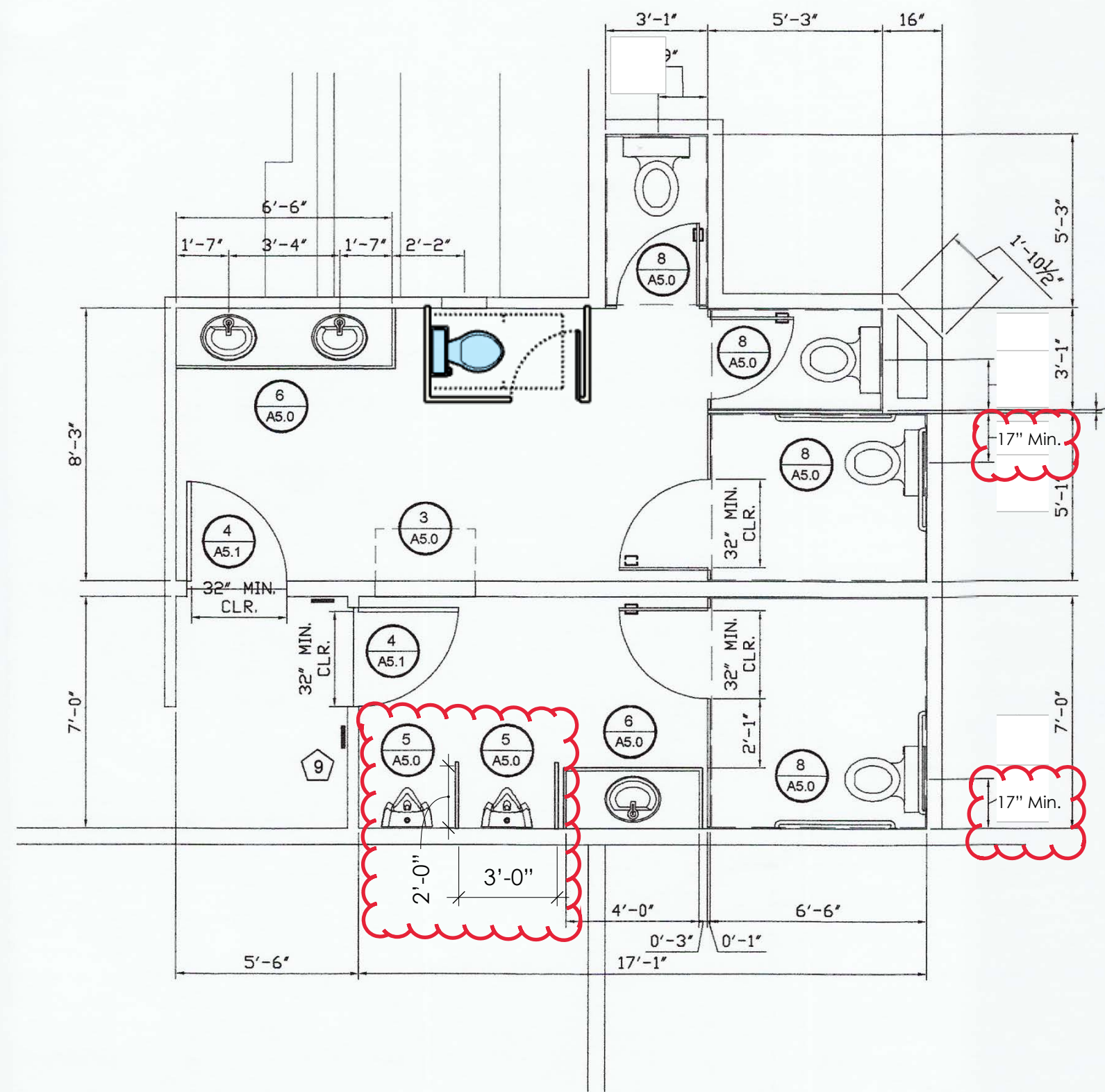
Where the urinal partition depth is greater than 24", a minima 36"-wide clear space is required. [CBC 11B-305.7.1]

Faucets at lavatories shall be metered. [CPC 407.4]

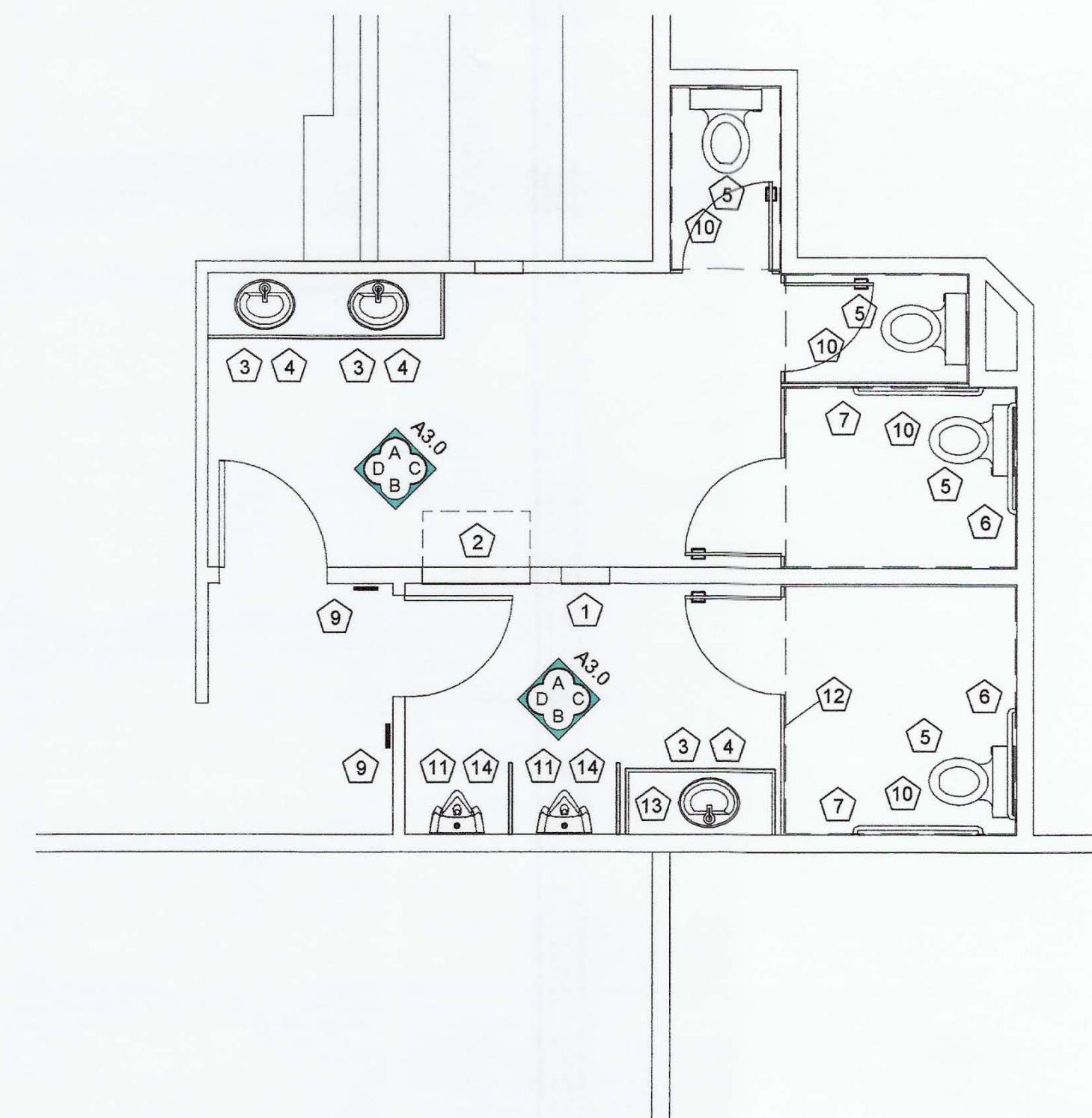
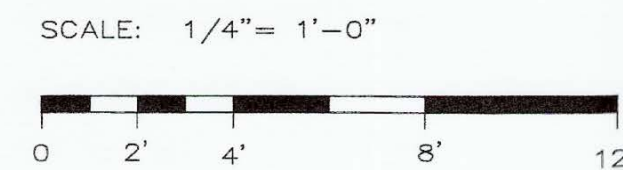
Metered faucets shall deliver a maximum of 0.2 Gallons per metering cycle. [CPC 407.2.4]



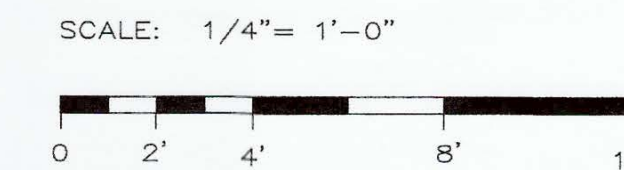
**1 ACCESSIBLE RESTROOM DIMENSIONS (TYPICAL)**  
SCALE: NTS



**PARTIAL DIMENSIONED PLAN**  
SCALE: 1/4" = 1'-0"

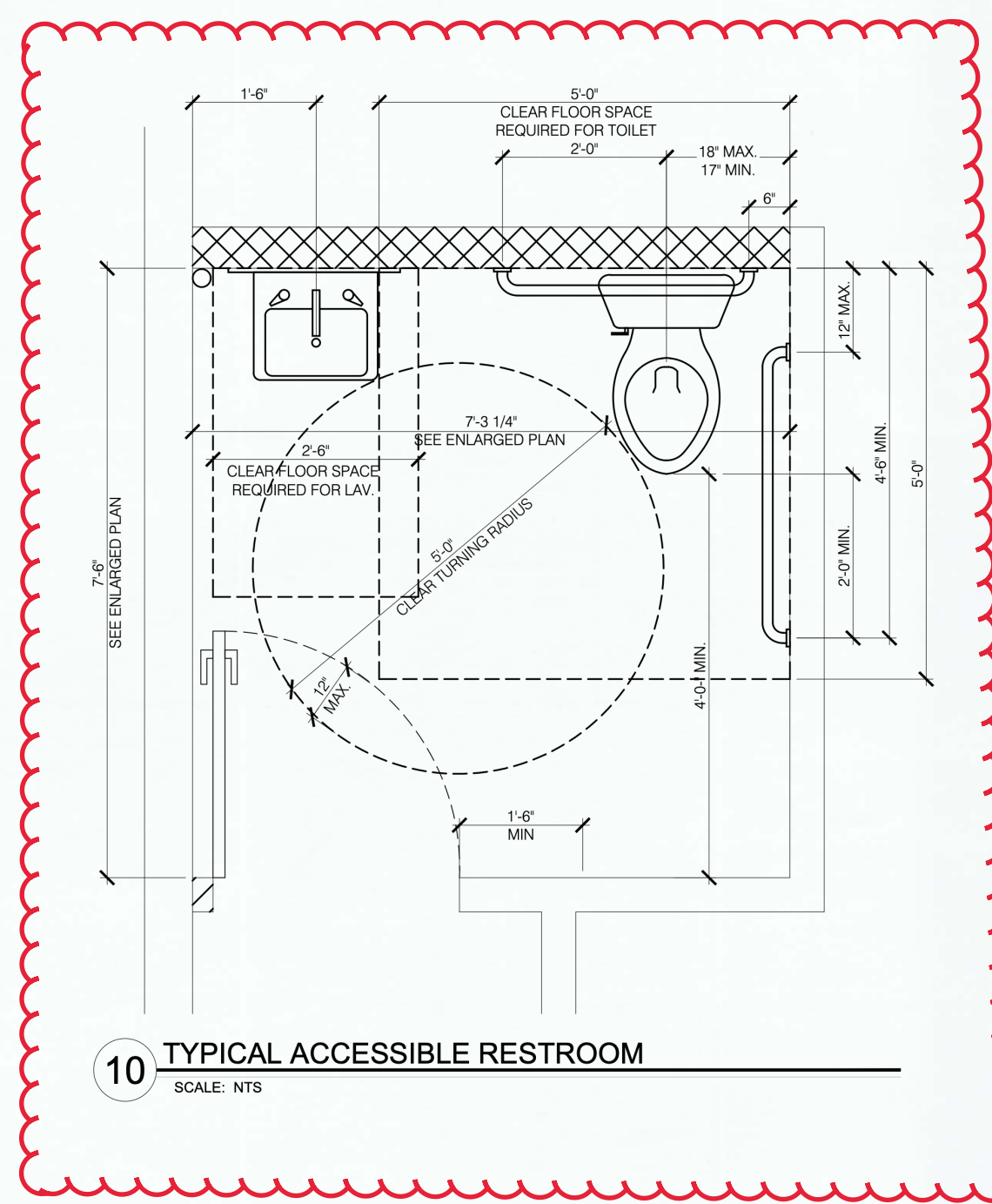


**PARTIAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



MARK	DESCRIPTION	MIN BRANCH SIZE				TRAP & TRAP ARM	COMMENTS
		W	V	CW	WH		
1	"BOBRICK" TOWEL DISPENSER / GARBAGE						"B-3944"
2	"FOUNDATIONS" BABY CHANGING STATION						"100SSC-R" (4)
3	"KOHLER CAXTON" HAND SINK	1-1/2"	1 1/4"	1/2"	1/2"		"K-2209" (1) (3)
4	"KOHLER P-TRAP" K-8998					1-1/2"X1-1/4"	"K-8998"
5	"KOHLER CORBELLE" ELONGATED TOILET				1/2"	BUILT-IN	(1) (3)
6	"BOBRICK" 36" GRAB BAR						"B-6806x36"
7	"BOBRICK" 42" GRAB BAR						"B-6806x42"
8	"KOHLER KUMIN" FAUCET						(1) (3)
9	"COMPLIANCE SIGNS" RRE-120DCTS277865						TITLE 24 APPROVED
10	"BOBRICK" TOILET PAPER						"B-2888"
11	"KOHLER STANWELL" URINAL	2"	1-1/2"	3/4"			"K-25048-ET-0"
12	STALL PARTITIONS						
13	"KOHLER KUMIN" FAUCET						"K-103K36-SANA-CP"
14	"KOHLER FLUSH METER						K-40UH00D20-CP

- 1 COORD CONNS WITH FIXTURE PROVIDED
- 3 NEW FIXTURE
- 4 Operable Parts (11B-308.3) and "Work Surfaces (11B-902.3, 902.2, and 305.5)



**10 TYPICAL ACCESSIBLE RESTROOM**  
SCALE: NTS

- CITY OF SEASIDE-  
BUILDING INSPECTION  
APPROVED WITH NOTED CORRECTIONS  
AND SUBJECT TO FIELD INSPECTIONS  
OCT 17 2024  
*Jacques Farnese-Tulua*  
THE APPROVAL OF THESE PLANS SHALL  
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PER AS

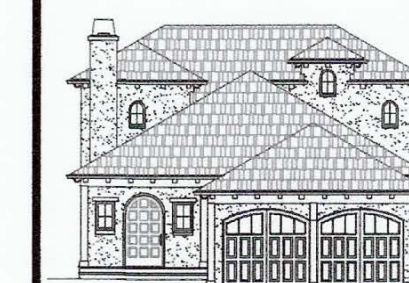


FEB 14 2024

Designer of Record

Robert Burns  
Icon Building & Development, Inc.  
CSLB: 1016505

**MANDURRAGO  
&  
ASSOCIATES**



P.O. BOX 1504 CARMEL, CA 93921  
PHONE: 831.955.0707  
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 2-14-24

REVISIONS:

- △ 04/16/2024  
Plan Check (1)
- △
- △
- △

PROJECT:

**DEJA BLUE  
TENANT IMPROVEMENT**

500 BROADWAY AVE.  
SEASIDE, CA. 93955

OWNER:  
DARRYL CHOATES  
500 BROADWAY AVE  
SEASIDE, CA. 93955

SHEET NUMBER:

**A2.2**

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:**  
5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ [www.mpwmd.net](http://www.mpwmd.net)

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: CHUMES PAIP MGMT  
Daytime telephone: 831-920-8914  
Mailing Address: 4835 Peninsula Park Dr  
E-Mail Address: DCHUMES@MBAJ.NEJ

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: DANNY CHUMES  
Daytime telephone: 831-920-8914  
Mailing Address: same  
E-Mail Address: same

**3. PROPERTY INFORMATION:**

Year building was constructed? \_\_\_\_\_ Existing Square-footage \_\_\_\_\_ Proposed Square-footage \_\_\_\_\_  
Address: 500/510 Broadway AVEN. SS 93953 Assessor Parcel Number 011 - 303 - 0134  
Water Company serving parcel: MWD Is a water meter needed? (Circle one) YES/NO (How Many \_\_\_\_\_)  
*NOTE: Separate water meters are required for each User.* Cal-AM Account Number: \_\_\_\_\_

**4. Type of Non-Residential Use:** \_\_\_\_\_

**5. Project Description (Be thorough and detailed):** CATERING CENTER/HALL

Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

**Existing Group I (All Uses before project)**

*Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.*

Type of Use	SqFt	Factor	Capacity
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Dry Cleaner (No Onsite Laundry)	_____	x 0.00007	= _____
Gym	_____	x 0.00007	= _____
Nail Salon	_____	x 0.00007	= _____
Office	_____	x 0.00007	= _____
Retail	<u>3,445</u>	x 0.00007	= <u>0.245</u>
Supermarket	_____	x 0.00007	= _____
Warehouse	_____	x 0.00007	= _____
Tasting Room (ABC Type 2)	_____	x 0.00007	= _____

**Post Project Group I (All Uses after project)**

Type of Use	SqFt	Factor	Capacity
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Dry Cleaner (No Onsite Laundry)	_____	x 0.00007	= _____
Gym	_____	x 0.00007	= _____
Nail Salon	_____	x 0.00007	= _____
Office	_____	x 0.00007	= _____
Retail	_____	x 0.00007	= _____
Supermarket	_____	x 0.00007	= _____
Warehouse	_____	x 0.00007	= _____
Tasting Room (ABC Type 2)	_____	x 0.00007	= _____

**Existing Group II (All Uses before project)**

*Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.*

Type of Use	SqFt	Factor	Capacity
Bakery	_____	x 0.0002	= _____
Bar (ABC License-Indoor/Outdoor)	<u>2,380</u>	x 0.0002	= <u>0.476</u>
Catering	_____	x 0.0002	= _____
Coffee House	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Ice Cream Shop/Sandwich Shop	_____	x 0.0002	= _____
Pizza	_____	x 0.0002	= _____

**Post Project Group II (All Uses after project)**

Type of Use	SqFt	Factor	Capacity
Bakery	_____	x 0.0002	= _____
Bar (ABC License-Indoor/Outdoor)	<u>2,380</u>	x 0.0002	= <u>0.476</u>
Catering	<u>3,445</u>	x 0.0002	= <u>0.699</u>
Coffee House	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Ice Cream Shop/Sandwich Shop	_____	x 0.0002	= _____
Pizza	_____	x 0.0002	= _____

**Existing Group III (All Uses before project)**

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)	_____	x 0.085 bed	= _____
Dry Cleaner (with Onsite Laundry)	_____	x 0.0002 sf	= _____
Beauty Shop /Dog Grooming	_____	x 0.0567 station	= _____
Child/Dependent Adult Day Care	_____	x 0.0072 person	= _____
Dormitory	_____	x 0.020 bed	= _____
Laundromat	_____	x 0.12 machine	= _____
Motel/Hotel/Bed & Breakfast	_____	x 0.064 room	= _____
w/Large Tub (add to room)	_____	x 0.03 tub	= _____
w/Each Showerhead beyond one	_____	x 0.02 per head	= _____
Irrigated area (within 10 ft. of bldg.)	_____	x ETWU <sup>1</sup>	= _____
Plant Nursery	_____	x 0.00009 sf	= _____
Public Toilet	_____	x 0.058 toilet	= _____
Public Urinal	_____	x 0.036 urinal	= _____
Zero Water Consumption Urinal	_____	No value	= _____
Recreational Vehicle (RV) Hookup	_____	x 0.064 af	= _____
Restaurant (Includes Bar/Brewpub Seat)	_____	x 0.02 seat	= _____
Ext. Seats above Allowance	_____	x 0.01 seat	= _____
Ext. Seats within Allowance	_____	No value	= _____
Restaurant (24-Hour and Fast Food)	_____	x 0.038 seat	= _____
School/Church	_____	x 0.00007 sf	= _____
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing/Alzheimer's Care	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
<b>EXISTING Capacity</b>		<b>TOTAL</b>	= <u>0.721</u>

**Post Project Group III (All Uses after project)**

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)	_____	x 0.085 bed	= _____
Dry Cleaner (with Onsite Laundry)	_____	x 0.0002 sf	= _____
Beauty Shop/Dog Grooming	_____	x 0.0567 station	= _____
Child/Dependent Adult Day Care	_____	x 0.0072 child	= _____
Dormitory	_____	x 0.020 bed	= _____
Laundromat	_____	x 0.12 machine	= _____
Motel/Hotel/Bed & Breakfast	_____	x 0.064 room	= _____
w/Large Tub (add to room)	_____	x 0.03 tub	= _____
w/Each Showerhead beyond one	_____	x 0.02 per head	= _____
Irrigated area (within 10 ft. of bldg.)	_____	x ETWU	= _____
Plant Nursery	_____	x 0.00009 sf	= _____
Public Toilet	_____	x 0.058 toilet	= _____
Public Urinal	_____	x 0.036 urinal	= _____
Zero Water Consumption Urinal	_____	no value	= _____
Recreational Vehicle (RV) Hookup	_____	x 0.064 af	= _____
Restaurant (Includes Bar/Brewpub Seat)	_____	x 0.02 seat	= _____
Ext. Seats above Allowance	_____	x 0.01 seat	= _____
Ext. Seats within Allowance	_____	No Value	= _____
Restaurant (24-Hour and Fast Food)	_____	x 0.038 seat	= _____
School/Church	_____	x 0.00007 sf	= _____
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing/Alzheimer's Care	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
<b>PROPOSED Capacity</b>		<b>TOTAL</b>	= <u>1.175</u>

**Group IV - Modified Uses**

*Reduced water Capacity and have received a Water Use Credit or modified factor from the District*  
New/Refurbished Landscape - Refer to District Rule 142.1 "Water Efficient Landscape Requirements"

**PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY - POST PROJECT CAPACITY)** 1.175 - 0.721 = 0.454

*NOTE: Water Factors are subject to change by Board action.*

*(Jurisdiction must authorize water for positive result)*

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

**I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.**

Signature of Owner/Agent \_\_\_\_\_

Date 1/29/25

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

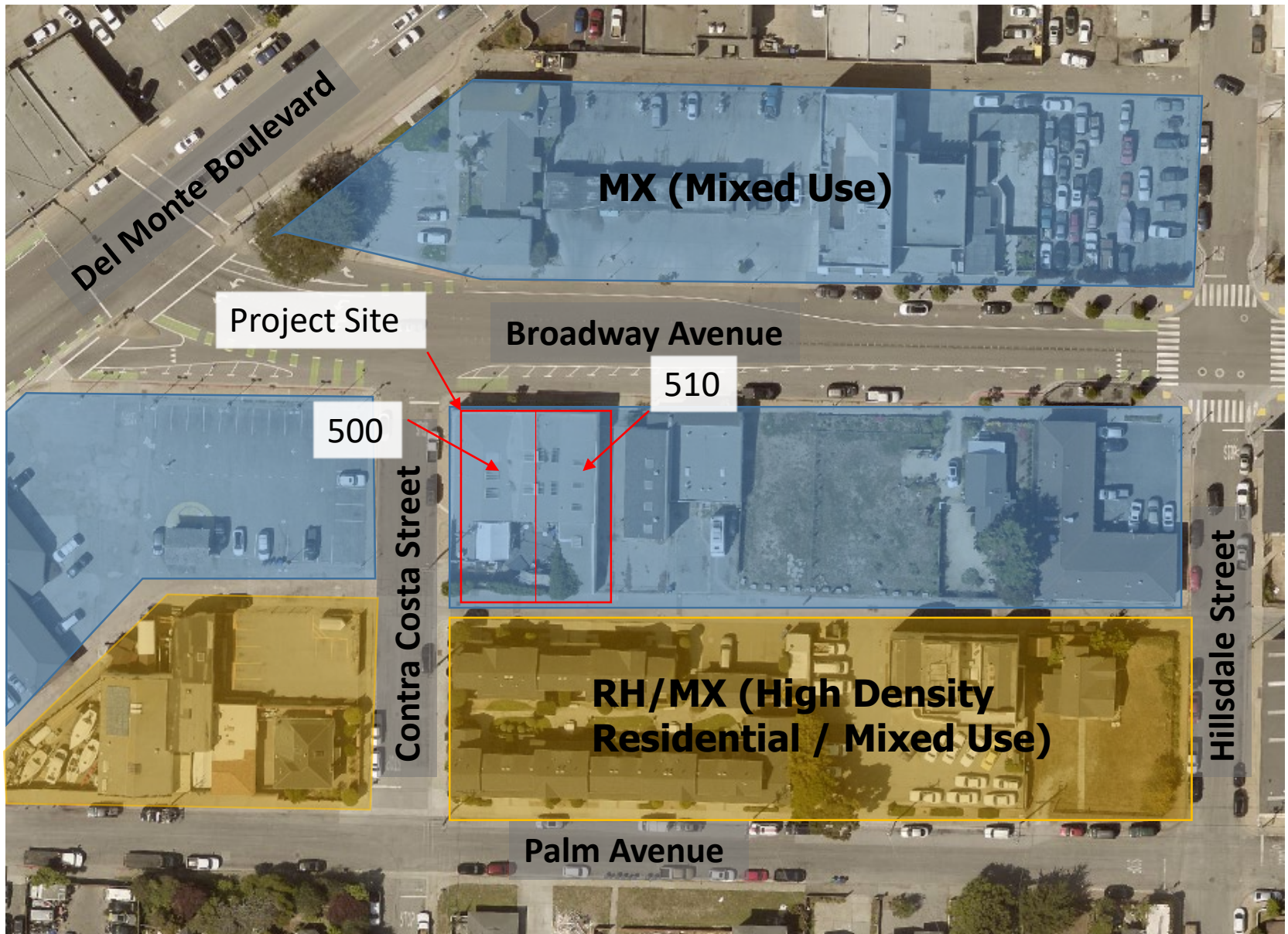
\_\_\_\_ AF Paralta Allocation \_\_\_\_ AF Public Credits \_\_\_\_ AF Pre-Paralta Credits \_\_\_\_ WDS (Private Well) \_\_\_\_ No water needed \_\_\_\_ Entitlement

**Notes:** \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> See MPWMD Rule 142.1

*This form expires on the same date as any discretionary or building permit issued for this Project by the Jurisdiction*

# Location Map: 500 & 510 Broadway Avenue



**PLANNING COMMISSION  
RESOLUTION NO. 23-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-23-07 FOR AN EVENT CENTER, INCLUDING A MEETING FACILITY AND RECREATIONAL FACILITY-INDOOR, AT 510 BROADWAY AVENUE (APN 011-303-014) CONNECTED TO AN EXISTING NIGHTCLUB AT 500 BROADWAY (APN: 011-303-013) LOCATED IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN AREA.**

**WHEREAS**, Darryl Choates, applicant, and Choates Property Management LLC, property owner, applied for Use Permit No. UP-23-07 for an event center available for the public to rent and including the following uses: Live Music Events, Plays and Theater Productions, Gospel Events, Weddings and Quinceañeras, Public Meetings, and Award Shows; and

**WHEREAS**, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

**WHEREAS**, the Planning Commission considered oral comments and written information concerning the Use Permit application No. UP-23-07 at a duly noticed public hearing that the Planning Commission held on December 13<sup>th</sup>, 2023; and

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

**1. The project is Categorically Exempt, Class 1, under the California Environmental Quality Act (CEQA) Guidelines Section 15301:**

*Evidence: Approval of the Use Permit would allow the use of an existing building as a meeting facility, recreational facility-indoor, and performing arts facility and require two existing buildings to be internally connected.*

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

**2. The proposed uses of Live Music Events and Plays and Theater Productions are similar and compatible to listed uses in the West Broadway Urban Village (WBUV) Specific Plan and possess the potential to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor**

**use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the WBUV Specific Plan.**

*Evidence: Live music and theater productions create vibrant destinations in the West Broadway Urban Village area. These events draw crowds that are different to nightclubs, diversifying the draw of the area. Events generate pedestrian and street activity as patrons arrive and depart, creating the potential for neighboring businesses to benefit. The glass doors will provide a glimpse of the interior activity while providing sufficient privacy.*

*The WBUV Specific Plan Chapter 2 goals met by this project include:*

- *"Establish the West Broadway Urban Village as an attractive local and regional destination that capitalizes on existing local businesses."*
- *"Encourage a hub of economic and civic activity in the West Broadway Urban Village, including a public gathering place, residences over retail and office uses, and live-work units."*
- *"Create a balance of community- and visitor-serving mix of uses in the West Broadway Urban Village."*
- *"Support and encourage the development of vacant and underutilized lots with uses that are efficient and compatible with the character of the West Broadway Urban Village."*

*The WBUV Specific Plan Policies Chapter 4 goals met by this project include:*

- *Policy LU-1. Develop the West Broadway Urban Village as the Central Business District of Seaside, with West Broadway Avenue as the "main street" and heart of Seaside's downtown.*
- *Policy LU-3. Encourage the development of high-quality community-serving and visitor-serving retail and office uses along West Broadway Avenue and Del Monte Boulevard. Discourage larger scale, auto-oriented businesses.*
- *Policy LU-6. Encourage parcel assembly to achieve the land use goals set out by this Specific Plan.*
- *Policy ECON-2. Seek destination commercial and institutional uses that encourage foot traffic along West Broadway Avenue and Del Monte Boulevard.*
- *Policy ECON-4. Support and encourage the preservation of existing, locally serving businesses in balance with regional and national retailers.*

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission adopts the following findings for Use Permit No. UP-23-07:

**3. The proposed uses are allowed within the applicable zone and comply with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

*Evidence:* The site is located on a primary street in the West Broadway Urban Village (WBUV) Specific Plan Area which, with Use Permit approval, allows Nightclubs, Meeting Facilities, and Recreational Facilities-Indoor (excluding card rooms). The nightclub is already permitted at 500 Broadway by Use Permit UP-19-13. Approving the Use Permit UP-23-07 would allow for the creation and operation of a for-rent event center with uses including:

1. Live Music Events
2. Plays and Theater Productions
3. Gospel Events
4. Weddings and Quinceañeras
5. Public Meetings
6. Award Shows.

The proposed uses of Gospel Events, Weddings and Quinceañeras, Public Meetings, and Award Shows can be permitted under Meeting Facilities as allowed with a Use Permit by the WBUV Specific Plan Chapter 7.B, Table 7-1. The proposed uses of Weddings and Quinceañeras can also be permitted under Recreational Facility-Indoor as allowed with a Use Permit by the WBUV Specific Plan Chapter 7.B, Table 7-1.

Per WBUV Specific Plan B.4.1.2, the proposed uses of Live Music Events, and Plays and Theater Productions may be allowed by Use Permit subject to findings by Planning Commission that they are similar and compatible to listed uses and possess the potential to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.

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

*Evidence:* The General Plan designates these two parcels as Mixed Use. Mixed Use is intended to promote pedestrian and transit oriented activity centers. The proposed uses are consistent with the WBUV Specific Plan as explained above in Finding 2 and Finding 3.

**5. 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:* Nearby uses include townhomes across the alley to the south, a municipal parking lot to the west across Contra Costa Street, a Chamber of Commerce and a car wash across Broadway Avenue to the north, and a vacant four-bay building to the east. As part of the intent of the West Broadway Urban Village Specific Plan is to create a vibrant pedestrian downtown, an event space in the heart of Broadway helps implement the vision.

The police department does not have operational concerns with the existing nightclub and rarely receives service calls for 500 Broadway Avenue. Code Enforcement has received no complaints regarding the operation of the nightclub since its opening.

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

*Evidence:* The project modifies existing buildings served by utilities. The density is below what is allowed in the WBUV Specific Plan.

**7. 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:* Granting the permit would allow expansion of premises and expansion of uses of an existing nightclub. One building directly adjacent would be added to the operation and the allowed uses would be expanded to include an event center serving the community. The creation of a for-rent event center benefits the community with available space for social and cultural activities. The lack of complaints in the history of the nightclub's operation indicates expanding operations would not cause detriment to the safety, convenience, or welfare of persons, property or improvements in the vicinity.

**BE IT FURTHER RESOLVED**, the Planning Commission approves UP-23-07 subject to the following Conditions of Approval:

***Building:***

1. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit Submittal.

***Engineering and Public Works:***

2. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
3. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.

***Fire Department:***

4. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit Submittal.

***Planning:***

5. Approval of this Use Permit UP-23-07 does not imply approval of any other applications which may be required for the project by the City of Seaside or any other governmental agency having jurisdiction over the project.
6. Parcels APN 011-303-013 and APN 011-303-014 shall be consolidated into a single parcel prior to the issuance of any Building Permit pursuant to UP-23-07 unless a legal alternative is approved by the Zoning Administrator and Building official.
7. The buildings at 500 and 510 Broadway Avenue shall be internally connected so as to operate the entire premises as a single whole.
8. The Zoning Administrator may approve adjustments to the site plan and floor plan as needed to accommodate requirements of the current California Building Code or current California Fire Code.
9. A Sign Permit (and a Building Permit if applicable) is required for all exterior and window signs.

10. The trash enclosure shall provide at least 24 square feet of area to store solid waste and an additional 24 square feet of area to store recyclables per SMC 17.30.110.
11. A grease trap at a size as determined by the Public Works Department shall be installed on-site.
12. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
13. The applicant shall be responsible for obtaining a sufficient water allocation for the proposed use pursuant to the rules and regulations of the Monterey Peninsula Water Management District (MPWMD).
14. All activities shall be conducted within the interior of the building or outdoor patio as shown on the enclosed plans provided as Exhibit "A".
15. Nightclub activities, including live music, dancing, and comedy for the purpose of entertainment, are limited to the following days and hours, unless otherwise approved by the Zoning Administrator:
  - a. Monday through Wednesday from 6:00 PM to 11:00 PM,
  - b. Thursday from 6:00 PM to 1:30 AM,
  - c. Friday through Saturday from 9:00 AM to 1:30 AM, and
  - d. Sunday from 9:00 AM to 9:00 PM.
16. Event center activities encompassing the uses of Meeting Facilities, Recreational Facility-indoor, and Theater, Cinema, or Performing Arts are limited to the following days and hours, unless otherwise approved by the Zoning Administrator:
  - a. Monday through Wednesday, from 8:00 AM to 11:00 PM,
  - b. Thursday, Friday, and Saturday from 8:00 AM to 1:30 AM, and
  - c. Sunday from 8:00 AM to 11:00 PM.
17. These conditions do not place day and time restrictions on the operation of the restaurant.

18. All alcohol sales shall be "On-Sale" and the sale of alcohol for consumption off the premises ("Off-Sale") is prohibited. Prior to the sale and consumption of alcoholic beverages on the premises the applicant shall receive approval of a Type 47 Alcoholic Beverage License from the State Department of Alcohol Control. This Condition shall be inapplicable to the extent that it is preempted by State Law.
19. At any entertainment event where persons under the age of 18 are admitted and alcohol may be purchased, served, or otherwise acquired by attendees, the applicant shall provide security at the door to check identification for the purposes of verifying age and shall place wristbands on persons who are legally permitted to purchase and consume alcohol.
20. All sales of alcoholic beverages are required to be conducted within the confines of the enclosed building and exterior patio.
21. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.
22. The applicant shall be required to comply with sound attenuation requirements and shall ensure that noise from attendees, microphones, and/or live music/DJ is not audible from adjoining residential uses.
23. The applicant shall comply with recommended security related practices based upon valid police investigations or reported incidents. All reports and incidents will be validated and conveyed to the applicant prior to any modifications or requirements being imposed by the Zoning Administrator or Planning Commission.

***Standard:***

24. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Use Permit Project Plans and Exhibit B: Architectural Review Project Plans.
25. The applicant agrees as a condition and in consideration of the approval of this 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.

- 26. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
- 27. 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 15 days from the date of its approval.
- 28. This approval shall become null and void unless a Building Permit application is submitted within twelve (12) months of December 20<sup>th</sup>, 2023. Time extensions may be granted by the original approval body if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration. This approval shall also become null and void if the implementing Building Permit application expires.
- 29. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 13<sup>th</sup> day of December 2023, by the following vote:

AYES: HUYNH, EVANS, DODSON, SILVA, OWENS, LA MICA  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

---

Will Silva, Chairperson

ATTEST:

---

Planning Commission Secretary


Exhibits:

Exhibit A: Project Plans

**USE PERMIT APPLICATION No. UP-23-07  
RESOLUTION No. 23-25**

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).

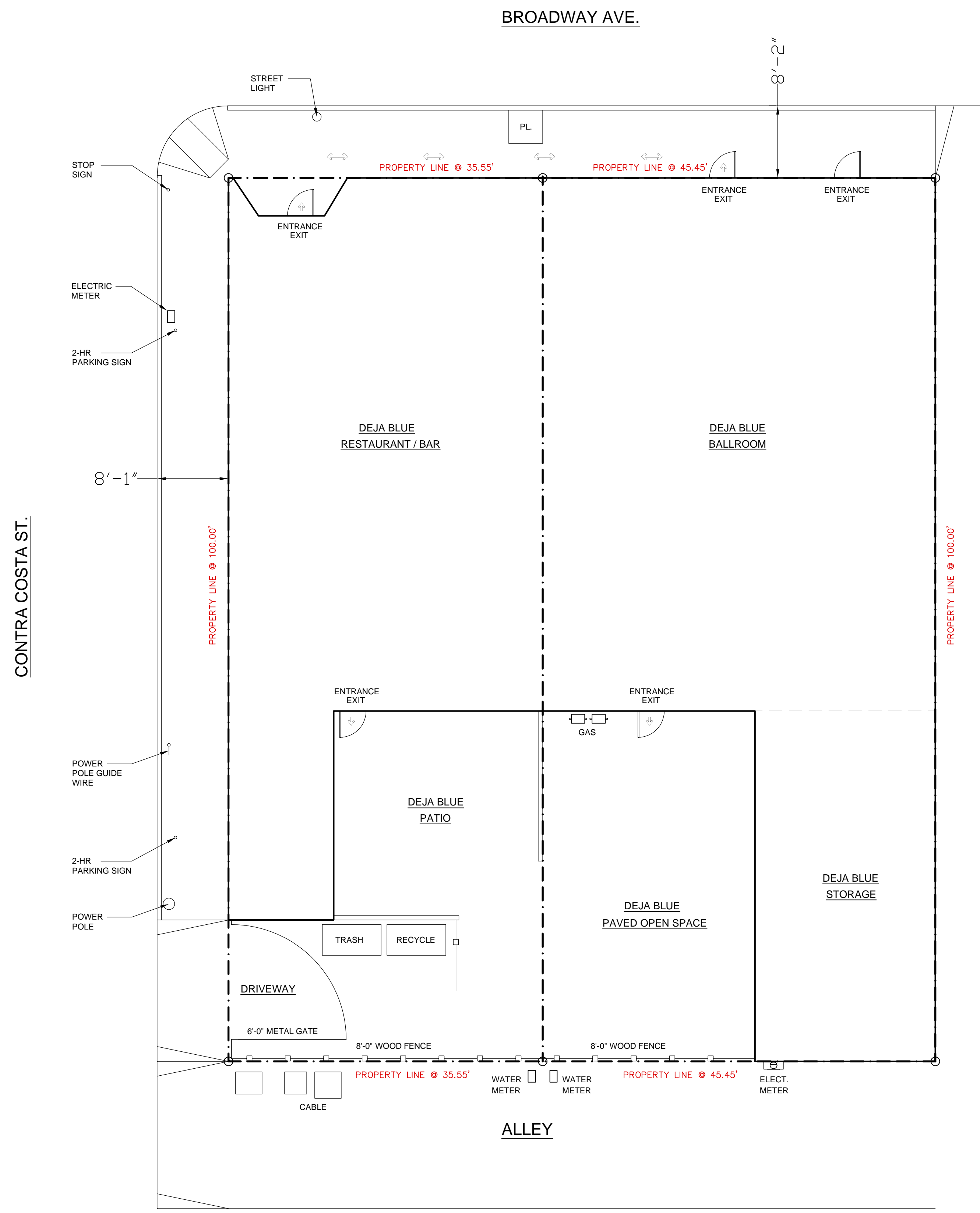
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

  
\_\_\_\_\_  
Applicant's Signature

12/27/23  
Date

  
\_\_\_\_\_  
Property Owner's Signature

12/27/23  
Date



**NOTE:**  
NO CHANGES THAT REFLECT ON THE SITE PLAN.

**SITE PLAN**  
SCALE: 1/8" = 1'-0"  
0 2' 4' 8' 12'



**MANDURRAGO & ASSOCIATES**



P.O. BOX 2504 CARMEL, CA 93921  
PHONE: 831.935-0709  
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO  
DRAWING DATE: 11-17-23

REVISIONS:  
▲  
▲  
▲  
▲

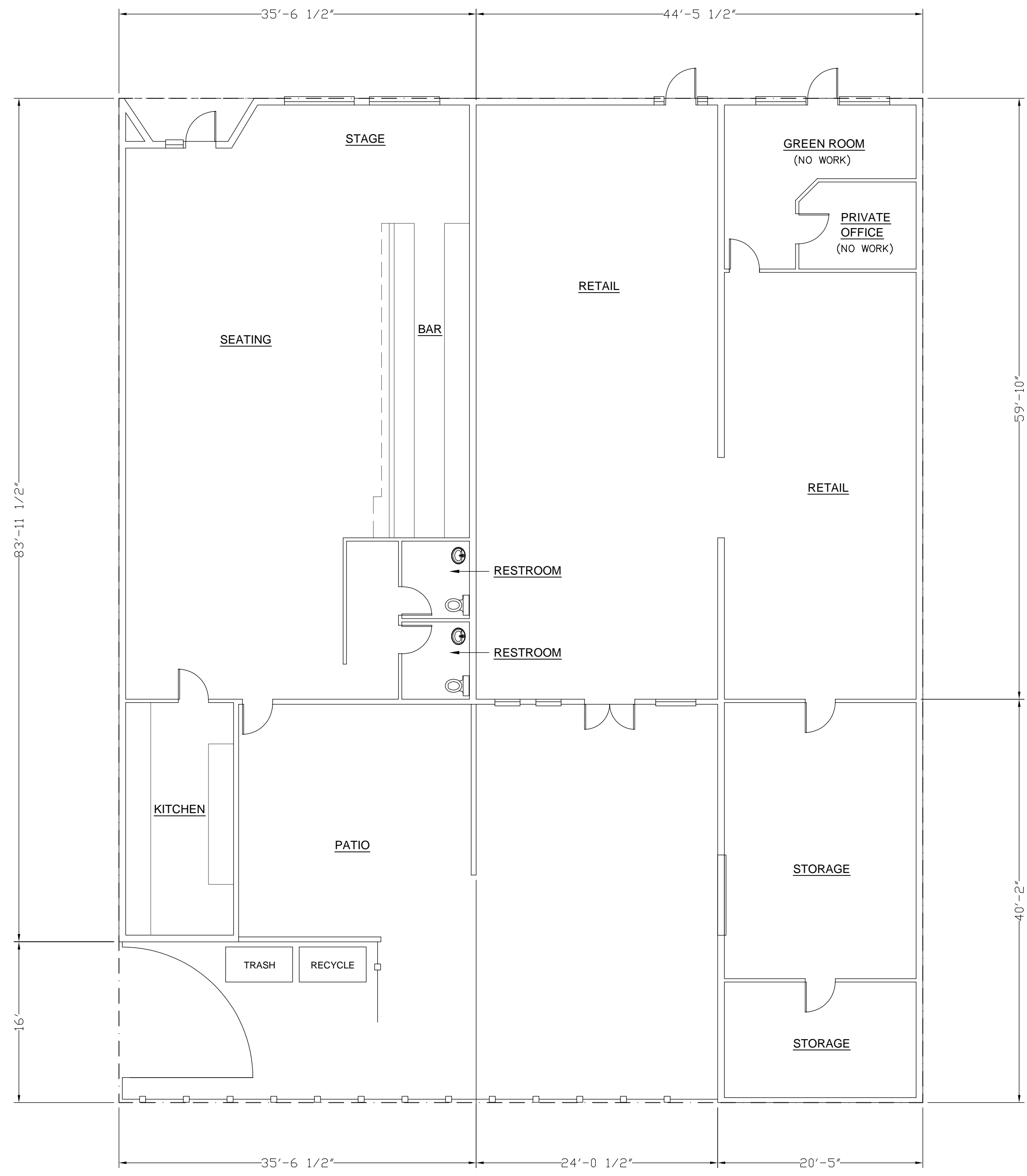
PROJECT:  
**DEJA BLUE TENANT IMPROVEMENT**

500 BROADWAY AVE.  
SEASIDE, CA 93955

OWNER:  
DARRYL CHOATES  
500 BROADWAY AVE  
SEASIDE, CA 93955

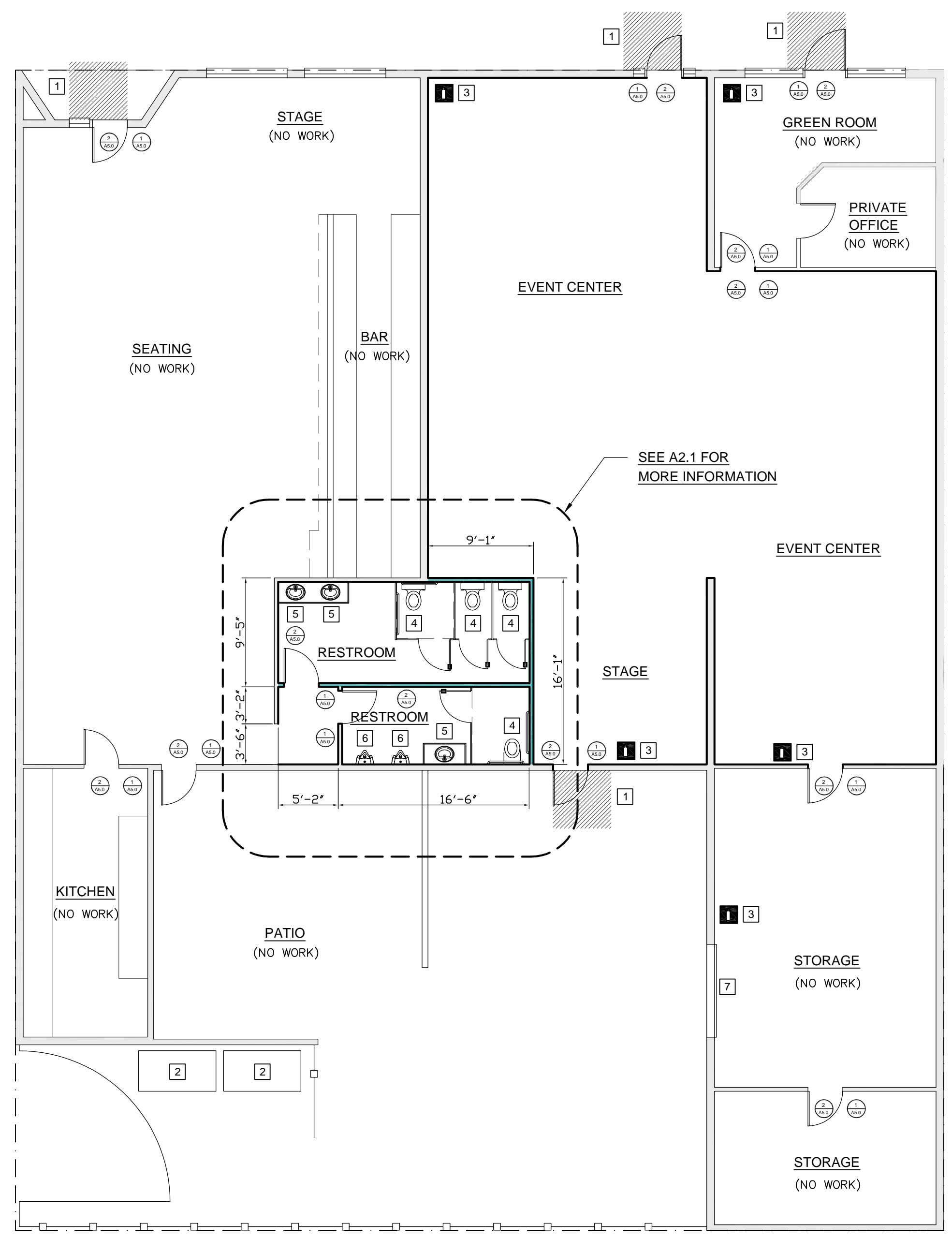
SHEET NUMBER:

**A1.0**



**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 0 2' 4' 8' 12'



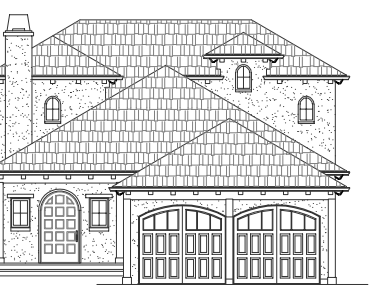
**PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 0 2' 4' 8' 12'



- KEY**
- 1 60"x60" UNOBSTRUCTED CLEARANCE w/ 1'-48 MIN. SLOPE IN ALL DIRECTIONS
  - 2 TRASH & RECYCLE
  - 3 FIRE EXTINGUISHER
  - 4 1.28 GALLON TOILET (MIN. REQ)
  - 5 SINK & FAUCET @ 1.2 GPM-60 PSI (MIN. REQ)
  - 6 URINAL WITH .125 PGF FLUSHMETER
  - 7 EXISTING ROLL-UP DOOR

**MANDURRAGO & ASSOCIATES**



P.O. BOX 2504 CARMEL, CA 93921  
 PHONE: 831.935.0709  
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO  
 DRAWING DATE: 11-17-23

REVISIONS:

- △
- △
- △
- △

PROJECT:  
**DEJA BLUE TENANT IMPROVEMENT**

500 BROADWAY AVE.  
 SEASIDE, CA 93955

OWNER:  
 DARRYL CHOATES  
 500 BROADWAY AVE  
 SEASIDE, CA 93955

SHEET NUMBER:

**A2.0**

<b>Commercial Project Criteria</b>	<b>Determination</b>	<b>Points Received</b>
<p align="center"><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 align="center">Total: \$ _____</p> <p>City's Share Property Tax Revenue            0.18% of \$ _____ = \$ _____</p> <p>City's Share of Sales Tax Revenue            1% of \$ _____ = \$ _____</p>	
<p align="center"><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 align="center"><b><u>Projects on Major Thoroughfares</u></b></p> <p>All other commercial areas = 1 point            Fremont, Broadway, Del Monte = 5 points</p>		
<p align="center"><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 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 align="center"><b>Total</b></p>		

RECEIVED

APR 15 2024

CITY OF SEASIDE  
PLANNING DIVISION

RECEIVED

MAY 08 2024

CITY OF SEASIDE  
PLANNING DIVISION

### 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: 500/510 BROADWAY AVENUE  
~~OH 303 OH / EB~~

Assessor's Parcel Number(s): 011-303-014/013 Zoning District WBW

Site Description (Is building or property occupied or vacant?): \_\_\_\_\_

Project Description (Provide conceptual site plan showing all buildings with internal layout, parking, and landscape areas):

OH FILE.

Is a Conditional Use Permit and/or Variance Required? USE PERMIT

Date of Submitted Application: 4/10/24

Water Allocation Request (Refer to Exhibit "B" and complete the Monterey Peninsula Water Management District Water Release Form): 0.455 Acre Feet

**Applicant Information:**

Name: CHOWATES PROPERTY MGMT

Mailing Address: 4835 PENINSULA POINT DRIVE

Telephone Number(s): 831-920-8914 Signature: 

**Property Owner Information:**

Name: \_\_\_\_\_

Mailing Address: SAME ABOVE

Telephone Number(s): \_\_\_\_\_ Signature: \_\_\_\_\_

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:  4/11/24

## POINT SYSTEM CRITERIA

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**A. Revenue Generation Points Requested:** 3

Applicant's Taxable Sales (Previous Year or Projection): 18K

If Taxable Sales is Unknown, Gross Receipts (Previous Year or Projections): 400K

City's Share of Sales Tax Revenue (1% of Taxable Sales): \_\_\_\_\_

Assessed Value of Property: 700K Assessed Value of Structure: 700K

If structure is proposed, provide Building Type: \_\_\_\_\_

Date of Assessed Value Information: 5/1/24

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

126,000

Other Sources of Revenue: \_\_\_\_\_

**B. Jobs Creation Points Requested:** 6

Number of New Part-Time Jobs Created: 4

Number of New Full-Time Jobs Created: 2

**C. Project in Major Thoroughfare Points Requested:** YES

**D. Removal of Blight Points Requested:** YES

**E. Business Retention Points Requested:** YES

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.