



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

REGULAR MEETING
Conference Room
440 Harcourt Avenue
Wednesday, October 18, 2017
10:00 AM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL WATER ALLOCATION COMMITTEE**
3. **PUBLIC COMMENT**
4. **STAFF COMMUNICATION**
5. **BUSINESS ITEMS**
 - A. **REQUEST FOR AN ALLOCATION OF 0.226 AF OF WATER (WAC 17-08):
BMW OF MONTEREY, APPLICANT, IS REQUESTING 0.226 ACRE-FEET OF
WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED
OFFICES AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL
COMMERCIAL (CA) ZONING DISTRICT.**

PURPOSE: In accordance with Ordinance 892 the applicant requests additional water for a 3,227 square foot expansion of the showroom and related offices at an existing auto dealership.

RECOMMENDATION: It is recommended that the Water Allocation Committee approve a water allocation of 0.226 AF for an expansion of the showroom and related offices at the BMW of Monterey auto dealership located at 1 Geary Plaza. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**B. REQUEST FOR AN ALLOCATION OF 1.2 AF OF WATER (WAC 17-09):
BRADLEY ZEVE, APPLICANT, IS REQUESTING 1.2 ACRE-FEET OF WATER
FOR A 6,416 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307
ROBERTS AVENUE IN THE COMMERCIAL HEAVY COMMERCIAL (H)
ZONING DISTRICT.**

PURPOSE: In accordance with Ordinance 892 the applicant is requesting a water allocation for the construction of new commercial building to be used for an office space and a restaurant catering business.

RECOMMENDATION: It is recommended that the Water Allocation Committee approve a water allocation of 1.2 acre feet for the construction of a new commercial building located at 307 Roberts Ave. Conditions of approval are provided as Attachment 1 to the staff report for this item.

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
Regular
Seaside City Hall

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://cvp.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: October 18, 2017

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.226 AF OF WATER (WAC 17-08): BMW OF MONTEREY, APPLICANT, IS REQUESTING 0.226 ACRE-FEET OF WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED OFFICES AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT.**

PURPOSE

In accordance with Ordinance 892 the applicant requests additional water for a 3,227 square foot expansion of the showroom and related offices at an existing auto dealership.

RECOMMENDATION

It is recommended that the Water Allocation Committee approve a water allocation of 0.226 AF for an expansion of the showroom and related offices at the BMW of Monterey auto dealership located at 1 Geary Plaza. 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 1 – Auto Uses 3,227 sq. ft. x 0.00007 = 0.226 AF

Amount Needed = 0.226 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. 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>Revenue Generation</u> Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points	Total: \$500,000 City's Share Property Tax Revenue 0.18% of \$500,000 = \$1,000,000.00 City's Share of Sales Tax Revenue 1% of \$500,000.00 \$= \$5,000	7
<u>Jobs Creation</u> 1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points	The applicant anticipates employing 3 full time and 3 part time employees.	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located on Fremont Boulevard.	5
<u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts	The new business will remodel an existing commercial structure.	1
<u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.	If water is not granted, the applicant would incur a major impact on the viability of the remodeled building as an auto dealership. The project will qualify to receive 7 points.	7
Total		26

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 26 points. City staff recommends that 0.226 AF be allocated to

the BMW auto dealership located at 1 Geary Plaza 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 Plans
-

Conditions of Approval
File No. WAC-17-08
October 18, 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 “BMW of Monterey – Replacement Showroom and Offices” stamped as received on “August 30, 2017”.

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-17-08

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.

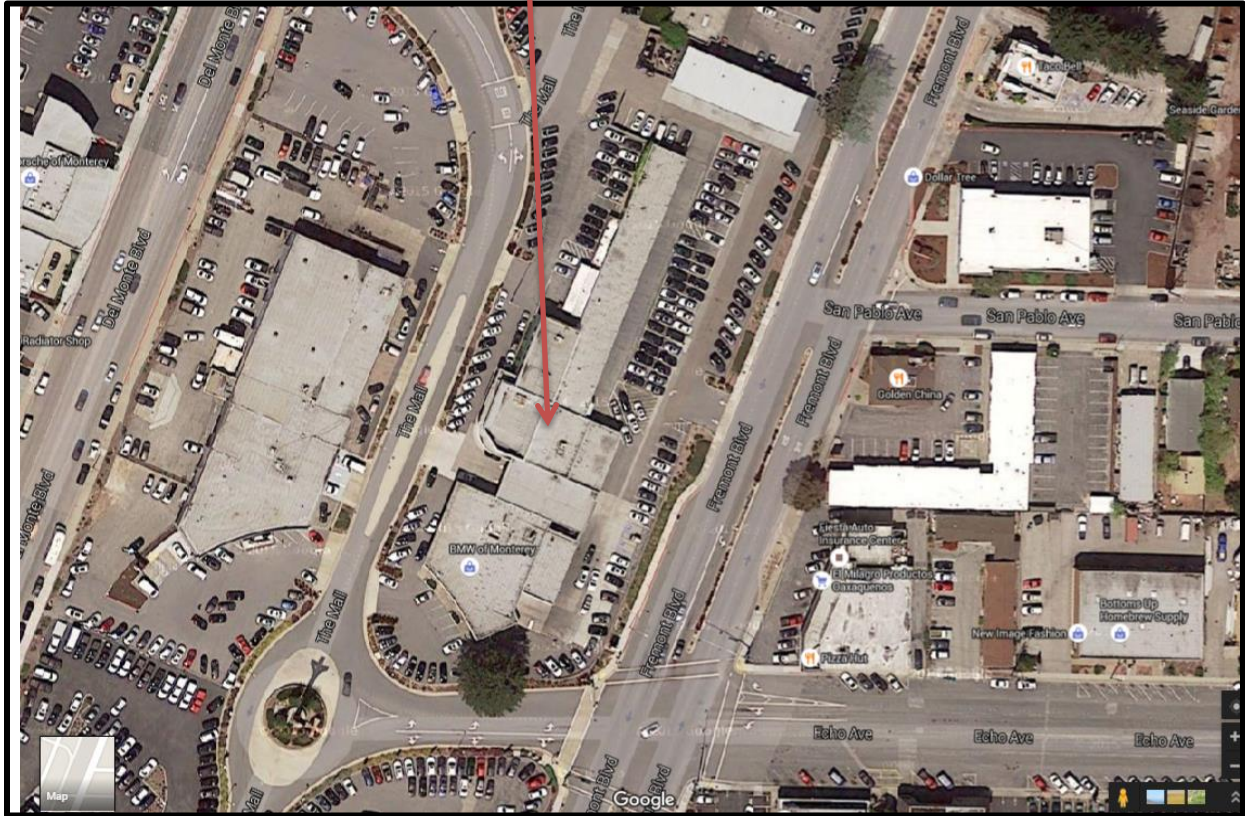
Applicant's Signature

Date

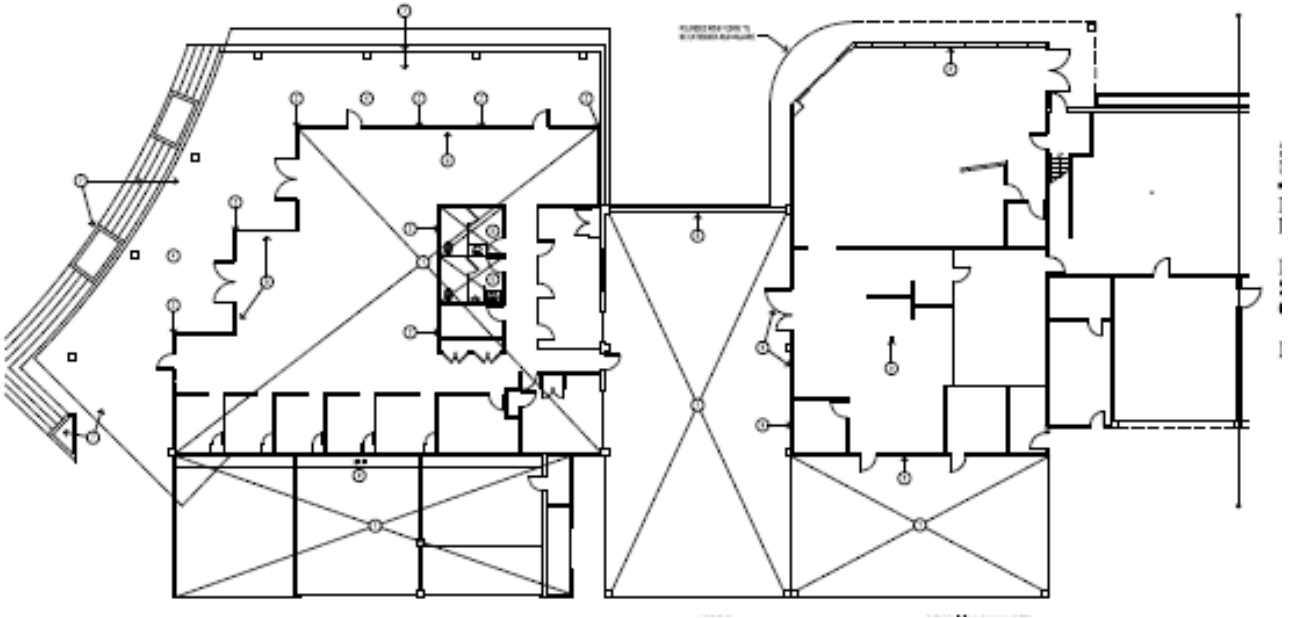
Property Owner's Signature

Date

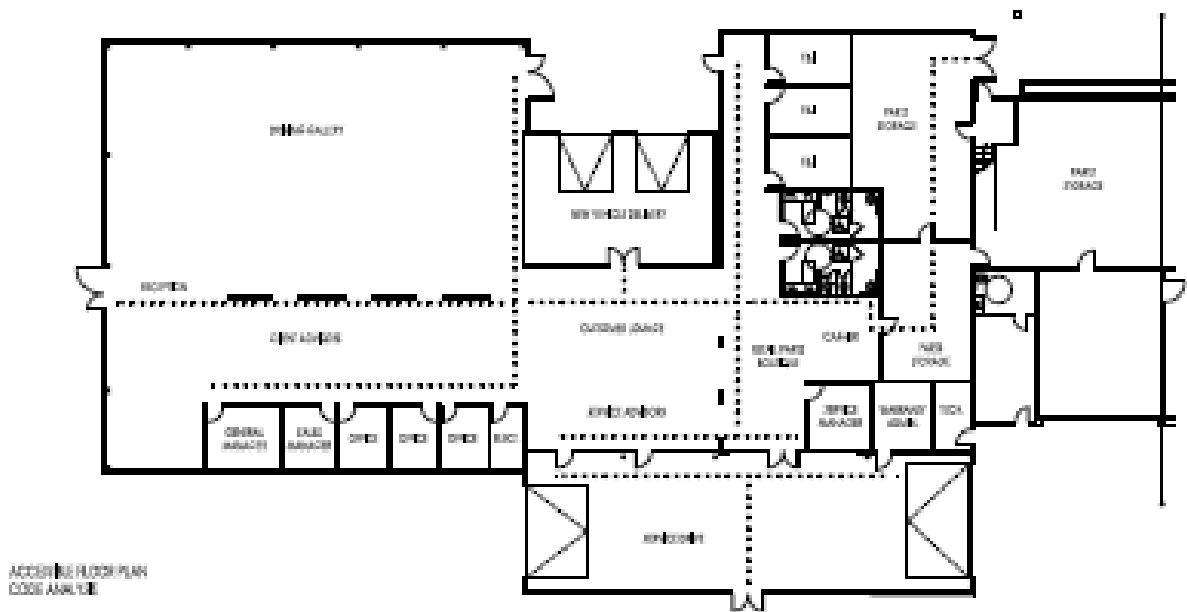
SITE



FLOOR PLANS



EXISTING



PROPOSED



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Water Allocation Committee

BY: Rick Medina, Senior Planner

DATE: October 18, 2017

SUBJECT: REQUEST FOR AN ALLOCATION OF 1.2 AF OF WATER (WAC 17-09): BRADLEY ZEVE, APPLICANT, IS REQUESTING 1.2 ACRE- FEET OF WATER FOR A 6,416 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE COMMERCIAL HEAVY COMMERCIAL (H) ZONING DISTRICT.

PURPOSE

In accordance with Ordinance 892 the applicant is requesting a water allocation for the construction of new commercial building to be used for an office space and a restaurant catering business.

RECOMMENDATION

It is recommended that the Water Allocation Committee approve a water allocation of 1.2 acre feet for the construction of a new commercial building located at 307 Roberts Ave. 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: Group1 – 800 sq. ft. x 0.00007 = 0.056 AF

Previous credit: Group 2 - catering 5,616 sq. ft. x 0.0002 = 1.123 AF

Previous credit: – One-Bath SFD = 0.088 AF

Amount Needed = 1.091 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>Revenue Generation</u> Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points	Total: \$500,000 City's Share Property Tax Revenue 0.18% of \$500,000 = \$1,000,000.00 City's Share of Sales Tax Revenue 1% of \$500,000.00 = \$5,000	7
<u>Jobs Creation</u> 1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points	The applicant will employ 8 full time and 2 part time employees.	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located on Broadway Avenue.	1
<u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts	The new business will remodel a vacant commercial structure.	7
<u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.	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.	NA
Total		21

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 21 points (See Attachment 3 for Water Worksheet). City staff recommends that 1.2 AF be allocated for the office/catering business located at 307 Roberts

Avenue per the conditions of approval provided as Attachment 1.

FISCAL IMPACT

ATTACHMENTS

- 1.
 1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Water Allocation Worksheet
-

Conditions of Approval
File No. WAC-17-09
October 18, 2017

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the square footage of 6,416 square feet as listed on the Water Application for 307 Roberts 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-17-09

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

Location Map

Project Site: 307 Roberts Avenue



POINT SYSTEM CRITERIA

- A. Revenue Generation Points Requested:** 7
- Applicant's Taxable Sales (Previous Year or Projection): \$16,000
- If Taxable Sales is Unknown, Gross Receipts (Previous Year or Projections): \$500,000
- City's Share of Sales Tax Revenue (1% of Taxable Sales): _____
- Assessed Value of Property: CURRENT \$75,000 Assessed Value of Structure: - 0 -
- If structure is proposed, provide Building Type: COMMERCIAL BLOCK + STR
- Date of Assessed Value Information: 6/2007
- City's Share of Property Taxes (Approximately 0.18% of Combined Assessed Value):
CURRENTLY = \$0
- Other Sources of Revenue: _____
- B. Jobs Creation Points Requested:** 6
- Number of New Part-Time Jobs Created: 2
- Number of New Full-Time Jobs Created: 8
- C. Project in Major Thoroughfare Points Requested:** 1
- D. Removal of Blight Points Requested:** 7
- E. Business Retention Points Requested:** —

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.

Commercial Project Criteria	Determination	Points Received
<u>Revenue Generation</u> Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points	Total: \$ XX City's Share Property Tax Revenue 0.18% of \$XX = \$XX City's Share of Sales Tax Revenue 1% of XX \$= \$XX	7
<u>Jobs Creation</u> 1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points		6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points		1
<u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts		7
<u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.		—
Total		21