A G E N D A

CITY OF SEASIDE
ZONING
ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, April 13, 2015
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. BUSINESS ITEMS

A. Minor Use Permit Application No. MUP-15-01: John McEwan, property owner, and Chong Brown, applicant, are requesting minor use permit approval to establish a day spa/therapeutic massage business within a multi-tenant commercial building located at 885 Broadway Avenue (APN# 011-545-001) in the Mixed Use (MX) Zoning District within the West Broadway Urban Village Specific Plan.

PURPOSE:
In accordance with Section B.1.2.3 of the development standards for the West Broadway Urban Village Specific Plan, the applicant, Chong Brown, is requesting approval of a Minor Use Permit to establish a day spa/therapeutic massage business within an existing multi-tenant commercial building consisting of five tenant spaces located at 885 Broadway Avenue in the West Broadway Urban Village Specific Plan Mixed Use Commercial (MX) Zoning District.

RECOMMENDATION

Staff recommends that the Zoning Administrator approve Minor Use Permit Application No. MUP-15-01, subject to the conditions of approval in the Draft Resolution provided as Attachment 1 and project plans, Exhibit "A" to Attachment 1.

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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&noplaylistskin=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: Zoning Administration

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: April 12, 2015

SUBJECT: **Minor Use Permit Application No. MUP-15-01: John McEwan, property owner, and Chong Brown, applicant, are requesting minor use permit approval to establish a day spa/therapeutic massage business within a multi-tenant commercial building located at 885 Broadway Avenue (APN# 011-545-001) in the Mixed Use (MX) Zoning District within the West Broadway Urban Village Specific Plan.**

PURPOSE

In accordance with Section B.1.2.3 of the development standards for the West Broadway Urban Village Specific Plan, the applicant, Chong Brown, is requesting approval of a Minor Use Permit to establish a day spa/therapeutic massage business within an existing multi-tenant commercial building consisting of five tenant spaces located at 885 Broadway Avenue in the West Broadway Urban Village Specific Plan Mixed Use Commercial (MX) Zoning District.

RECOMMENDATION

Staff recommends that the Zoning Administrator approve Minor Use Permit Application No. MUP-15-01, subject to the conditions of approval in the Draft Resolution provided as Attachment 1 and project plans, Exhibit "A" to Attachment 1.

SITE DESCRIPTION

The project site is located at the northwest corner of Broadway Avenue and Santa Barbara Street on a 7,742 square-foot parcel. The project site is developed with a 7,568 square-foot one-story commercial building comprised of five tenant spaces which fronts on Broadway Avenue and Santa Barbara Street. A project Site Map identifying the configuration of the multi-tenant commercial building and addresses assigned to each tenant space is provided as Exhibit "A" to

Attachment 1. A description and listing of each business within the multi-tenant commercial building is listed in Table 1 below:

Table 1 – Listing of Businesses located within Multi-Tenant Commercial Building

Address	Square Footage	Business
Project Site 885Broadway Avenue	2,168	Proposed Project Day Spa/Therapeutic Massage
889 Broadway Avenue	1,280	Beauty Salon
895 Broadway Avenue	1,628	Clothing Store
1605 Santa Barbara Street	1,628	Clothing Store
1609 Santa Barbara Street	864	Gift Shop

The rear of the site backs up to a public alley. The adjoining parcels are developed with one-story retail commercial buildings to the north, south, west and a vacant commercial lot to the east (see Location Map as Attachment 2 and Site Photographs as Attachment 3).

BACKGROUND

The existing multi-tenant commercial building was constructed in the early 1960's. The general makeup of the businesses within the multi-tenant commercial building since its construction has generally consisted of various professional office and general retail uses. The current business make-up for the multi-tenant commercial building has been in place since 2005. The project location was previously occupied with a tax service business which was established in 1998 before closing in 2012. The proposed day spa/therapeutic massage business would be the first business to occupy 885 Broadway Avenue since the tax service business ceased doing business.

PROJECT DESCRIPTION

The day spa/therapeutic massage business would be located within a 2,168 square foot tenant space with a main entrance that fronts onto Broadway Avenue (south side) and rear exit that fronts onto a public alley (north side). The general hours of the business would be from 9 AM to 10 PM, seven days a week. The applicant expects to have two to three employees.

The floor plan consists of an open reception area which would contain a reception desk to receive customers and two chairs for foot massage. The remainder of the space will contain an office, two massage therapy rooms, a dry sauna/shower area, waiting room, break room, storage room, and American with Disability Act accessible bathrooms. At the entrance, the applicant is proposing to install a security room which would require patrons to be identified prior to being admitted into the building. Security cameras would be installed to provide visual identification of patrons within the security room. Patrons would be admitted into the building via a remote button located at the reception desk.

A remote off-street parking lot is located on the north side of the public alley approximately 50 feet to the west of the site. The parking lot is striped for 10 parking spaces. No changes will be

made to the existing parking lot. The parking lot is shared by the all of the tenants within the multi-tenant commercial building.

ENVIRONMENTAL REVIEW

In accordance with Section 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA), interior or exterior alterations to existing structures are categorically exempt from CEQA review provided that the project involves negligible or no expansion of the existing use and the area in which the project is located is not environmentally sensitive.

Evidence: The proposed project involves issuing a Certificate of Occupancy to accommodate a day spa/therapeutic massage business within an existing 2,168 square-foot commercial tenant space. Proposed improvements will consist of modifying the interior of the building to accommodate the therapy rooms, office, and storage area. The project site is located within a heavily urbanized commercial area of the community where all public services and facilities are available and is located on an existing developed property that is not environmentally sensitive. The proposed project would be exempt from the CEQA Guidelines per Class 1, Section 15301(a).

STAFF ANALYSIS

In accordance with Section B.1.3 of the West Broadway Urban Village Specific Plan Mixed Use Zoning District, the establishment of a day spa/therapeutic massage business would be allowed with Minor Use Permit approval. In accordance with Section 17.52.070.F of the Seaside Municipal Code, all of the following findings must be made in order to approve the subject Minor Use Permit.

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;

   Evidence: Under the off-street parking standards for the West Broadway Urban Village Specific Plan, the existing multi-tenant commercial building is required to provide a minimum of 15 parking spaces (one space per 500 sq. ft,). The project site will provide eight parking spaces within the remote parking lot located off the alley to the rear and four on-street parking spaces on Santa Barbara Street directly in front and on the east side of the building. In accordance with Section B.8.1 of the WBUVSP, on-street parking along the street frontages of projects may be counted toward the parking requirement.

   While the site has access to only 14 parking spaces, the proposed use would not result in an intensification of parking above the previous tax service business. Per the City's off-street parking standards, the day spa/therapeutic massage business and a business professional office both are estimated to require a parking demand of one space per 300 square feet of floor area. In accordance with Section 17.72.030.C.2.b of the SMC, the new use will not result in an increase in parking demand. Only when a new use creates a higher parking demand than what had previously existed would additional off-street parking or a parking waiver be required.

The project will comply with the required off-street parking requirements and the provision of a van disable parking space being striped within the existing remote off-street parking lot located off the alley.

Evidence: In accordance with Section B.1.2 of the WBUVSP, Minor Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use. The proposed project will serve to occupy a vacant, underutilized commercial building with a business that would enhance pedestrian activity and refurbish the storefront to enhance the overall appearance of the mixed-use building and improve the economic viability of the WBUVSP area. The storefront windows would remain open to public view from the street right-of-way and sidewalk.

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

   The project site is designated as the WBUVSP area in the General Plan Land Use Element. The project would be consistent with the following General Plan and WBUV Goals and Policies:

   General Plan

   - Goal LU-2 – Revitalize existing commercial areas.

   - Policy LU-2.1 – Encourage consolidation of under-performing and under-utilized commercial properties.

     Evidence: The project would occupy an existing vacant commercial lease area on a primary street.

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

   - Policy ED-5.1 – Attract and support commercial and employment generating development that is consistent with the General Plan and City Ordinances.

     Evidence: The proposed project will create additional employment opportunities and its hours of operation would provide opportunities for existing businesses to capitalize on the attraction of both local residents and visitors frequenting the WBUVSP area as a result of the new business who may not have otherwise frequented the WBUVSP area.

   West Broadway Urban Village

   - Goal: Create a balance of community and visitor serving mix of uses in the West Broadway Urban Village.

     Evidence: The proposed day spa/therapeutic massage business will provide a service oriented business in an area of the city that is predominantly occupied with retail serving

businesses. The service aspect of the business will serve to attract both local residents and regional visitors to a location that fronts on a primary street within the urban core of the City and diversify the mix of businesses envisioned for the MX zoning district of the WBUVSP. The proposed business would be the second therapeutic massage business located within the MX zoning district of the WBUVSP.

- Support and encourage the development of vacant and underutilized lots with uses that are efficient and compatible with the character of the West Broadway Urban Village.

  Evidence: The project would occupy an existing vacant commercial lease area on a primary street.

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 project proposed is consistent with location, size and use of the existing and planned future uses of the mixed use commercial area.

   Evidence: The proposed day spa/therapeutic massage business will be compatible with the existing businesses surrounding the project site in that it will not detract from the character of mix of land uses envisioned for the WBUVSP and would encourage a pedestrian oriented atmosphere by occupying a storefront building on a primary street. The Minor Use Permit process will enable the City to place conditions on the land use which would regulate how the therapeutic aspects of the business would take place to remove any misconception of illegal adult business activities often associated with a massage practitioner business and ensure that visual access into the storefront window would be maintained to blend with the retail character of the WBUVSP area.

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

   Evidence: The project site is developed with a commercial building containing adequate off-street parking for the combined use of the multi-tenant commercial building, as well as the project lease area.

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 City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal and have no comments or concerns relating to any impacts that would be detrimental to the public health and safety.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
2. Attachment 1 - Exhibit A Project Plans
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photos

ZONING ADMINISTRATOR
RESOLUTION No. ZA-15-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-15-01 TO ALLOW FOR THE ESTABLISHMENT OF A DAY SPA/THERAPEUTIC MASSAGE BUSINESS WITHIN A MULTI-TENANT COMMERCIAL BUILDING LOCATED AT 885 BROADWAY AVENUE (APN 011-545-001).

WHEREAS, John McEwan, Property Owner, and Chong Brown, applicant, have applied for a Minor Use Permit to establish a day spa/therapeutic located at 885 Broadway Avenue; and

WHEREAS, the Minor Use Permit has been reviewed by the Zoning Administrator in accordance with Section 17.62.070 and 17.62.070.F of the Seaside Zoning Code; and

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Zoning Administrator 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 Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing at public meeting held on April 13, 2015; and

WHEREAS, this project qualifies as a Class 1 Categorical Exemption under Section 15301(a) under the California Environmental Quality Act; and.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings approving Minor Use Permit Application No. MUP-15-01:

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;

   Evidence: Under the off-street parking standards for the West Broadway Urban Village Specific Plan, the existing multi-tenant commercial building is required to provide a minimum of 15 parking spaces (one space per 500 sq. ft,). The project site will provide 10 parking spaces within the remote parking lot located off the alley to the rear and four on-street parking spaces on Santa Barbara Street directly in front and on the east side of the building. In accordance with Section B.8.1 of the WBUVSP, on-street parking along the street frontages of projects may be counted toward the parking requirement.

   While the site has access to only 14 parking spaces, the proposed use would not result in an intensification of parking above the previous tax service business. Per the

City's off-street parking standards, the day spa/therapeutic massage business and a business professional office both are estimated to require a parking demand of one space per 300 square feet of floor area. In accordance with Section 17.72.030.C.2.b of the SMC, the new use will not result in an increase in parking demand. Only when a new use creates a higher parking demand than what had previously existed would additional off-street parking or a parking waiver be required.

The project will comply with the required off-street parking requirements and the provision of a van disable parking space being striped within the existing remote off-street parking lot located off the alley.

Evidence: In accordance with Section B.1.2 of the WBUVSP, Minor Use Permits on primary streets must cite the potential for the use to contribute to pedestrian activity and to provide visual access for pedestrians into the ground floor use. The proposed project will serve to occupy a vacant, underutilized commercial building with a business that would enhance pedestrian activity and refurbish the storefront to enhance the overall appearance of the mixed-use building and improve the economic viability of the WBUVSP area. The storefront windows would remain open to public view from the street right-of-way and sidewalk.

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

   The project site is designated as the WBUVSP area in the General Plan Land Use Element. The project would be consistent with the following General Plan and WBUV Goals and Policies:

   General Plan

   - Goal LU-2 – Revitalize existing commercial areas.

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

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     Evidence: The proposed project will create additional employment opportunities and its hours of operation would provide opportunities for existing businesses to capitalize on the attraction of both local residents and visitors frequenting the

WBUVSP area as a result of the new business who may not have otherwise frequented the WBUVSP area.

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- Goal: Create a balance of community and visitor serving mix of uses in the West Broadway Urban Village.

  Evidence: The proposed day spa/therapeutic massage business will provide a service oriented business in an area of the city that is predominantly occupied with retail serving businesses. The service aspect of the business will serve to attract both local residents and regional visitors to a location that fronts on a primary street within the urban core of the City and diversify the mix of businesses envisioned for the MX zoning district of the WBUVSP. The proposed business would be the second therapeutic massage business located within the MX zoning district of the WBUVSP.

- Support and encourage the development of vacant and underutilized lots with uses that are efficient and compatible with the character of the West Broadway Urban Village.

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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.

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

Evidence: The project site is developed with a commercial building containing adequate off-street parking for the combined use of the multi-tenant commercial building, as well as the project lease area.

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 City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal and have no comments or concerns relating to any impacts that would be detrimental to the public health and safety.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-15-01 subject to the following terms and agreements:

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 "Chong Brown" stamped as Received on March 30, 2015 (Exhibit "A"), and approved on April 13, 2015.

2. Prior to installing a permanent wall sign or window sign, applicant must receive sign permit approval from the Planning Division.

3. The storefront windows must remain open to public view from the street right-of-way and sidewalk.

4. Prior to the issuance of a Certificate of Occupancy, the off-street parking area located within the rear parking lot must be cleared and remain free of any storage containers, trash enclosures, trash/debris/materials, and commercial vehicles not associated with the existing located within the multi-tenant commercial building where the therapeutic massage business is located.

5. The operation of the day spa/massage therapeutic massage business must be operated in compliance with the following standards:

   a. All employees and independent contractors engaged in conducting massage practices at the premise must possess a valid Certified Massage Therapist Certificate issued by the California Massage Therapy Council. Each massage practitioner must display his or her original certificate issued by the California Massage Therapy Council while providing massage services for compensation.

   b. Provide his or her full name and certificate number upon the request of a member of the public, the council, or a member of law enforcement, or a local

government agency charged with regulating massage or massage establishments, at the location where he or she is providing massage services for compensation.

c. "Massage" means the scientific manipulation of the soft tissues. For purposes of this chapter, the terms "massage" and "bodywork" shall have the same meaning.

d. "Massage establishment" or "establishment" means a fixed location where massage is performed for compensation, excluding those locations where massage is only provided on an out-call basis.

e. "Massage practitioner" means a person who is certified by the California Massage Therapy Council pursuant to Section 4604.2 of the California Government Code and who administers massage for compensation.

f. "Massage therapist" means a person who is certified by the California Massage Therapy Council under Section 4604 of the California Government Code.

g. The applicant shall require each massage practitioner to undergo a background check with the Seaside Police Department as a condition of their employment, formation of a contractual relationship, or participation in massage related activities. Fees related to the processing of the background check by the Police Department shall be paid as listed in the City's adopted fees and charges.

h. All massage practitioners must be at least 18 years of age.

i. It is a violation of this Minor Use Permit for a business proprietor or a certificate holder conducting massage services under the authority of the business proprietor to commit any of the following acts, the commission of which is grounds for the Zoning Administrator to revoke the Minor Use Permit or to impose discipline on a certificate holder:

(1) Unprofessional conduct related to massage services shall consist of the following activities:

(A) Engaging in sexually suggestive advertising related to massage services.

(B) Engaging in any form of sexual activity on the premises of a massage establishment where massage is provided for compensation.

(C) Engaging in sexual activity while providing massage services for compensation.

(D) Practicing massage on a suspended certificate or practicing outside of the conditions of a restricted certificate.

(E) Providing massage of the genitals or anal region.

(2)Procuring or attempting to procure a Massage Practitioner certificate by fraud, misrepresentation, or mistake.

(3) Failing to fully disclose all information requested on the background application completed by the Seaside Police Department.

(4) Impersonating a Massage Practitioner certificate holder, or permitting or allowing a noncertified person to use a Massage certificate issued by the California Massage Therapy Council.

(5) Committing any fraudulent, dishonest, or corrupt act that is substantially related to the qualifications or duties of a Massage certificate holder.

(8) Dressing while engaged in the practice of massage for compensation or while visible to clients in a massage establishment, in any of the following:

(A) Attire that is transparent, see-through, or substantially exposes the certificate holder's undergarments.

(B) Swim attire, if not providing a water-based massage modality approved by the council.

(C) Attire displayed in a manner that exposes the certificate holder's breasts, buttocks, or genitals.

(D) Attire displayed in a manner that constitutes a violation of Section 314 of the Penal Code.

(E) Attire in a manner that is otherwise deemed to constitute unprofessional attire based on the custom and practice of the massage practitioner profession as deemed inappropriate in the State of California by the California Massage Therapy Council.

(9) Committing any act punishable as a sexually related crime or being required to register pursuant to the Sex Offender Registration Act (Chapter 5.5 (commencing with Section 290) of Title 9 of Part 1 of the Penal Code), or being required to register as a sex offender in another state.

(10)The Zoning Administrator shall deny an application for a Massage Certificate, or revoke the Massage Certificate, if the applicant or certificate holder is required to register pursuant to the Sex Offender

Registration Act (Chapter 5.5 (commencing with Section 290) of Title 9 of Part 1 of the Penal Code), or is required to register as a sex offender in another state.

(11) It is an unfair business practice for a person to do any of the following:

(A) To hold himself or herself out or to use the title of "certified massage therapist" or "certified massage practitioner," or any other term, such as "licensed," "certified," "CMT," or "CMP," in any manner whatsoever that implies or suggests that the person is certified as a massage therapist or massage practitioner, unless that person currently holds an active and valid massage practitioner certificate issued by the California Massage Therapy Council.

(B) To falsely state or advertise or put out any sign or card or other device, or to falsely represent to the public through any print or electronic media, that he or she or any other individual is licensed, certified, or registered by a governmental agency as a massage therapist or massage practitioner.

Building:

1. All proposed improvements within the interior of the building shall comply with the 2013 California Building Code for the issuance of a Certificate of Occupancy.

Fire Department:

1. All proposed improvements within the interior of the building shall comply with the 2013 California Fire Code for the issuance of a Certificate of Occupancy.

Standard:

1. The Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.

2. 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.

3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

4. The project shall comply with all requirements of the Monterey Regional Water Pollution Control Agency for the installation of plumbing fixtures and drains.

5. The project shall comply with all requirements of the Monterey County Health Department for the massage services and the overall operations of the business

6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.

7. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.

8. 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 by the Zoning Administrator of the City of Seaside, State of California, on the 13th day of April, 2015.

_____

Lisa Brinton
Acting Zoning Administrator

PROJECT PLANS

Project Location 885 Broadway, Seaside Ca. 93933

APN 011 545 001 00

Project Description Day SPA

Owner Colleen Johnson and John McEwan

Applicant Chong Brown

Proposed Construction Remodel from Tax office into Day SPA

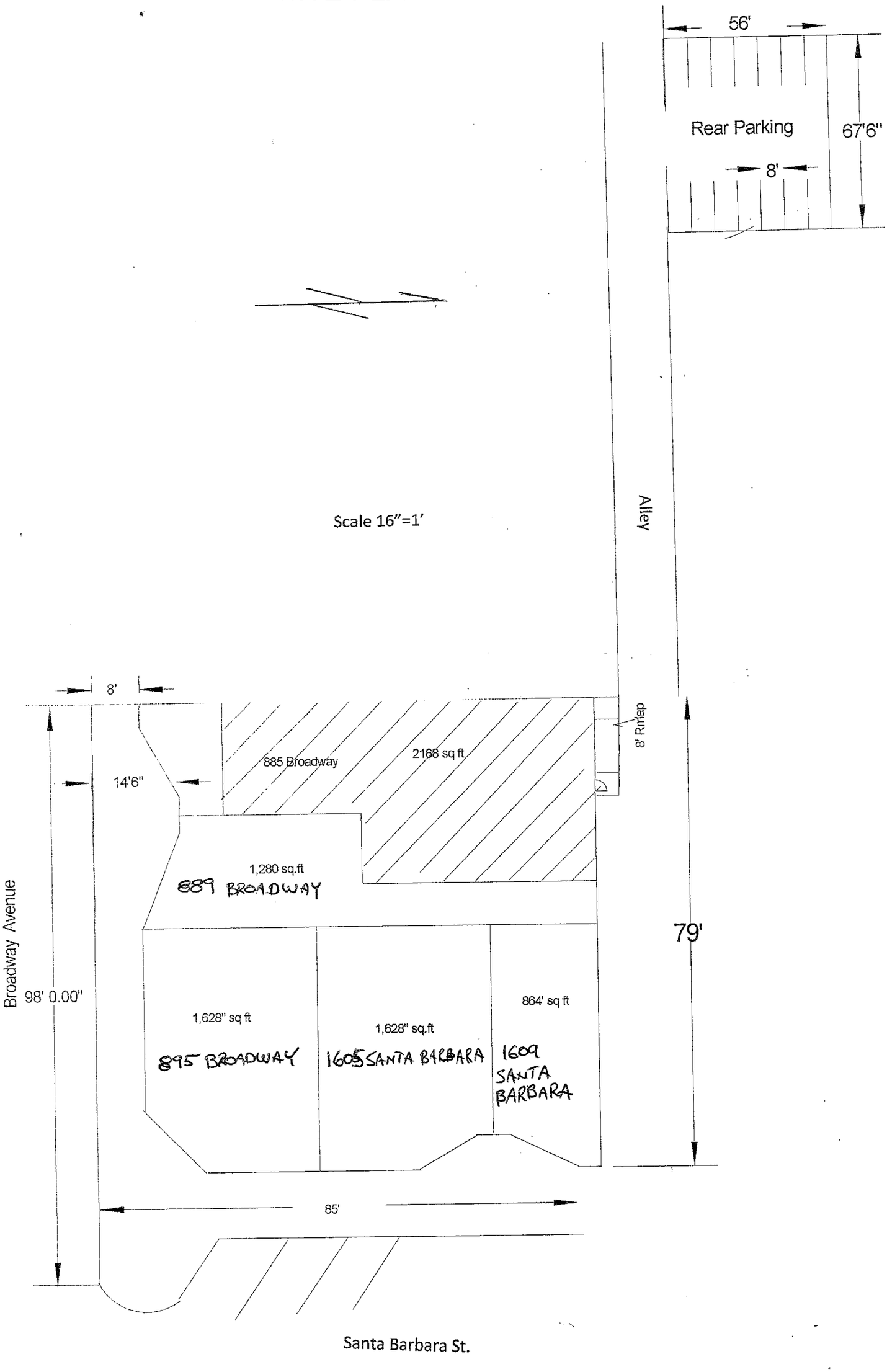
Total Square Feet of Business 2168 sq. ft.

Total Square Feet of Site 7568 sq. ft.

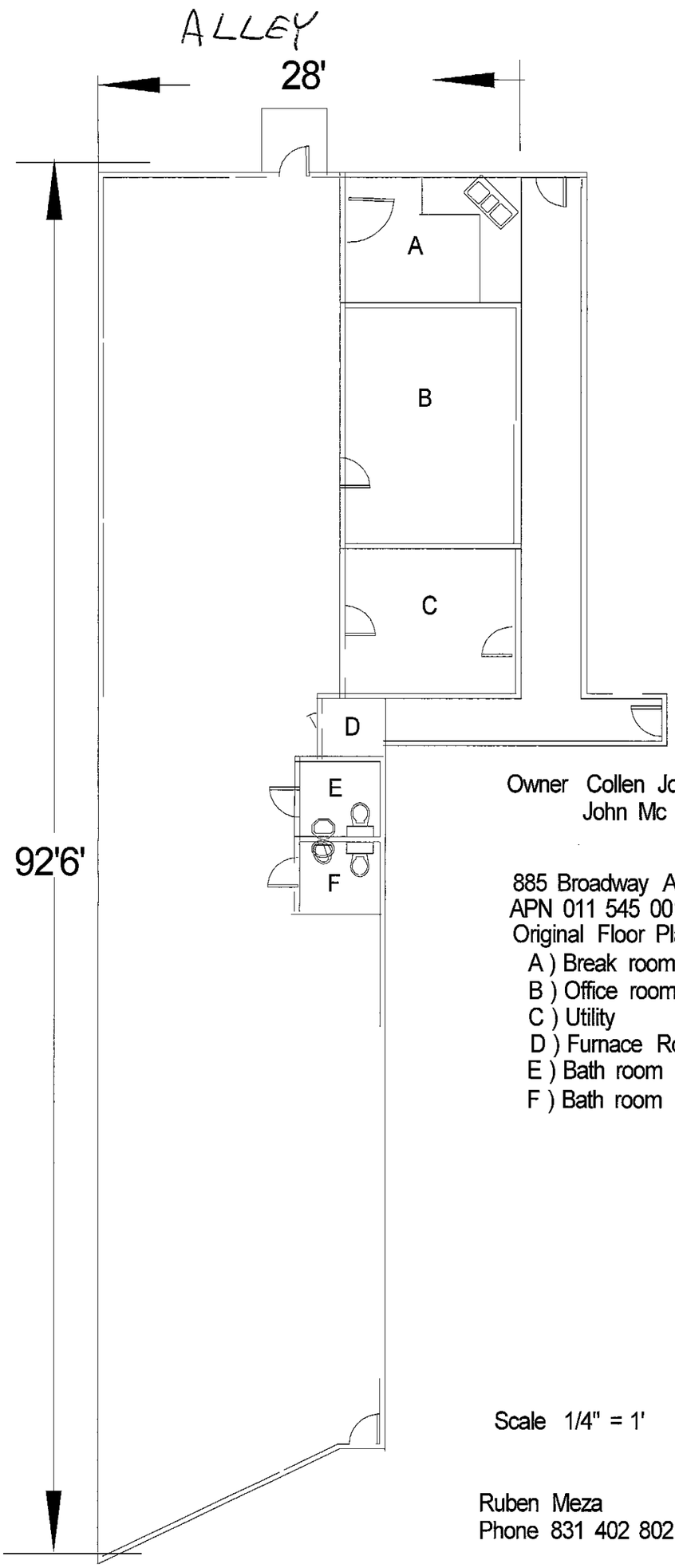
Drafter Ruben Meza

Back Parking Area for 885 Broadway

SITE PLAN



EXISTING FLOOR PLAN



Owner Collen Johnson
John Mc Ewan

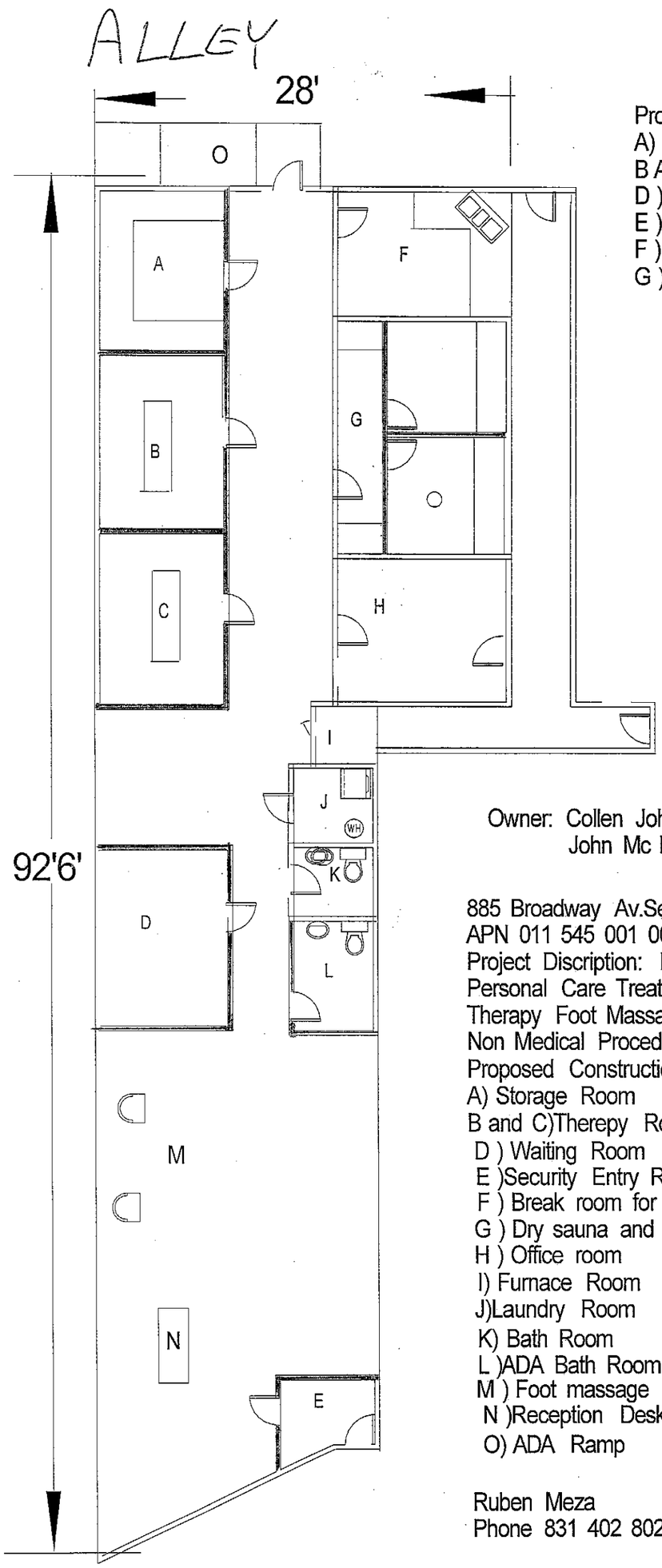
885 Broadway Ave, Seaside. Ca 93939
APN 011 545 001 000
Original Floor Plan

A) Break room for employes only
B) Office room
C) Utility
D) Furnace Room
E) Bath room
F) Bath room

Scale 1/4" = 1'

Ruben Meza
Phone 831 402 8021

PROPOSED FLOOR PLAN



Propose Construction Area
A) Storage Room
B AND C Therapy Room
D) Waiting Room
E) Security Entry Room
F) ADA Bath Room
G) Dry sauna and shower

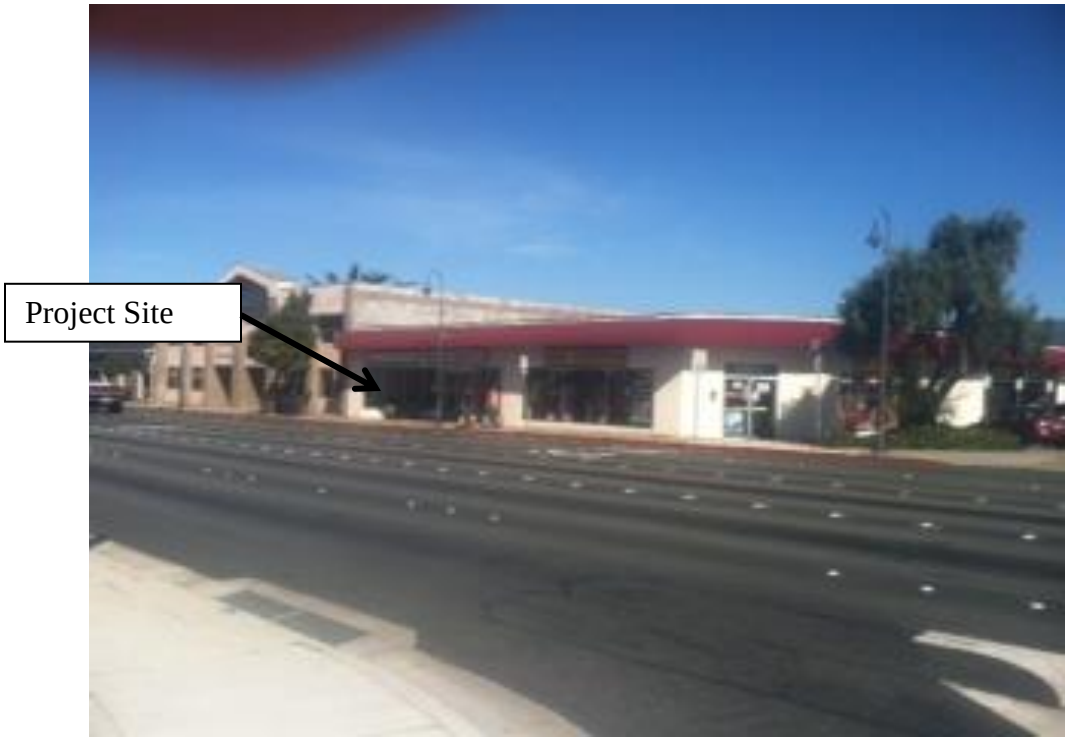
Owner: Collen Johson
John Mc Ewan

885 Broadway Av.Seaside, Ca 93939
APN 011 545 001 000
Project Discription: Day Spa
Personal Care Treatment of Massage
Therapy Foot Massage Body Wrap
Non Medical Procedure
Proposed Construction Area
A) Storage Room
B and C)Therepy Rooms
D) Waiting Room
E)Security Entry Room
F) Break room for employes only
G) Dry sauna and Shower room
H) Office room
I) Furnace Room
J)Laundry Room
K) Bath Room
L)ADA Bath Room
M) Foot massage chair
N)Reception Desk
O) ADA Ramp

Ruben Meza
Phone 831 402 8021

Location Map

Project Site: 885 Broadway Avenue



View of project site at Broadway Avenue and Fremont Boulevard looking northwest

View of project site from Broadway Avenue looking northeast

View of project site from Santa Barbara Street frontage

View of public alley at rear of site looking west from Santa Barbara Street