



## AGENDA

CITY OF SEASIDE  
WATER ALLOCATION  
COMMITTEE

SPECIAL MEETING  
Conference Room  
440 Harcourt Avenue  
Wednesday, September 27, 2017  
10:00 AM

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*PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
5. **BUSINESS ITEMS**
  - A. **Request for an Allocation of 0.06 AF of Water (WAC 17-04) Alejandra Berrelleza, applicant, is requesting 0.06 acre-feet of water for deli style eating establishment located at 1188 Fremont Boulevard in the Commercial Mixed Use (CMX) Zoning District.**

**PURPOSE:** In accordance with Ordinance 892 the applicant requests additional water for a 1,364 square foot deli style eating establishment.

**RECOMMENDATION:** It is recommended that the Water Allocation Committee approve a water allocation of 0.06 AF for a deli style eating establishment located at 1188 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.
  - B. **Request for an Allocation of 0.11 AF of Water (WAC 17-05) Myra F. Perea Jara, applicant, is requesting 0.11 acre-feet of water for the addition of 2 stations to an existing two station beauty shop located at 1646 Fremont Boulevard in the Community Commercial (CC) Zoning District.**

**PURPOSE:** In accordance with Ordinance 892 the applicant requests additional water to allow for the addition of 2 stations to an existing 2 station beauty shop.

**RECOMMENDATION:** It is recommended that the Water Allocation Committee approve a water allocation of 0.11 AF for the addition of 2 stations to an existing 2 station beauty shop located at 1646 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**C. Request for an Allocation of 2.375 AF of Water (WAC 17-06) Other Brother Beer Co., applicant, is requesting 2.375 acre-feet of water for a brewery and restaurant located at 877 Broadway Avenue in the Mixed Use (MX) West Broadway Urban Village Zoning District.**

**PURPOSE:** In accordance with Ordinance 892 the applicant requests additional water to allow for a brewery and restaurant at 877 Broadway Avenue.

**RECOMMENDATION:** It is recommended that the Water Allocation Committee approve a water allocation of 2.375 AF for a brewery and restaurant located at 877 Broadway Avenue. Based upon the schematic plans provided with the application as well as the August 17, 2017 Determination of Water Needs for this establishment provided by the Monterey Peninsula Water Management District, staff recommends approval of the 2.375 AF water allocation requested for the proposed brewery and restaurant. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**D. Request for an Allocation of 0.12 AF of Water (WAC 17-07) Dulce A. Cardenas, applicant, is requesting 0.12 acre-feet of water for the conversion of a family grocery store into a specialty beverages and market located at 1450 Fremont Boulevard in the Community Commercial (CC) Zoning District.**

**PURPOSE:** In accordance with Ordinance 892 the applicant requests additional water to allow for the establishment of a specialty beverages and market.

**RECOMMENDATION:** It is recommended that the Water Allocation Committee approve a water allocation of 0.12 AF for a specialty beverages and market to be located at 1450 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**6. STAFF COMMUNICATION**

**7. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
Special  
Seaside City Hall

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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, 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.A.

**TO:** Water Allocation Committee

**BY:** Bob Larsen, Associate Planner

**DATE:** September 27, 2017

**SUBJECT:** **Request for an Allocation of 0.06 AF of Water (WAC 17-04) Alejandra Berrelleza, applicant, is requesting 0.06 acre-feet of water for deli style eating establishment located at 1188 Fremont Boulevard in the Commercial Mixed Use (CMX) Zoning District.**

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**PURPOSE**

In accordance with Ordinance 892 the applicant requests additional water for a 1,364 square foot deli style eating establishment.

**RECOMMENDATION**

It is recommended that the Water Allocation Committee approve a water allocation of 0.06 AF for a deli style eating establishment located at 1188 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

**WATER IMPACT**

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

Proposed Use: Group 2 – Deli style restaurant 1,364 sq. ft. x 0.0002 = 0.27 AF  
Previous credit: Group 2 - Bakery 855 sq. ft. x 0.0002 = 0.17 AF  
Previous credit: Group 1 – Family Grocery 509 sq. ft. x 0.00007 = 0.04 AF  
Amount Needed = 0.06 AF

**STAFF ANALYSIS**

Commercial projects which involve an increase in water use above the water allocation from a previous are evaluated in accordance with a Point System contained in Ordinance 892 (Sere Attachment 3). Projects receiving 20 points will be awarded water per the available amount of

water from the City's Commercial Water Category. Per the Point criteria, City staff finds that the proposed project would receive the following points:

| Commercial Project Criteria                                                                                                                                                                                                                      | Determination                                                                                                                                                                                    | Points Received |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <u><b>Revenue Generation</b></u><br>Up to \$5,000 = 1 point<br>\$5,001-\$10,000 = 3 points<br>\$10,001-\$15,000 = 5 points<br>\$15,001 or more = 7 points                                                                                        | Total: \$500,000<br>City's Share Property Tax Revenue<br>0.18% of \$500,000 = \$1,000,000.00<br><br>City's Share of Sales Tax Revenue 1%<br>of \$500,000.00 \$= \$5,000                          | 1               |
| <u><b>Jobs Creation</b></u><br>1-9 part time = 1 point<br>10 or more part time = 3 points<br>1-9 full time = 5 points<br>10 or more full time = 7 points                                                                                         | The applicant will employ 3 full time and 5 part time employees.                                                                                                                                 | 6               |
| <u><b>Projects on Major Thoroughfares</b></u><br>All other commercial areas = 1 point<br>Fremont, Broadway, Del Monte = 5 points                                                                                                                 | The project is located on Broadway Avenue.                                                                                                                                                       | 5               |
| <u><b>Removal of Blight</b></u><br>Occupied Bldg, remodel existing structure = 1 pt<br>Vacant Bldg, remodel of existing structure = 3 pts<br>Occupied Bldg, full demo & redevelopment = 5 pts<br>Vacant Property, complete redevelopment = 7 pts | The new business will remodel a vacant commercial structure.                                                                                                                                     | 3               |
| <u><b>Business Retention</b></u><br>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.                  | If water is not granted, the applicant would incur a major impact on the viability of the remodeled building as a deli style eating establishment. The project will qualify to receive 7 points. | 7               |
| <b>Total</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                  | <b>22</b>       |

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 22 points. City staff recommends that 0.06 AF be allocated to the deli style eating establishment located at 11188 Fremont Boulevard per the conditions of approval provided as Attachment 1.

**FISCAL IMPACT**

**ATTACHMENTS**

- 1.
  1. Attachment 1- Conditions of Approval
  2. Attachment 2- Aerial Photo
  3. Attachment 3- Floor Plan
-

**Conditions of Approval**  
**File No. WAC-17-04**  
**September 27, 2017**

**Project Specific:**

***Planning:***

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “El Pollo Rey” stamped as received on “August 29, 2017”. 1188 Broadway Avenue.

**Standard:**

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
7. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
8. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-17-04**

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

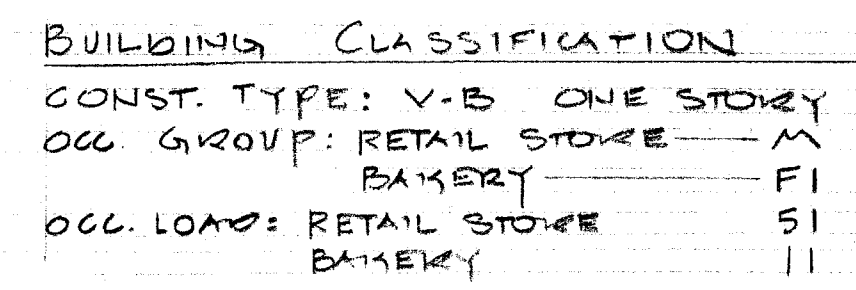
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Date

## Attachment 2

### Aerial Photo

Project Site: 1188 Broadway Avenue





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**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 5.B.**

**TO:** Water Allocation Committee

**BY:** Bob Larsen, Associate Planner

**DATE:** September 27, 2017

**SUBJECT:** **Request for an Allocation of 0.11 AF of Water (WAC 17-05) Myra F. Perea Jara, applicant, is requesting 0.11 acre-feet of water for the addition of 2 stations to an existing two station beauty shop located at 1646 Fremont Boulevard in the Community Commercial (CC) Zoning District.**

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**PURPOSE**

In accordance with Ordinance 892 the applicant requests additional water to allow for the addition of 2 stations to an existing 2 station beauty shop.

**RECOMMENDATION**

It is recommended that the Water Allocation Committee approve a water allocation of 0.11 AF for the addition of 2 stations to an existing 2 station beauty shop located at 1646 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

**WATER IMPACT**

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

Proposed Use: Group 3 – Additional 2 stations 2 stations x 0.0567 = 0.11 AF

Amount Needed = 0.11 AF

**STAFF ANALYSIS**

Commercial projects which involve an increase in water use above the water allocation from a previous use are evaluated in accordance with a Point System contained in Ordinance 892 (See Attachment 3). Projects receiving 20 points will be awarded water per the available amount of

water from the City's Commercial Water Category. Per the Point criteria, City staff finds that the proposed project would receive the following points:

| Commercial Project Criteria                                                                                                                                                                                                                      | Determination                                                                                                                                                  | Points Received |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b><u>Revenue Generation</u></b><br>Up to \$5,000 = 1 point<br>\$5,001-\$10,000 = 3 points<br>\$10,001-\$15,000 = 5 points<br>\$15,001 or more = 7 points                                                                                        | Total: \$ 1,000.00<br>City's Share Property Tax Revenue<br>0.18% of \$ 1,000 = \$180.00<br><br>City's Share of Sales Tax Revenue 1%<br>of \$180.00= \$1.80     | 1               |
| <b><u>Jobs Creation</u></b><br>1-9 part time = 1 point<br>10 or more part time = 3 points<br>1-9 full time = 5 points<br>10 or more full time = 7 points                                                                                         | The two new stations will create 1 new part-time job and 2 new full-time jobs.                                                                                 | 6               |
| <b><u>Projects on Major Thoroughfares</u></b><br>All other commercial areas = 1 point<br>Fremont, Broadway, Del Monte = 5 points                                                                                                                 | The project is located on Fremont Boulevard.                                                                                                                   | 5               |
| <b><u>Removal of Blight</u></b><br>Occupied Bldg, remodel existing structure = 1 pt<br>Vacant Bldg, remodel of existing structure = 3 pts<br>Occupied Bldg, full demo & redevelopment = 5 pts<br>Vacant Property, complete redevelopment = 7 pts | The beauty shop is located within and existing commercial building.                                                                                            | 1               |
| <b><u>Business Retention</u></b><br>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.                  | The granting of water for the addition of 2 stations in an existing beauty salon will generate additional business and in turn increased revenue for the City. | 7               |
| <b>Total</b>                                                                                                                                                                                                                                     |                                                                                                                                                                | <b>20</b>       |

It has been determined that the proposed project would meet the minimum standard of 20 points. City staff recommends that 0.11 AF be allocated for the addition of 2 stations to an existing 2 station beauty salon located at 1646 Fremont Boulevard per the conditions of approval provided as Attachment 1.

**FISCAL IMPACT**

**ATTACHMENTS**

- 1.
  1. Attachment 1- Conditions of Approval
  2. Attachment 2- Aerial Photo
-

**Conditions of Approval**  
**File No. WAC-17-05**  
**September 27, 2017**

**Project Specific:**

***Planning:***

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Hair by the Bay” stamped as received on “September 18, 2017”. 1646 Fremont Boulevard.

**Standard:**

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
7. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
8. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-17-05**

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

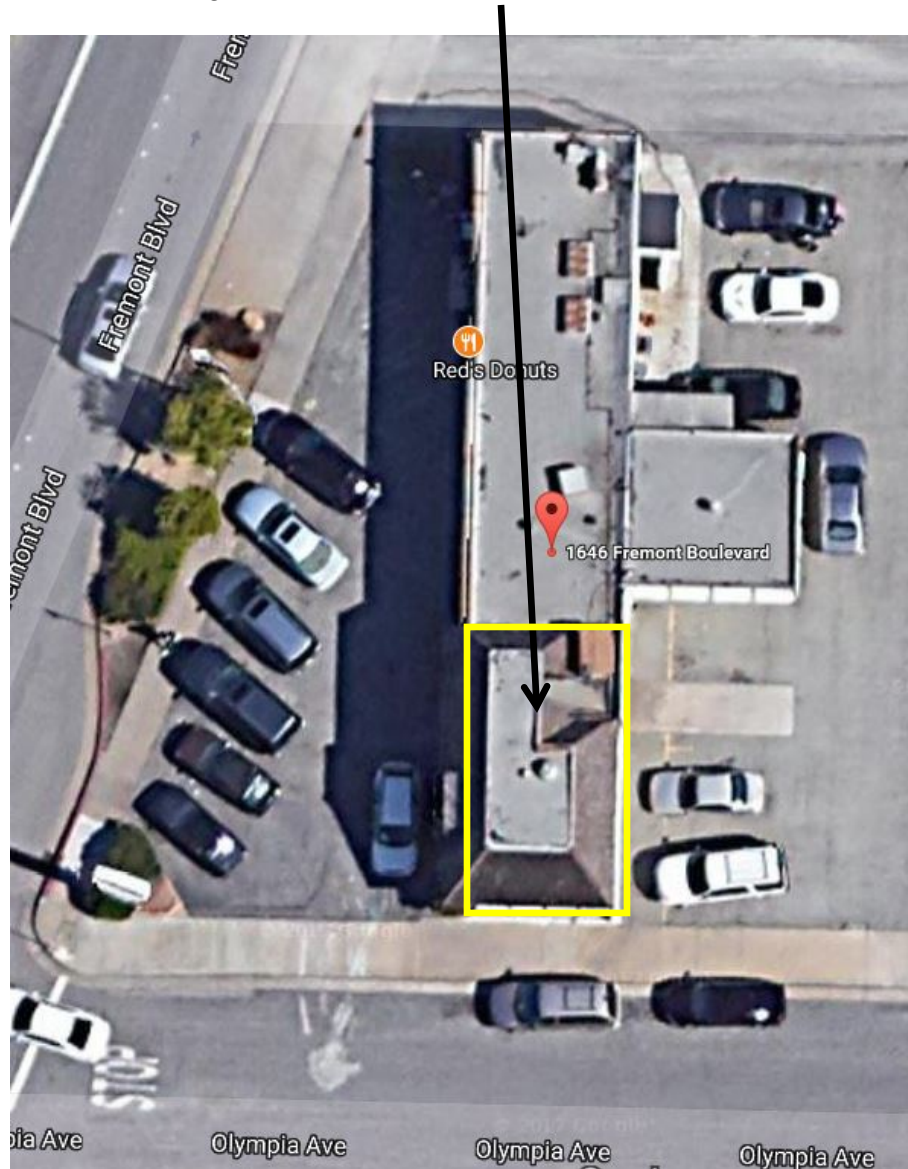
\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

## Attachment 2

### Aerial Photo

Project Site: 1646 Fremont Blvd





**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 5.C.**

**TO:** Water Allocation Committee

**BY:** Bob Larsen, Associate Planner

**DATE:** September 27, 2017

**SUBJECT:** **Request for an Allocation of 2.375 AF of Water (WAC 17-06) Other Brother Beer Co., applicant, is requesting 2.375 acre-feet of water for a brewery and restaurant located at 877 Broadway Avenue in the Mixed Use (MX) West Broadway Urban Village Zoning District.**

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**PURPOSE**

In accordance with Ordinance 892 the applicant requests additional water to allow for a brewery and restaurant at 877 Broadway Avenue.

**RECOMMENDATION**

It is recommended that the Water Allocation Committee approve a water allocation of 2.375 AF for a brewery and restaurant located at 877 Broadway Avenue. Based upon the schematic plans provided with the application as well as the August 17, 2017 Determination of Water Needs for this establishment provided by the Monterey Peninsula Water Management District, staff recommends approval of the 2.375 AF water allocation requested for the proposed brewery and restaurant. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

**WATER IMPACT**

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

Proposed Use: Group 3 – Sit-Down Restaurant = 2.000 AF  
Proposed Use: Brewery – 1,560 BBL/48,360 gallons = 0.6 AF  
Existing Use (credit): Group 1 - Retail carpet sales 3,213 sq. ft. x 0.00007 = 0.225 AF  
Amount Needed = 2.375 AF

**STAFF ANALYSIS**

Commercial projects which involve an increase in water use above the water allocation from a previous use are evaluated in accordance with a Point System contained in Ordinance 892 (See Attachment 3). Projects receiving 20 points will be awarded water per the available amount of water from the City's Commercial Water Category. Per the Point criteria, City staff finds that the proposed project would receive the following points:

| Commercial Project Criteria                                                                                                                                                                                                                                                 | Determination                                                                                                                                                                                    | Points Received |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <p><b><u>Revenue Generation</u></b></p> <p>Up to \$5,000 = 1 point</p> <p>\$5,001-\$10,000 = 3 points</p> <p>\$10,001-\$15,000 = 5 points</p> <p>\$15,001 or more = 7 points</p>                                                                                            | <p>Total: \$ XX</p> <p>City's Share Property Tax Revenue<br/>0.18% of \$ 500,000.00 = \$900.00</p> <p>City's Share of Sales Tax Revenue 1%<br/>of \$050,000.00 \$= \$5,000</p>                   | 3               |
| <p><b><u>Jobs Creation</u></b></p> <p>1-9 part time = 1 point</p> <p>10 or more part time = 3 points</p> <p>1-9 full time = 5 points</p> <p>10 or more full time = 7 points</p>                                                                                             | The applicant estimates 5 full time and 5 part time employees.                                                                                                                                   | 6               |
| <p><b><u>Projects on Major Thoroughfares</u></b></p> <p>All other commercial areas = 1 point</p> <p>Fremont, Broadway, Del Monte = 5 points</p>                                                                                                                             | The project is located on Broadway Avenue within the Mixed Use Commercial Zoning District within the West Broadway Urban Village Specific Plan.                                                  | 5               |
| <p><b><u>Removal of Blight</u></b></p> <p>Occupied Bldg, remodel existing structure = 1 pt</p> <p>Vacant Bldg, remodel of existing structure = 3 pts</p> <p>Occupied Bldg, full demo &amp; redevelopment = 5 pts</p> <p>Vacant Property, complete redevelopment = 7 pts</p> | The project will include the remodel of a vacant building. Project will qualify to receive 3 points.                                                                                             | 3               |
| <p><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>                                  | If water is not granted, the applicant would incur a major impact on the viability of the remodeled building as a brewery and sit down restaurant. The project will qualify to receive 7 points. | 7               |
| <b>Total</b>                                                                                                                                                                                                                                                                |                                                                                                                                                                                                  | <b>24</b>       |

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 24 points. City staff recommends that 2.375 AF be allocated to

the brewery and restaurant located at 877 Broadway Avenue per the conditions of approval provided as Attachment 1.

**FISCAL IMPACT**

**ATTACHMENTS**

- 1.
  1. Attachment 1-Conditions of Approval
  2. Attachment 2- Site Plan
  3. Attachment 3- Floor Plan
-

**Conditions of Approval**  
**File No. WAC-17-06**  
**September 27, 2017**

**Project Specific:**

***Planning:***

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Restaurant/Brewery” stamped as received on “August 15, 2017”. 877 Broadway Avenue.

**Standard:**

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
7. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
8. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-17-06**

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

|                  |                                        |
|------------------|----------------------------------------|
| PROPERTY ADDRESS | 877 BROADWAY AVE.<br>SEASIDE, CA 93965 |
| ZONING           | MIXED USE - MX (WBUV)                  |
| APN              | 011-545-010-000                        |
| PARCEL SIZE      | 8,000 SQ FT                            |
| FIRE SPRINKLERS  | PROPOSED                               |
| OCCUPANCY        | A-2/ F-2                               |
| WATER            | CAL-AM                                 |
| GAS/ ELECTRIC    | PG&E                                   |

|                                    |             |
|------------------------------------|-------------|
| TOTAL EXISTING SITE COVERAGE (69%) | 5,500 SQ FT |
| (P) BUILDING ADDITION              | 400 SQ FT   |
| TOTAL PROPOSED SITE COVERAGE (74%) | 5,900 SQ FT |

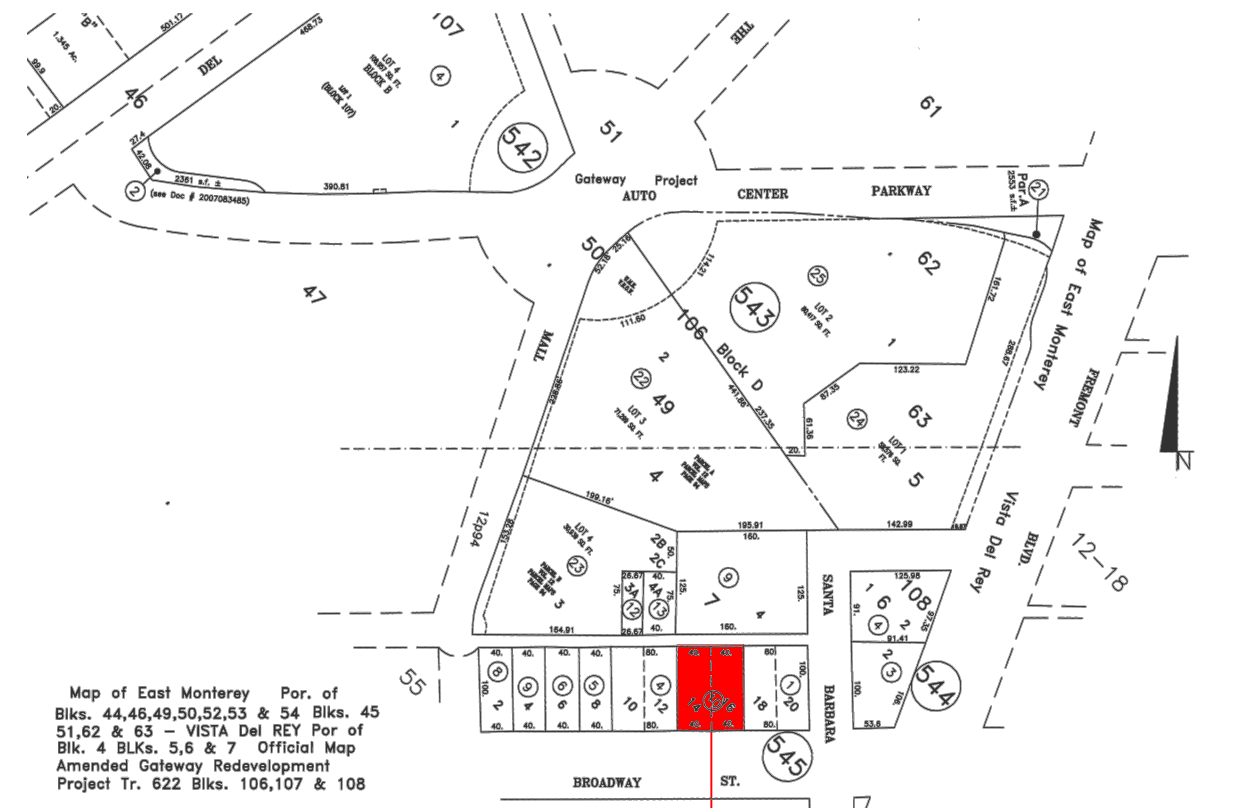
|                            |             |
|----------------------------|-------------|
| EXISTING LEVEL 1           | 5,500 SQ FT |
| EXISTING LEVEL 2           | 1,200 SQ FT |
| TOTAL EXISTING             | 6,700 SQ FT |
| PROPOSED LEVEL 1           | 5,900 SQ FT |
| PROPOSED LEVEL 2           | 300 SQ FT   |
| PROPOSED MECH. EQUIP. DECK | 425 SQ FT   |
| TOTAL PROPOSED             | 6,625 SQ FT |

RENOVATION OF AN EXISTING COMMERCIAL SPACE INTO A MIXED USE  
BREWERY AND TASTING ROOM. INCLUDES BATHROOM ADDITION W/ EXPANDED  
FOOTPRINT, NEW EXTERIOR PAINT, MATERIALS AND LIGHTING

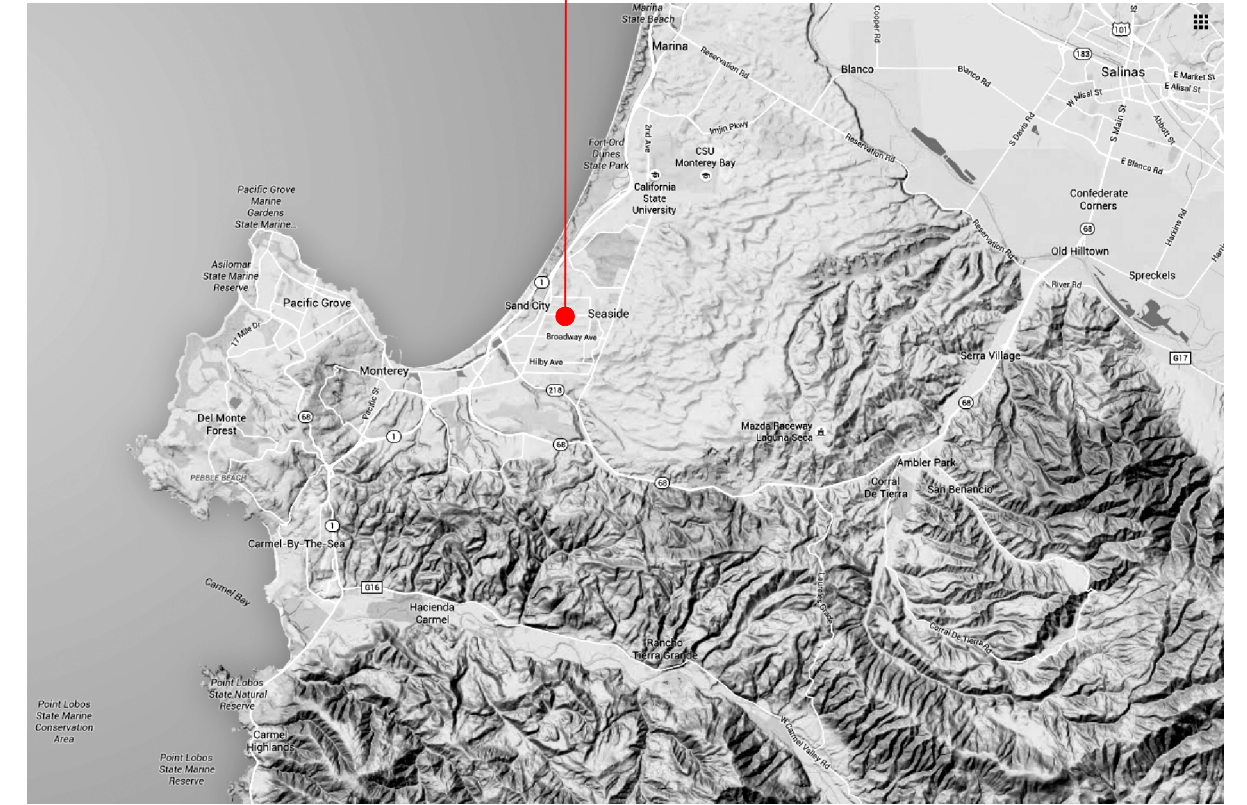
- 1) ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR IN THE FIELD
- 2) CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
- 3) ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. CONTACT DESIGNER FOR CLARIFICATIONS.
- 4) DO NOT SCALE DRAWINGS

|                    |                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|
| OWNER              | OTHER BROTHER BREWING<br>C/O EVAN LOEWY<br>1 OAK MEADOW LANE<br>CARMEL VALLEY, CA 93924<br>THEOTHERBROTHERCOMPANY.COM |
| CLIENT             | MICHAEL NEVARES<br>611 W FRANKLIN ST.<br>MONTEREY CA 93940<br>MICHAELANEVARES@GMAIL.COM<br>831 225 2901               |
| GENERAL CONTRACTOR | HASTINGS CONSTRUCTION<br>C/O JUSTIN HASTINGS<br>387 MONTEREY AVENUE<br>MONTEREY CA 93942<br>831 620 0920              |
| DESIGNER           | JUSTIN DEMARIA<br>8750 CARMEL VALLEY RD.<br>CARMEL, CA 93923<br>JDEMARIA.COM<br>831 238 6139                          |

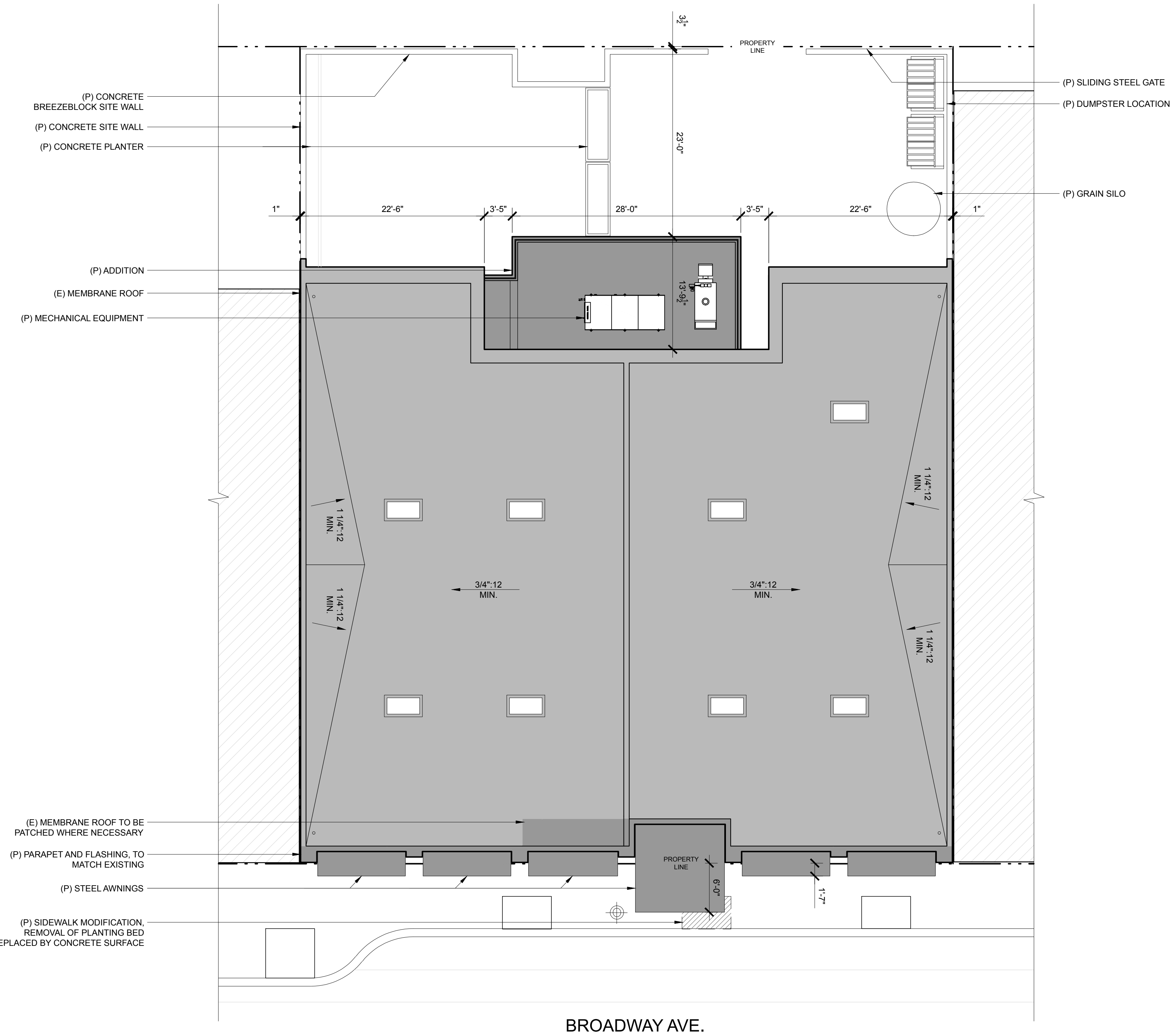
| SHEET INDEX       |                               |
|-------------------|-------------------------------|
| DRAWING<br>NUMBER | SHEET TITLE                   |
| -                 | ARCHITECTURAL                 |
| 001               | COVER SHEET & INDEX           |
| 002               | LEVEL 1 - DEMO PLAN           |
| 003               | LEVEL 2 - DEMO PLAN           |
| 004               | LEVEL 1 - PROPOSED FLOOR PLAN |
| 005               | LEVEL 2 - PROPOSED FLOOR PLAN |
| 006               | EXISTING EXTERIOR ELEVATIONS  |
| 007               | EXISTING EXTERIOR ELEVATIONS  |
| 008               | PROPOSED EXTERIOR ELEVATIONS  |
| 009               | PROPOSED EXTERIOR ELEVATIONS  |
| 010               | PROPOSED EXTERIOR ELEVATIONS  |
| 011               | EGRESS & EXITING PLAN         |
| 012               | EXTERIOR LIGHTING PLAN        |



2 VICINITY MAP 1  
NOT TO SCALE



3 VICINITY MAP 2  
NOT TO SCALE



1 PROPOSED SITE PLAN TRUE NORTH PLAN NORTH  
1/8" = 1'-0"

## DESIGNER

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## PROJECT

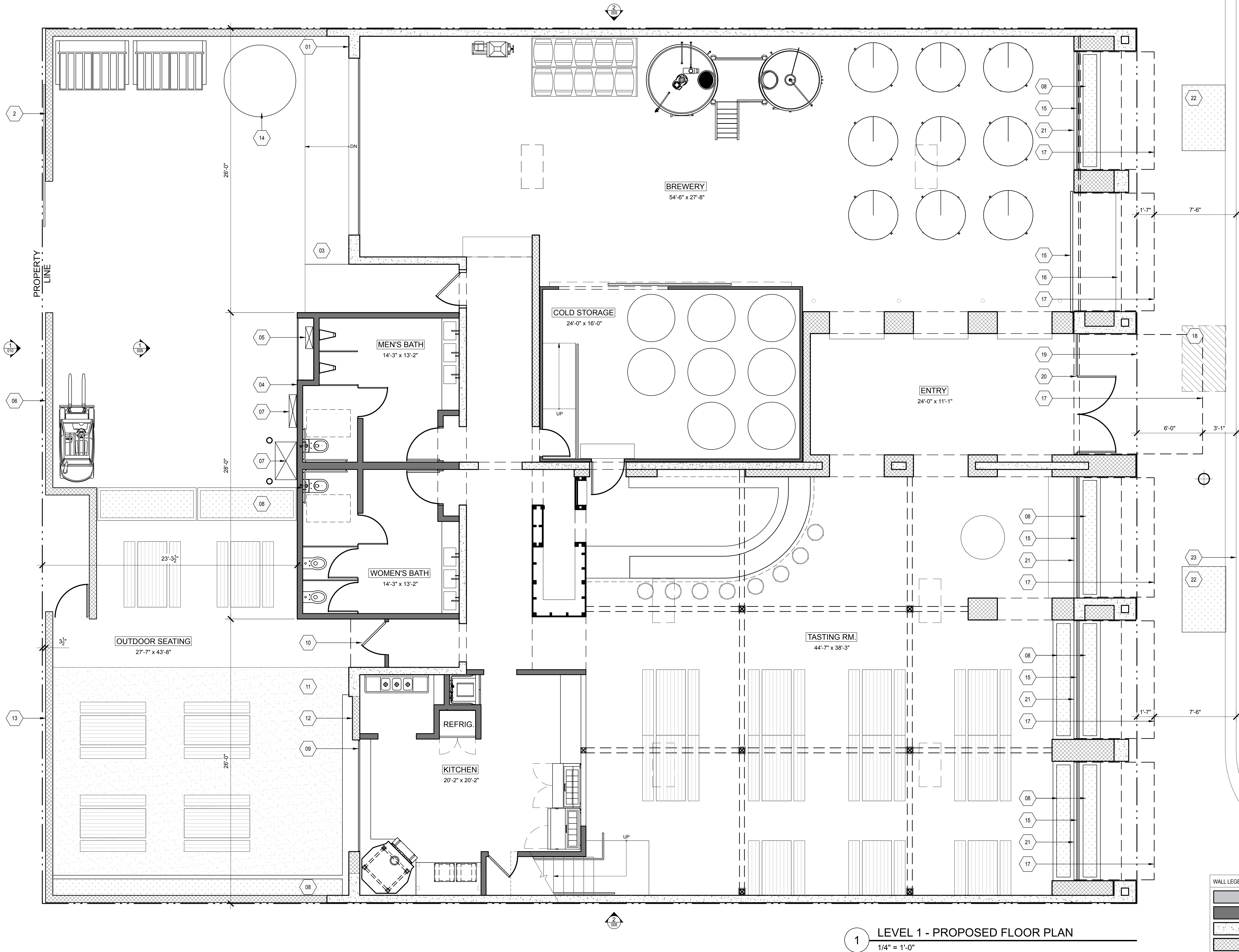
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## TITTLE

# COVER SHEET, INDEX, & SITE PLAN

|             |                    |
|-------------|--------------------|
| ISSUE TITLE | DESIGN DEVELOPMENT |
| PROJECT NO. | 1702               |
| SCALE       | AS NOTED           |
| DATE        | 09/16/17           |

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## KEY NOTES

- 01 (E) STUCCO OVER CMU WALL TO REMAIN
- 02 (P) STEEL SLIDING GATE
- 03 (E) MOTORIZED ALUMINUM ROLL-UP DOOR TO REMAIN
- 04 (P) BATHROOM EXPANSION
- 05 (P) TANKLESS WATER HEATER BEHIND PERFORATED STEEL DOOR
- 06 (P) CONCRETE SITE WALL
- 07 (P) GAS, ELECTRIC, WATER, AND TELEDATA SERVICE METER LOCATION, REPOSITIONED NORTH
- 08 (P) CONCRETE PLANTER
- 09 (P) MOTORIZED ALUMINUM SHUTTERS
- 10 (P) REAR DOOR AND HARDWARE
- 11 (P) GRAVEL GROUNDCOVER
- 12 (P) CONCRETE WALL
- 13 (P) CONCRETE BREEZBLOCK SITE WALL
- 14 (P) GRAIN SILO
- 15 (M) MOTORIZED ALUMINUM AND GLASS GARAGE DOORS
- 16 (P) CONCRETE CURB
- 17 (P) STEEL AWNING ABOVE, SEE EXTERIOR ELEVATIONS
- 18 (P) SIDEWALK MODIFICATION, REMOVAL OF PLANTING BED REPLACED WITH CONCRETE SURFACE
- 19 PROPERTY LINE
- 20 (P) ROUGH SAWN OAK ENTRY DOORS, SEE EXTERIOR ELEVATIONS
- 21 (P) PARTIAL HEIGHT CONCRETE WALL
- 22 SIDEWALK PLANTING BED
- 22 SIDEWALK CURB EDGE

| WALL LEGEND |                        |
|-------------|------------------------|
|             | EXISTING STUD WALL     |
|             | PROPOSED STUD WALL     |
|             | EXISTING CONCRETE WALL |
|             | PROPOSED CONCRETE WALL |

1 LEVEL 1 - PROPOSED FLOOR PLAN  
1/4" = 1'-0"

### DESIGNER

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### TITLE

LEVEL 1  
FLOOR PLAN

|             |                    |
|-------------|--------------------|
| ISSUE TITLE | DESIGN DEVELOPMENT |
| PROJECT NO. | 1702               |
| SCALE       | 1/4" = 1'-0"       |
| DATE        | 09/16/17           |

DSGN 004



**CITY OF SEASIDE  
STAFF REPORT**

Item No.: 5.D.

**TO:** Water Allocation Committee

**BY:** Bob Larsen, Associate Planner

**DATE:** September 27, 2017

**SUBJECT:** **Request for an Allocation of 0.12 AF of Water (WAC 17-07) Dulce A. Cardenas, applicant, is requesting 0.12 acre-feet of water for the conversion of a family grocery store into a specialty beverages and market located at 1450 Fremont Boulevard in the Community Commercial (CC) Zoning District.**

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**PURPOSE**

In accordance with Ordinance 892 the applicant requests additional water to allow for the establishment of a specialty beverages and market.

**RECOMMENDATION**

It is recommended that the Water Allocation Committee approve a water allocation of 0.12 AF for a specialty beverages and market to be located at 1450 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

**WATER IMPACT**

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

Proposed Use: Group 2 – Specialty beverages and market 959 sq. ft. x 0.0002 = 0.19 AF  
Existing Use: Group 1 – Family Grocery 959 sq. ft. x .00007 = 0.07 AF

Amount Needed = 0.12 AF

**STAFF ANALYSIS**

Commercial projects which involve an increase in water use above the water allocation from a previous are evaluated in accordance with a Point System contained in Ordinance 892 (See

Attachment 3). Projects receiving 20 points will be awarded water per the available amount of water from the City's Commercial Water Category. Per the Point criteria, City staff finds that the proposed project would receive the following points:

| Commercial Project Criteria                                                                                                                                                                                                                      | Determination                                                                                                                                                         | Points Received |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b><u>Revenue Generation</u></b><br>Up to \$5,000 = 1 point<br>\$5,001-\$10,000 = 3 points<br>\$10,001-\$15,000 = 5 points<br>\$15,001 or more = 7 points                                                                                        | Total: \$ 500,000<br>City's Share Property Tax Revenue<br>0.18% of \$250,000.00 = \$450.00<br><br>City's Share of Sales Tax Revenue 1%<br>of \$500,000.00 \$= \$5,000 | 7               |
| <b><u>Jobs Creation</u></b><br>1-9 part time = 1 point<br>10 or more part time = 3 points<br>1-9 full time = 5 points<br>10 or more full time = 7 points                                                                                         | The new market will create 4 part time and 2 full time jobs.                                                                                                          | 6               |
| <b><u>Projects on Major Thoroughfares</u></b><br>All other commercial areas = 1 point<br>Fremont, Broadway, Del Monte = 5 points                                                                                                                 | The project is located on Fremont Boulevard.                                                                                                                          | 5               |
| <b><u>Removal of Blight</u></b><br>Occupied Bldg, remodel existing structure = 1 pt<br>Vacant Bldg, remodel of existing structure = 3 pts<br>Occupied Bldg, full demo & redevelopment = 5 pts<br>Vacant Property, complete redevelopment = 7 pts | The new market will be a remodel of a vacant building.                                                                                                                | 3               |
| <b><u>Business Retention</u></b><br>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.                  | N/A                                                                                                                                                                   | -               |
| <b>Total</b>                                                                                                                                                                                                                                     |                                                                                                                                                                       | <b>21</b>       |

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 21 points. City staff recommends that 0.12 AF be allocated to the specialty beverages and market located at 1450 Fremont Boulevard per the conditions of approval provided as Attachment 1.

**FISCAL IMPACT**

**ATTACHMENTS**

- 1.
  1. Attachment 1- Conditions of Approval
  2. Attachment 2- Aerial Photo
  3. Attachment 3- Floor Plan
-

**Conditions of Approval**  
**File No. WAC-17-07**  
**September 27, 2017**

**Project Specific:**

***Planning:***

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Specialty Beverages” stamped as received on “September 1, 2017”. 1450 Fremont Boulevard.

**Standard:**

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
7. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
8. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-17-07**

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

## Attachment 2

### Aerial Photo

Project Site: 1450 Fremont Blvd



