



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 22, 2017
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Ian Oglesby	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 City Council 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 minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **BUSINESS ITEMS**

A. **ELECTION OF OFFICERS FOR 2017 CALENDAR YEAR**

PURPOSE: As required by the Seaside Municipal Code, that the Commission nominate and elect officers for the 2017 year.

RECOMMENDATION: For the Planning Commission to elect a Chair and Vice-Chair for the 2017 Calendar year.

B. USE PERMIT APPLICATION NO. UP-17-01. FAITH LUTHERAN CHURCH (PROPERTY OWNER AND APPLICANT), IS REQUESTING APPROVAL OF AN ADULT DAY CARE FACILITY LOCATED ON THE PREMISES OF THE FAITH LUTHERAN CHURCH AT 1460 HILBY AVENUE, IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-402-088). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 22, SECTION 15322, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Seaside Municipal Code (SMC) Section 17.12.030, Table 2-1, Allowed Land Uses and Permit Requirements for Residential Zones, use permit approval is required for the establishment of an Adult Day Care for 7 or more clients in the Single Family Residential Zoning District.

RECOMMENDATION: Staff recommends approval of the proposed Adult Day Care subject to the Draft Resolution No. 17-XX and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:

March 8, 2017
Seaside City Hall
7:00 PM

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, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>
Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.:5.C.

TO: Planning Commission

BY: Bob Larsen, Associate Planner
Rick Medina, Senior Planner

DATE: February 22, 2017

SUBJECT: USE PERMIT APPLICATION NO. UP-17-01. FAITH LUTHERAN CHURCH (PROPERTY OWNER AND APPLICANT), IS REQUESTING APPROVAL OF AN ADULT DAY CARE FACILITY LOCATED ON THE PREMISES OF THE FAITH LUTHERAN CHURCH AT 1460 HILBY AVENUE, IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 012-402-088). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 22, SECTION 15322, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Seaside Municipal Code (SMC) Section 17.12.030, Table 2-1, Allowed Land Uses and Permit Requirements for Residential Zones, use permit approval is required for the establishment of an Adult Day Care for 7 or more clients in the Single Family Residential Zoning District.

RECOMMENDATION

Staff recommends approval of the proposed Adult Day Care subject to the Draft Resolution No. 17-XX and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

BACKGROUND

The Faith Lutheran Church was constructed on the front two-thirds of a 90,312 square foot parcel at 1460 Hilby Avenue in 1964. In January of 2015, a 2,928 square foot two-story community center was completed west of the original church structure. The community center is used on evenings and weekends for Sunday school, Bible classes, and social events. The applicant is proposing to use the first floor of the community center for the adult day care program.

SITE LOCATION AND DESCRIPTION

The project site is 90,321 square feet in area (217 feet wide by 414 feet deep) and is located on the south side of Hilby Avenue, east of Waring Street. The site has been developed with a 4,294 square foot church building, a 2,928 square foot two-story community center, and two adjoining parking lots. The rear third of the lot is undeveloped. The surrounding properties are composed primarily of single-family residences. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3. Applicant's Statement is provided as Attachment 4.

PROJECT DESCRIPTION

Faith Lutheran Church is requesting Use Permit approval to allow Central Coast Senior Services (CCSS) to operate a 30 client adult day care program within a 2,075 square foot area of the 2,928 square foot community center. The first floor is composed of a 924 square foot meeting/multi-purpose room, a 292 square foot classroom, a 150 square foot kitchen, a 70 square foot office, two restrooms, and a storage area. The second story is composed of a 691 square foot open mezzanine and a 162 square foot mechanical/storage room which would not be used by the adult day care program. The second story is open to the first floor below by means of a pony wall finished with a two foot wide wood cap.

The SMC defines "Day Care Facility, Adult" as a state-licensed day care facility providing care and supervision for more than six adults for periods of less than 24 hours for any client. The requested program would operate Monday-Friday 8 AM to 5:30 PM, and would include a total project enrollment of 30 individuals plus 5 employees. The program will be licensed and regulated by the State of California. Per the applicant's statement, CCSS will run the program and provide supervised care of and activities for the enrolled clients. The proposed program is a drop-in social adult day care classification which does not provide health care. Lunch and snacks will be prepared in the community center kitchen. Only two handicap accessible restrooms are available, therefore the State set a maximum number of clients for this program at 30. The client to staff ratio would be no less than 5-to-1. A CCSS representative stated that a similar drop-in program run by the Visiting Nurses Associate at Bethlehem Lutheran Church in Monterey had 20 to 24 clients. Four handicap-appropriate tables and at least 30 chairs with arms will be placed in the meeting/multi-purpose room. Other activities will take place in the classroom or private office.

A 10 space parking lot is located in front of the community center. This parking lot fronts on Hilby Avenue and gains access from a driveway at the northwest corner of the site. One handicap parking space is located near the entrance of the community center. A twenty seven

space parking lot built for the church exists along the east property line and gains access from Hilby Avenue. A handicap accessible bus would be available to bring clients to the program upon request. Clients may also be dropped off at the community center and picked up at the end of the day. A maximum of four parking spaces in the front parking lot will be designated as parking for program staff. No more than five staff persons are expected to be at the facility at any one time. If more than four parking spaces are required by staff, the applicant states that they will park in the overflow parking lot east of the church. The program bus will park on the church lot at the close of business. The Seaside Building, Police, and Fire Departments have reviewed the project plans and have voiced no concerns or objections to the proposed use.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 22, Section 15322 (Educational or Training Programs Involving No Physical Changes). Class 22 consists of the adoption of educational or training programs which involve no physical alteration in the area affected.

Evidence: The proposed project will establish an adult day care within an existing church community center. The program will not involve any physical alteration to the affected area.

STAFF ANALYSIS AND FINDINGS

Use Permit Findings

In accordance with S.M.C. Section 17.12.030, table 2-1, an application for an adult day care shall be filed under the use permit process to determine whether the following findings can be made concerning the proposed project:

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.

Zoning Ordinance Conformance

This project is located within the Single Family Residential Zoning District in which an adult day care is permitted with use permit approval (SMC Section 17.12.030, Table 2-1).

The primary use of the accessory building by the church is for Sunday school, Bible study, and social events. Most of these events occur on weekends or during the evenings. CCSS will use the community center during weekdays from 8 AM to 5:30 PM. Many of the clients will be brought to the site by van. Per the applicant, a maximum of four staff vehicles will be parked in the front lot. Any overflow parking demand by employees will park in the eastern lot. Based upon the staffing requirements, it is not anticipated that more than 2 to 3 cars will be parking in the eastern lot. These cars will not be parking on-site during the weekend or evening hours.

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

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Low Density Single Family Residential. The land use classification is intended to include single family dwellings at a density of eight units per acre. Accessory uses may include meeting facilities, churches, schools (Public and Private) and adult day care facilities. The proposed project would consist of an adult day care facility for up to 30 clients which would serve as an accessory use for the church site which would be consistent with the Low Density Residential Land Use designation with the issuance of a use permit.

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project site consists of a parcel over 2 acres in size which includes a 2,928 square foot community center that can adequately accommodate a licensed adult day care program within the interior of the building and the demand for off-street parking.

Evidence: The project will allow for the efficient use of an existing infrastructure system to accommodate a new adult care facility.

Circulation Element

Goal C-2 : Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

Policy C-2.2 : Support programs that help reduce congestion and encourage alternative modes of transportation.

Evidence: The applicant would provide a van to help minimize the number of automobile trips required for the clients of the adult care program.

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.

The applicant is proposing to maintain the community center in its existing configuration. The proposed activities will be mostly indoors and will be compatible with the existing and planned future land uses in the vicinity.

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.

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water Management District to document the potential increase in water usage from a church community center to an adult day care facility.

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.

The granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends approval of the use permit. The proposed adult day care complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Use Permit No. 17-01 Draft Resolution
 2. Exhibit "A": Project Plans
 3. Location Map
 4. Site Photographs
 5. Site Photographs #2
 6. Applicant's Statement
-

RESOLUTION NO. 17-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE

APPROVING A USE PERMIT TO ALLOW FOR ESTABLISHMENT OF 30 CLIENT ADULT DAY CARE PROGRAM AT 1460 HILBY AVENUE IN THE RS-8 ZONING DISTRICT.

WHEREAS, Faith Lutheran Church, property owner and applicant, has applied for a use permit to allow:

A. The establishment of an adult day care program for up to a maximum of 30 clients within the 2,075 square foot first floor of the Faith Lutheran Church community center located at 1460 Hilby Avenue.

WHEREAS, the proposed project requires discretionary approval, 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 Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed public hearing at public meeting held on February 22, 2017, and

WHEREAS, This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 22, Section 15322 (Educational or Training Programs Involving No Physical Changes). Class 22 consists of the adoption of educational or training programs which involve no physical alteration in the area affected:

Evidence: The proposed project would involve no physical alterations in the area affected. The existing community center is used on evenings and weekends and will not be remodeled or altered in any way. The proposed improvements would be exempt from further CEQA review.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-17-01:

- 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.**

Zoning Ordinance Conformance

Evidence:

This project is located within the Single Family Residential Zoning District in which an adult day care is permitted with use permit approval (SMC Section 17.12.030, Table 2-1).

The primary use of the community center is for Sunday school, Bible study, and social events. Most of these uses occur on weekends or during the evenings. The adult day care will use the community center during weekdays from 8 AM to 5:30 PM. A maximum of four staff vehicles will be parked in the front lot. Any overflow parking demand by employees will park in the eastern lot. Based upon the staffing requirements, it is not anticipated that more than 2 to 3 cars will be parking in the eastern lot. These cars will not be parking on-site during the weekend or evening hours when the community center generates its highest parking demand.

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

Seaside General Plan Conformance

Evidence:

The Seaside General Plan Land Use Designation for the project site is Low Density Single Family Residential. The land use classification is intended to include single family dwellings at a density of eight units per acre. Accessory uses may include meeting facilities, churches, schools (Public and Private) and adult day care facilities. The proposed project would consist of an adult day care facility for up to 30 clients which would be consistent with the Low Density Residential Land Use designation per the General Plan Goals and Policies listed below:

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The project site consists of a parcel over 2 acres in size which includes a 2,928 square foot community center that can adequately accomodate a licensed adult care program.*

Evidence: *The project will allow for the efficient use of an existing infrastructure system to accommodate a new adult care facility.*

Circulation Element

Goal C-2 : Provide a local circulation system that is integrated with the larger regional transportation system to ensure the economic well-being of the community.

Policy C-2.2 : Support programs that help reduce congestion and encourage alternative modes of transportation.

Evidence: *The applicant is providing a bus to help minimize the number of automobile trips required for the clients of the adult care program.*

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 applicant is proposing to maintain the community center in its existing configuration. The proposed activities will be mostly indoors and will be compatible with the existing and planned future land uses in the vicinity.

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.

Evidence:

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water Management District to document the potential increase in water usage from a church community center to an adult day care facility.

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:

The granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-17-01 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Certificate of Occupancy shall substantially conform to the plans identified as "Faith Lutheran Church Addition" stamped as received on January 31, 2017, and approved on February 22, 2017. The project plans are provided as Exhibit "A".
2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval,
3. Signage is not a part of this review. The applicant shall apply for a separate sign permit for the installation of any permanent exterior or window signs. All signage shall conform to the regulations contained in Section 17.40 of the Seaside Municipal Code.
4. The operation of the adult day care center must be operated in compliance with the adult day care licensing requirements regulated by the State of California.
5. The hours of operation for the day care center shall generally be limited to the hours of 8:00 AM to 5:30 PM, Monday through Friday. The use of amplified sound or music shall be prohibited unless a Limited Term Permit has been issued by the Zoning Administrator for the amplified sound or music.
6. No more than four staff vehicles may be parked in the parking lot fronting the community center. Any employee vehicles exceeding this number shall park in the parking lot along the eastern property line. No staff vehicles shall be parked on Hilby Avenue.
7. Overnight parking of any bus, or similar vehicle used for the transport of adult day care clients, shall be parked in the parking lot in the eastern parking lot.
8. The applicant shall comply with all requirements of and pay all applicable fees to the Monterey Peninsula Water Management District.
9. The applicant shall comply with all requirements of and pay all applicable fees to the Transportation Agency of the Monterey Peninsula.

Nuisance:

1. This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City of Seaside.
2. All activities associated with the adult day care shall be conducted indoors.

Fire Department:

1. Prior to the issuance of an Certificate of Occupancy, the applicant shall comply with the requirements of the Seaside Fire Marshall for an adult day care facility in accordance with the 2013 California Building Code and 2013 California Fire Code of the California Code of Regulations.

Building Department:

1. Prior to the issuance of an Certificate of Occupancy, the applicant shall comply with the requirements of the Seaside Fire Marshall for an adult day care facility in accordance with the 2013 California Building Code and 2013 California Fire Code of the California Code of Regulations.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. 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.
4. These conditions shall be binding on the applicant and all successors in interest, subject to the business operations not lapsing for a period 180 consecutive days. In the case of a transfer of ownership, the new owner of the establishment shall sign the adopted Resolution acknowledging these conditions of approval. Failure to comply with this requirement may result in revocation of this use permit.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

6. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The 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.
9. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
10. 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 22nd of February, 2017, by the following vote:

AYES:

NOES:

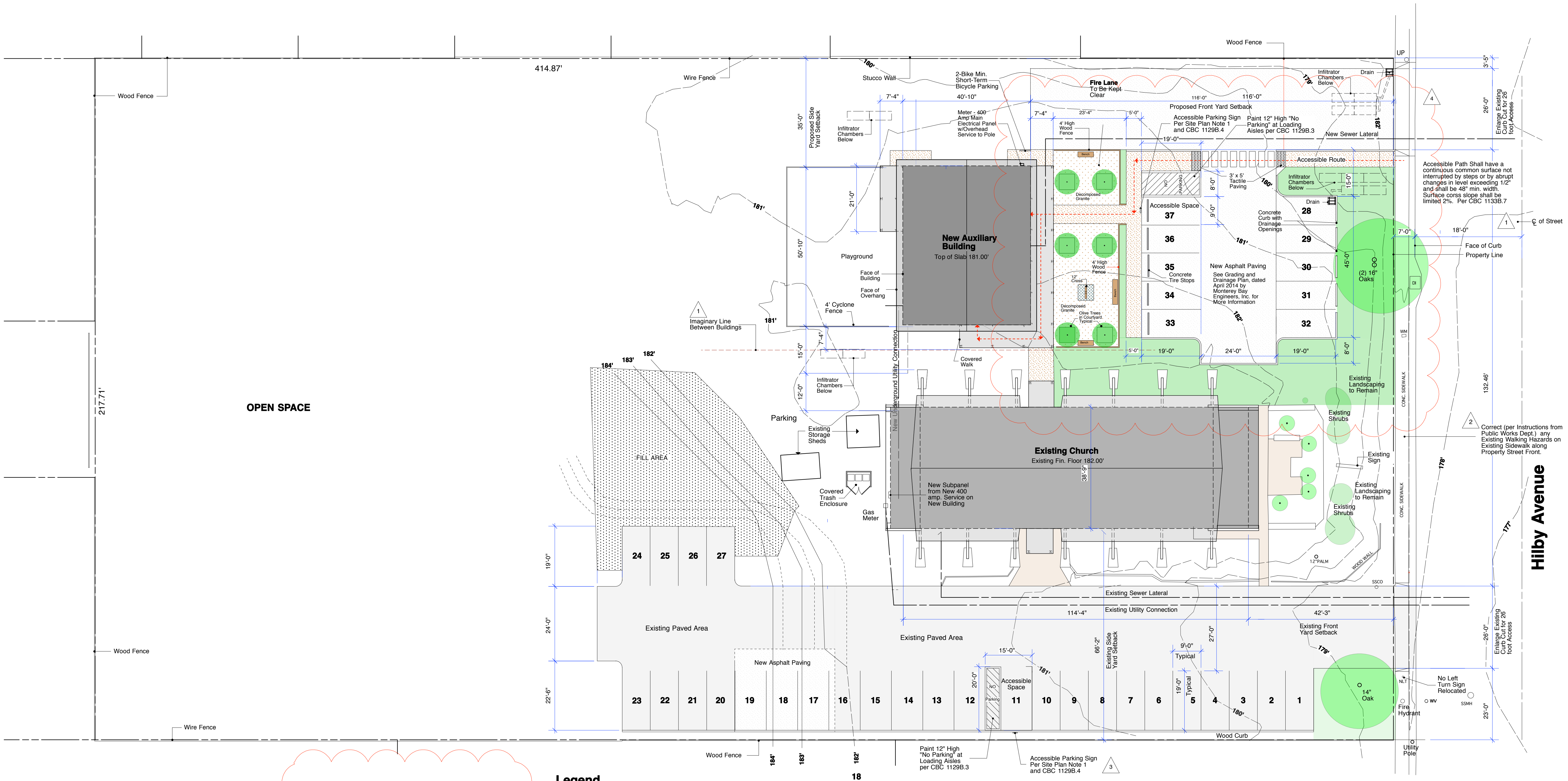
ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary



OPEN SPACE

Hilby Avenue

Site Coverage and Paving

Existing Lot Area	=	90,312 sq. ft.
Existing Site Coverage	=	16,144 sq. ft.
Proposed Additional	=	8,421 sq. ft.
Total Proposed Site Coverage	=	24,565 sq. ft. or 27%
Allowable Lot Coverage	=	58,703 sq. ft. or 65%

Parking

Required Parking Spaces	=	31 Spaces
(1 Space per 100 sq. ft. 3,079 sq. ft. / 100 = 31)		
(1 Space per 4 Seats Exist. Church Seating = 98 / 4 = 24.5)		
Proposed Parking Spaces	=	37 Spaces
(2) Accessible		

Legend

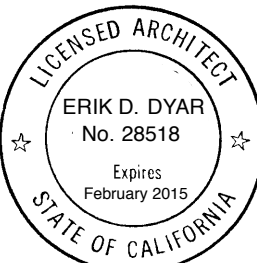
Existing Structures	Existing Structures Eave/Overhang
Proposed Auxiliary Building	Proposed Auxiliary Building Overhang/Eave, Covered Walks
Existing Asphalt	
New Asphalt Paving	
Existing Paving	
Proposed Concrete Paving	
Decomposed Granite Courtyard	
Street Facing Landscape Areas	

PROPOSED SITE PLAN

1/16" = 1'-0"

Site Plan Notes:

- Each accessible parking space shall be identified with:
 - A minimum 70 square inch permanently affixed reflectorized sign consisting of the international symbol of accessibility in white on a dark blue background, posted 80" from finish grade. Sign may also be centered on the wall at the interior end of the parking space.
 - An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250."
 - Van accessible spaces shall have an additional sign or additional language stating "Van Accessible" below the symbol of accessibility.
 - Posted at site entrance to off-street parking facilities or adjacent to and visible from each stall a 17" X 22" minimum sign with 1" lettering stating:
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____. CBC Section 1129B.4.



The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

FAITH LUTHERAN CHURCH ADDITION
166 HILBY AVENUE
SEASIDE, CALIFORNIA

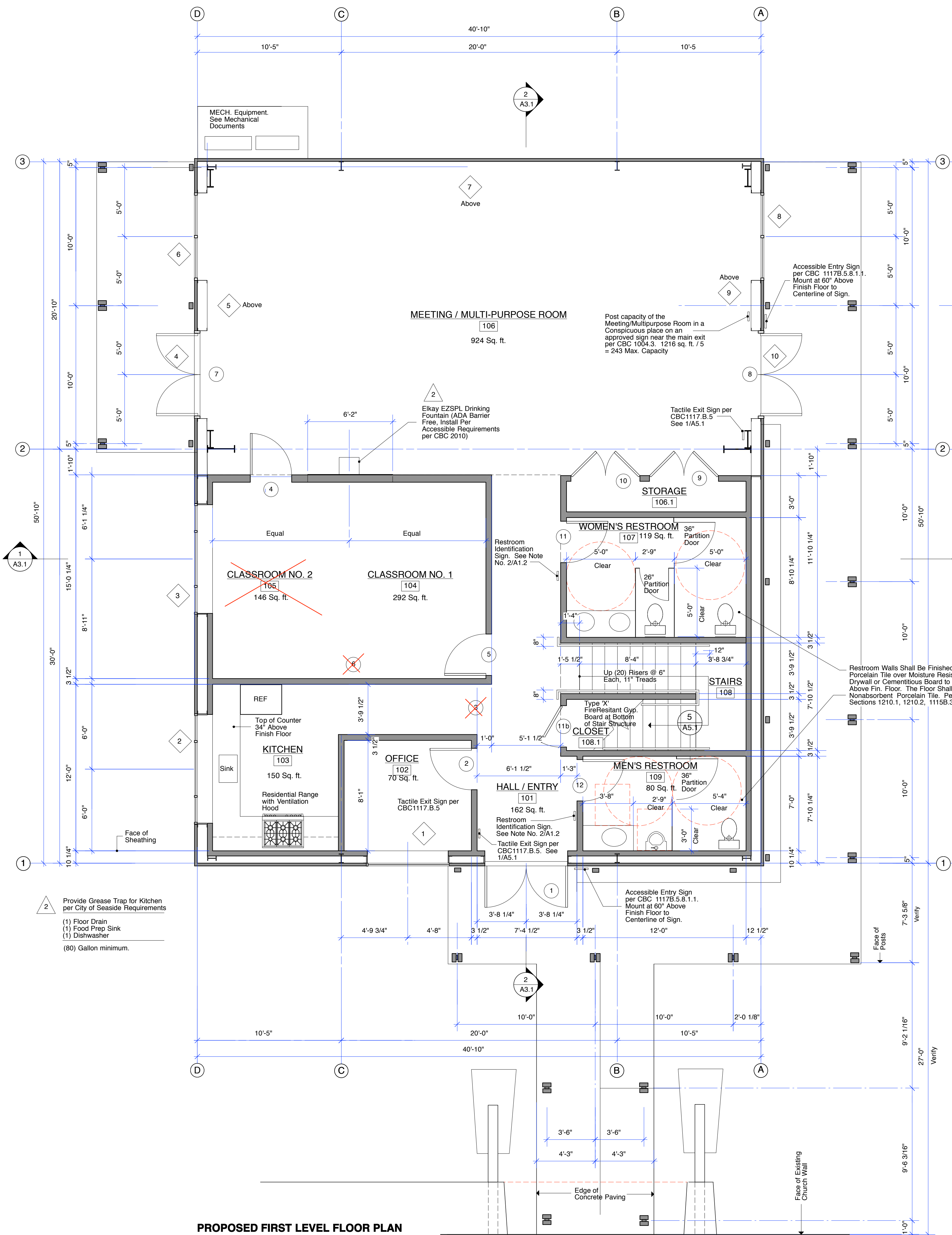
PROPOSED SITE PLAN

1/16" = 1'-0"

A1.1

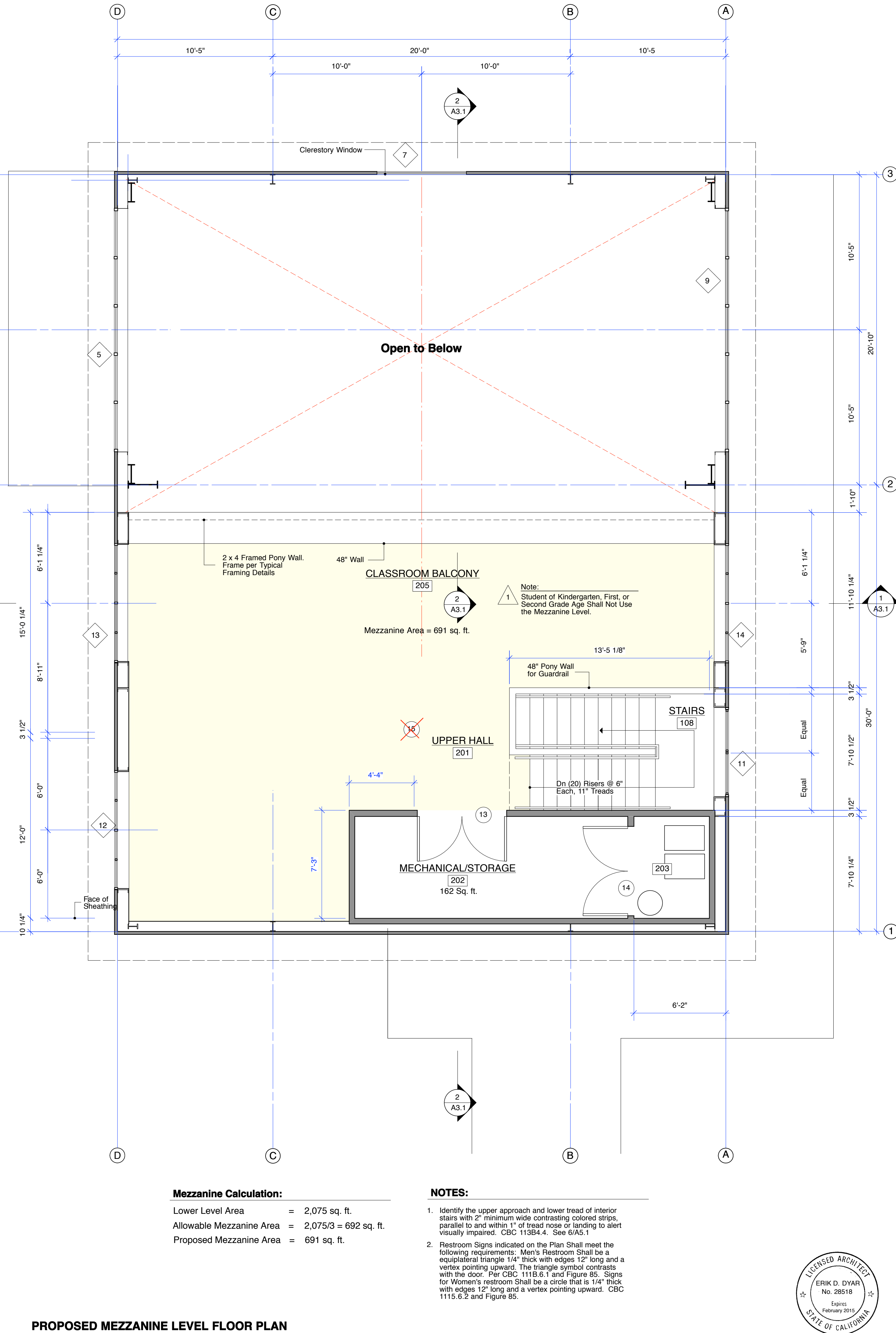
March 20, 2013
Revised:
1 May 17, 2013
2 June 25, 2013
3 December 28, 2013
4 July 14, 2014

DYAR ARCHITECTURE
P.O. BOX 47703 CARMEL, CALIFORNIA 93821
Email: dyararch@gmail.com



PROPOSED FIRST LEVEL FLOOR PLAN

1/4" = 1'-0"



PROPOSED MEZZANINE LEVEL FLOOR PLAN

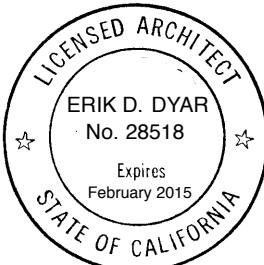
1/4" = 1'-0"

Mezzanine Calculation:

Lower Level Area = 2,075 sq. ft.
Allowable Mezzanine Area = 2,075/3 = 692 sq. ft.
Proposed Mezzanine Area = 691 sq. ft.

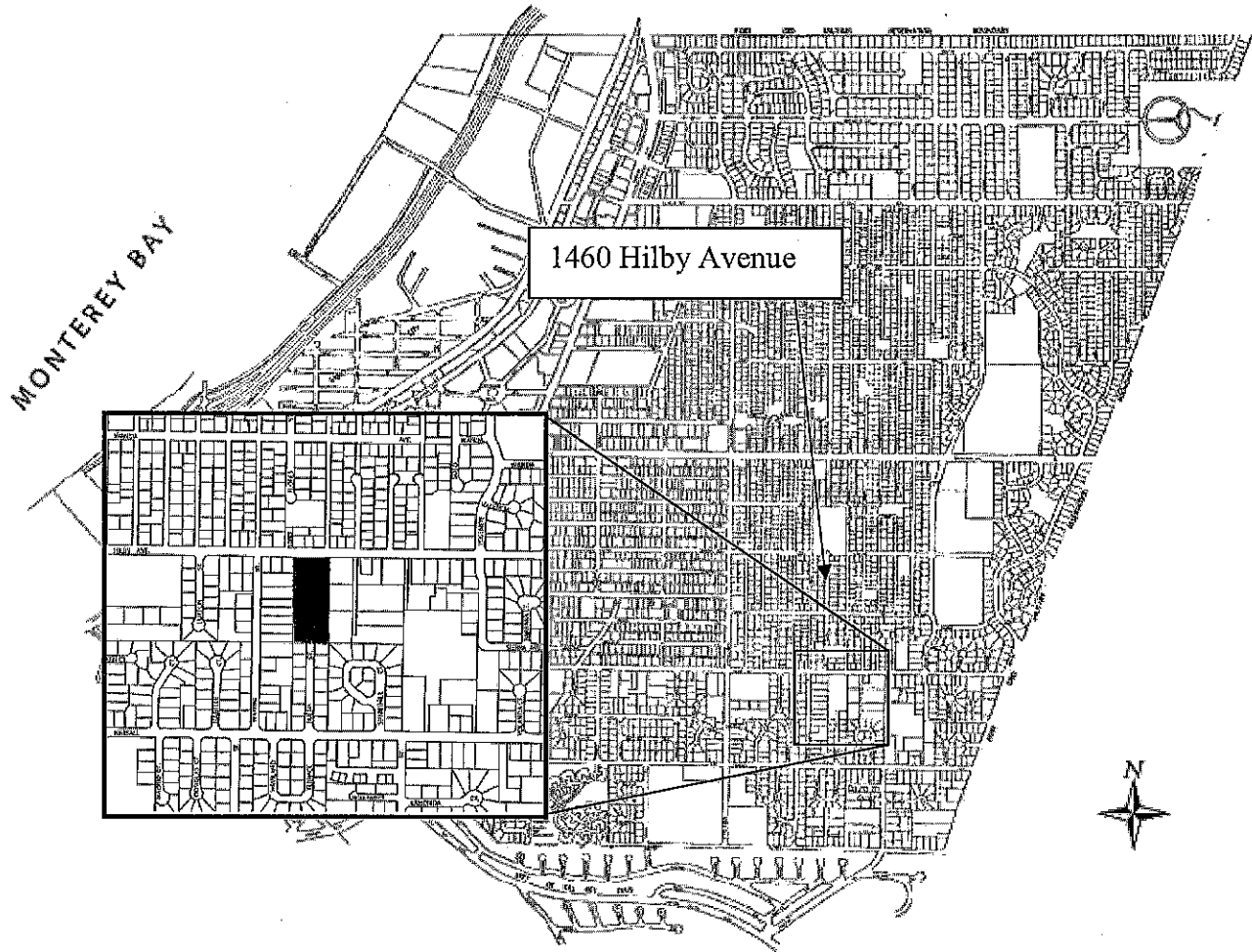
NOTES:

- Identify the upper approach and lower tread of interior stairs with 2" minimum wide contrasting colored strips, parallel to and within 1" of tread nose or landing to alert visually impaired. CBC 113B4.4. See 6/A5.1
- Restroom Signs indicated on the Plan Shall meet the following requirements: Men's Restroom shall be a equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward. The triangle symbol contrasts with the door. Per CBC 111B.6.1 and Figure 85. Signs for Women's restroom shall be a circle that is 1/4" thick with edges 12" long and a vertex pointing upward. CBC 111B.6.2 and Figure 85.



Attachment 2

Location Map



Attachment 3

Site Photographs



Interior of Community Center – First Floor Looking from Main Entrance



Interior of Community Center – First Floor

Attachment 3

Site Photographs #2



Parking Lot, Church, and Community Center from Driveway



Parking Lot looking from West End of Community Center

FAITH LUTHERAN CHURCH COMMUNITY CENTER, 1452 Hilby Ave.

PROJECT DESCRIPTION

Background. This application is for an amendment of Use Permit Application No. UP-09-06 to allow the construction of a two-story auxiliary building located at 1460 Hilby Avenue in the RS-8 zoning district as described in Resolution No. 11-16 of the Planning Commission of the City of Seaside. Some key evidential statements in that Resolution are: (i) Project will consist of a meeting facility that would be compatible with the existing church use and has been sited on the parcel to provide off-street parking; and (ii) Total number of parking spaces will adequately meet the peak demand of the sanctuary use on weekends and the peak demand of church-related meeting and ancillary activities during the week. In addition to meeting all conditions of Building Department regarding disabled parking and building handicap accessibility and Fire Department automatic fire sprinkler systems and a fire sprinkler water flow notification system, we installed exterior cameras for security of the building and occupants.

At the time Use Permit Application No. UP-09-06 was submitted, the "auxiliary building" was to host our Sunday School and Bible classes, and the planned weekday ancillary activity was a pre-school to be directed by the wife of our Pastor Jonathan Brandenburg as an outreach ministry to families on the Monterey Peninsula. To make maximum use of the 0.216 ac ft water allocation we had acquired, classroom space was added in the mezzanine (balcony) of about 1000 sq ft (see attached Floor Plan). Unfortunately, it was not discovered until the final design approval that a condition was set that "Students of Kintergarten, First, or Second Grade Age Shall Not Use the Mezzanine Level" because only a single staircase had been provided in the design. In addition to limiting our Sunday School classroom usage, elimination of this space for the planned pre-school activities made the pre-school economically not viable.

An alternate weekday ancillary activity for our Faith Community Center arose in July 2016 when Bethlehem Lutheran Church in Monterey decided to end an agreement with the Visiting Nurse Association (VNA) in which they had been hosting a senior day care center on weekdays. The clients of the VNA day care were seniors (including military veterans) who because of physical (several clients were in wheelchairs) or other limitations were not able to be on their own, or their caregivers simply needed a respite from their care of these clients. The Central Coast Senior Services (CCSS) was in final arrangements to take over the VNA senior day care before the ending of the arrangement with Bethlehem Lutheran at the end of 2016. Even though CCSS and our church were exploring how to transfer the senior day care to our Faith Community Center by the end of 2016, VNA suddenly terminated their program on August 31, they dismissed all of their staff, sold all the special tables and chairs, and disposed of all their equipment for food preparation and other activities.

The CCSS then required some time to evaluate the viability of re-establishing a Senior Day Care Program (hereafter the Program) as they would now have to hire new staff, purchase a bus to transport some of the clients, and purchase special tables and chairs and equipment for food preparation and activities. During the discussions of a facilities use agreement between CCSS and our church, we were informed by the Seaside Planning Department that an amendment of our original Use Permit would be necessary because more than six adults would be participating in the Program. This is the background for this application for an amendment of Use Permit No. UP 09-06.

Proposed Use. The CCSS would utilize the entire first floor of the Faith Community Center (see attached Floor Plan) for a senior adult day care Program weekdays (except holidays) between 8 am to 5:30 pm. This Program will provide supervised care of, and activities for, senior citizens that give respite for their families or caregivers between 8:30 am and 4:30 pm (earlier starting time and longer time at end of day are for setup and staff meetings). Lunch and snacks will be provided and will be prepared onsite in the kitchen area. A staff person is always with a client with a client-to-staff ratio of 5-to-1. Since only two handicap-accessible restrooms are available, the State-mandated maximum number of Program clients is 30. Four handicap-appropriate tables and at least 30 chairs with arms will be placed in

the Meeting Room/Multi-purpose room (924 sq ft; see Floor Plan) for lunch, snacks, and activities. Separate client activities will also be carried out in the Classroom 1 and 2 area (total of 292 sq ft). When private meetings or counseling session with clients are required, these sessions will be held in the Office (70 sq ft).

The Program will be licensed and regulated by the State of California and is subject to inspection at any time to ensure the proper care and safety of the clients. The Faith Community Center facilities are well-suited to the needs of the Program because everything is handicap-accessible with easy drop-off and pick-up arrangements (see Site Plan). One of the eight parking spaces adjacent to the Faith Community Center is a handicap-accessible space. None of these Program clients will be parking private cars in the spaces. Rather, a handicap-accessible bus will be available to pick-up some of the clients, or their caregivers will drop-off and pick-up clients. The Program bus will be parked on-site at nights and weekends. A maximum of four parking spaces will be available to the Program staff, and any additional staff must park in the main church parking spaces (see Site Plan), and specifically staff are not to park along Hilby Avenue. Thus, these drop-off, pick-up, and parking for the CCSS senior day care Program are compatible with the arrangements for a pre-school envisioned in the Use Permit Application No. UP 09-06 that was approved for the construction of the Faith Community Center.