



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 22, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

John Owens	Chair
Keith Dodson	Commissioner
Michael Lechman	Commissioner
Margaret Leighton	Commissioner
Paul Mugan	Commissioner
Denise Ross	Commissioner

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. **Use Permit Application No. UP-13-04: Bradley Zeve, property owner and applicant, is requesting the approval of an amendment to Use Permit Application No. UP-13-04 to allow for live music acts with the use of amplified sound to occur as a permitted ancillary special entertainment use within an existing café/coffee house (The Press Club). The project site is located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District (APN#: 011-364-027). The project is Categorically Exempt Class 1, Section 15301(a) from the California Environmental Quality Act (CEQA) Guidelines.**
5. **REPORTS FROM COMMISSIONERS**
6. **REPORTS FROM STAFF**
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.: 3.B.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: April 22, 2015

SUBJECT: **Use Permit Application No. UP-13-04: Bradley Zeve, property owner and applicant, is requesting the approval of an amendment to Use Permit Application No. UP-13-04 to allow for live music acts with the use of amplified sound to occur as a permitted ancillary special entertainment use within an existing café/coffee house (The Press Club). The project site is located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District (APN#: 011-364-027). The project is Categorically Exempt Class 1, Section 15301(a) from the California Environmental Quality Act (CEQA) Guidelines.**

PURPOSE

In accordance with Section 17.62.070 of the Seaside Municipal Code (SMC), the applicant is requesting to reopen Use Permit Application No. UP-13-04 to amend the conditions of approval to allow for live music acts with the use of amplified sound to occur as a separate permitted special entertainment use within an existing café/coffee house located at 1123 Fremont Boulevard.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit Amendment application based on the findings, evidence, and subject to conditions of approval in the Draft Resolution attached as Attachment 1.

SITE LOCATION AND DESCRIPTION

The project site is 12,526 square-feet in area and is developed with a two-story 9,557 square-foot multi-tenant commercial building. The multi-tenant commercial building currently contains a total of three lease areas. A breakdown of the commercial tenants within the multi-tenant

commercial building are listed in Table 1.

Table 1

Address	Tenant	Sq. ft.
668 Williams Avenue Lower Floor Upper Floor Cat Walk	Monterey County Weekly (Newspaper)	3,580 3,015 45 Total: 6,640 sq. ft.
1123 Fremont Boulevard, Ste: A café//coffee bar	The Etc., Café and Art Gallery	1,753 sq. ft. (1,527 sq. ft., excluding bathrooms and non-useable space)
1123 Fremont Boulevard, Ste: B Lower Floor Upper Floor	Building Wise (Professional Office)	656 sq. ft. 508 sq. ft. Total: 1,164 sq. ft.
		Total: 9,557 sq. ft.

The site is developed with twelve off-street parking spaces; nine within a carport located under the second floor of 1123 Fremont Boulevard between 668 Williams and 1123 Fremont Boulevard and three uncovered parallel spaces located adjacent to the public alley at the southwest side of 668 Williams Avenue.

The adjoining land uses consist of an eight unit multi-family apartment building to the west, single family dwellings and a motel to the north, a commercial shopping center to the east, and a small restaurant and single family dwelling to the south (See Figure 1). Location map is provided as Attachment 2. Photographs of the project site are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Single Family Dwelling	Motel	Commercial Shopping Center	
W	Residential Apartments	Project Site	Commercial Shopping Center	E
	Single Family Dwelling	Restaurant	Commercial Shopping Center	

BACKGROUND

The building at 668 Williams Avenue was constructed in 1959 and the building at 1123 Fremont Boulevard was constructed in 1963. Both structures were originally constructed for use as stand-alone professional office buildings. Subsequent to the original construction, the building at 1123 Fremont Boulevard has been leased for a variety of small professional office and retail land uses. In 1991, 668 Williams Avenue was purchased by Bradley Zeve and renovated to accommodate the establishment of the Monterey County Weekly (aka Coast Weekly) newspaper company. In 1997, Mr. Zeve purchased the building at 1123 Fremont Boulevard and merged this building with the building at 668 Williams Avenue into a single parcel with the construction of an interior stairway providing access between both sites.

On September 11, 2013, the Planning Commission held a public hearing to approve Use Permit Application No. UP-13-04 to allow for the establishment of a café/coffee house with ancillary special entertainment acts that are limited to lectures/talks and live music and/or dancing as part of the key note speaker or group. Live music is restricted to consisting of acoustic instruments without the use of amplified sound. The applicant/business proprietor is seeking to amend this condition to allow for live music to occur as a separate entertainment use and to allow for live music to occur with the use of amplified sound.

PROJECT DESCRIPTION

Proposed Use

The primary function of the café/coffee house as approved under Use Permit Application No. UP-13-04 is for the retail sale of beverages and pre-prepared foods with counter service from 7 AM to 3 PM daily and with evening hours up to 10 PM, as business demands. As an accessory use to the café/coffee house, the Use Permit Application approved by the business also permits the business owner to conduct ancillary entertainment events and special entertainment venues during the evening from 6 PM to 12 AM. Since the opening the business in the summer of 2014, the ancillary events and special entertainment venues have consisted primarily of community lectures/talks/presentations featuring speakers, visiting artists, photographers, filmmakers and musicians. These presenters have covered a wide range of interests from cultural and artistic people, to events more focused on public interest issues in the news and current social media topics. Thus far, the special evening entertainment has taken place on a limited basis, typically three or four times a month. It was expected there would be entertainment events taking place at least three times a week. The applicant has informed City staff that with the business approaching its one year anniversary that they are receiving greater interest from both local and national musical performers wishing to play in a smaller, intimate venue.

The applicant is now proposing to amend UP-13-04 to allow for featured musical performances to take place as its own performance separate from a scheduled lecture/talk and to allow for music to be played with amplified sound. As identified on the floor plan, the musical entertainment would be set-up on the floor without the use of a stage within an approximate 10-foot by 15-foot area against the back wall. The entertainment area would provide the required four-foot distance from the bathroom area and barista area of the café/coffee house on each side of the entertainment area. After an entertainment event, the floor area would be cleared of all

musical equipment and converted back into open floor space for the café/coffee house. No alterations to the interior of the floor space would be required for the musical set-up. The art gallery that has been integrated into the floor space of the café/coffee house to serve as an accessory retail use and provide visual interest within the interior of the business will remain unchanged. The business operations of the coffee house will continue to be open to serve beverages and pre-prepared foods from 7 AM to 3 PM daily and with evening hours, as business demands. For evening events, the closing time would remain at 12 AM. Two full time employees are anticipated to be on-site during the busiest shift of the café/coffee house and during special entertainment venues featuring music.

As per the conditions of approval to allow for the on-sale of beer and wine under a Class 41 Alcohol License for the café/coffee house, the applicant is required to provide the sale of bona fide meals between 11 AM and 3 PM and 6 PM and 9 PM. The applicant has informed City staff that the full menu of the café/coffee house would remain open to patrons during all musical events.

A project description of the proposed amendment and the basis for the amendment submitted by the applicant is provided as Attachment 5.

Site Access

The primary entrance and exits to the café/coffee house are located on the front façade facing Fremont Boulevard. The primary entrance to the other tenant space within 1123 Fremont Boulevard and the Monterey Weekly building at 668 Williams Avenue are from entrances facing Williams Avenue. The proposed project will not alter or modify any of the existing entrances and exits to the site.

Parking and Vehicle Circulation

Off-Street Parking

A total of 12 off-street parking spaces are provided on-site; eight diagonal spaces and one parallel parking space under a carport that is situated between 668 Williams Avenue and 1123 Fremont Boulevard and three uncovered parallel spaces that abut the alley on the south side of the site. The carport is one-way with ingress from the alley to the south and egress onto Williams Street to north. The parallel parking spaces are located on the north side of the alley. The alley is 16 feet wide serving vehicle ingress and egress from Fremont Boulevard to the east and Canyon Del Rey Boulevard to the west. The alley also provides vehicle ingress and egress to other commercial and residential properties located on Charles Avenue and Williams Avenue.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. The project as currently proposed would permit the inclusion of a café/coffee bar providing counter service within an existing commercial building. The use would also include an art gallery as an accessory use to the café/coffee bar. Approval of the proposed amendment to include musical acts as a separate entertainment use and to allow for the use of amplified sound represents a minor alteration in the land use limitations in that it would not alter the operation of a café/coffee bar as a small-scaled business within an existing multi-tenant commercial building nor create any significant impacts that would affect an environmental habitat or result in a detrimental impact on the health, safety, and general welfare of the community or residents residing nearby.

Evidence: Approval of the proposed amendment to the existing business operations would allow for musical performances to occur with amplified sound on a temporary basis within a 1,527 square foot café/coffee house.

STAFF ANALYSIS AND FINDINGS

UP-13-04 FINDINGS

In accordance with S.M.C. Section 17.24.030, Table 2-4, an application for a café/coffee house providing counter service shall be filed under the Use Permit process to determine whether the following findings can be made concerning the proposed project:

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

Zoning Ordinance Conformance

This project is located within the CC (Community Commercial) Zoning District in which a café/coffee house providing counter service is permitted with Use Permit approval (S.M.C.S. 17.24.030, Table 2-4). Per the conditions of approval for UP-13-04, ancillary entertainment, consisting primarily of lecture/talks up to three nights per week between the hours of 6 PM and 12 AM, was listed as a permitted use. It was further stipulated in the conditions of approval that the permitted entertainment activity also allowed for musical acts subject to the music being connected to the keynote speaker(s) and comprised of acoustical arrangements that would not include the use of amplified sound. The proposed amendment to UP-13-04 would amend UP-13-04 to allow for live musical performances to be conducted as a separate entertainment use with the use of amplified sound subject to the special entertainment uses remaining as an ancillary use to the permitted café/coffee house land use.

Special Entertainment Events

In accordance with Section 17.14.030.B – Table 2-4 Allowed Land Use and Permit Requirements for a Commercial Use), entertainment activities not associated with a nightclub within the CC zoning district would be consistent with the Zoning Code subject to the Planning Commission adopting the following findings

1. The performance of separate live musical acts would not change the character of the café/coffee house to establish a nightclub use; and
2. The use of amplified sound would be in compliance with the City's noise standards (Section 17.30.060 SMC).

When the use permit was initially presented to the Planning Commission in September of 2013, the applicant stated that the emphasis of the entertainment events would consist of lecture/talks up to three nights per week between the hours of 6 PM and 12 AM. It was determined that this type of entertainment activity would be ancillary to café/coffee house and would not be considered as a nightclub. It was included in the conditions of approval that live music could occur as part of a key note speaker or group with the music being limited to acoustical instruments without the use of amplified sound. It was expressed by the Planning Commission that with limited off-street parking it would be better served to allow the business to operate under the restricted conditions to determine at a later date if there were any significant issues or challenges in terms of on-street parking issues and noise before allowing separate musical acts to take place.

Since the opening of the café/coffee house on April 30, 2014, the applicant has held, on average, about three to four lecture/talks entertainment events per month. Provided as Attachment 7 are photographs providing images from the following entertainment events:

1. Community Foundation Give-Away Event.
2. Dan Perkins, Nationally Syndicated Artist, providing an arts presentation.
3. One of several Community events held by Arts Habitat Presentation, a local arts organization.
4. Monterey High School Jazz Band Event.

To date, City staff nor the Police Department have received any complaints or comments (e.g written correspondence, emails, or phone calls) from the general public or the surrounding residential occupants/tenants within the Francis Avenue neighborhood to the west related to any parking or noise issues regarding past special events at the project site. All event activity, including noise, from City staff's standpoint has been contained to the interior of the building. City staff finds that the newly installed storefront windows in combination with the masonry construction of the building should continue to dampen noise impacts from the use of an amplified noise source inside the building. The orientation of the building façade toward Fremont Boulevard on the east side also serves to dampen any noise source associated with persons entering and exiting the building. Per the City's adopted noise standards, the generation

of noise on sensitive receptors (e.g. residential use, convalescent) is limited to 65db. A condition of approval has been added as Condition # which would allow the City staff and the Police Department to monitor the noise level from the building and have the ability to call up for further review, based on documented complaints, a reduction in hours when music can be played, an adjustment to the amplified noise source, and/or the elimination of electrical instruments and amplified noise source for musical acts. To maintain the ancillary nature of the entertainment events at the project site, the following Conditions (Planning Division Conditions 2-7) have been added to UP-13-04:

1. All special entertainment activities shall consist of lectures, talks, performance art, and musical acts. The maximum noise level for a musical event or lecture/talk shall not exceed a maximum 65 db as measured from outside the building at the nearest residential property.
2. The business proprietor shall be limited to holding no more than four special entertainment events (e.g. lectures/talks/musical acts/performance art) per week, of which the business would be limited to a maximum of two musical acts in a single week. Special entertainment events shall not occur on three consecutive days.
3. Musical acts may occur between the hours of 6 PM and 10 PM between Sunday and Thursday, and between the hours of 6 PM and 12 AM on Friday and Saturday. Any musical act occurring earlier than 6 PM on a Friday, Saturday or Sunday must be approved in accordance with a limited-term issued by the Zoning Administrator. The limited-term permit shall be subject to providing notice to all property owners and residents within a 300-foot radius at least 20-days prior to the event. The Zoning Administrator shall conduct a Zoning Administrator Hearing on a limited-term permit if requested by a person receiving notice or by a member of the public.
4. The full food and beverage menu for the café/coffee house must be made available during a special entertainment event in order for beer and wine to be served as part of a special entertainment event.
5. The on-sale of beer and wine must occur in compliance with a Type 41 Alcoholic Beverage License issued by the State Department of Alcoholic Beverage Control.
6. The Planning Division shall retain the authority, based on documented complaints and written correspondence, to call up for review by the Planning Commission issues related to on-street parking within the residential neighborhood to the west on Francis Avenue and Charles Avenue and noise impacts on commercial and residential uses

Based on the layout of the tenant space and the masonry construction of the building, City staff finds that the inclusion of musical acts occurring as separate events would not change or alter the primary use of the café/coffee house or establish a nightclub atmosphere.

The Seaside Police Department has indicated that they have no comments on the project. A condition of approval is included to allow for the Police Department to call up for review by the Planning Commission the on-sale of alcoholic beverages and noise complaints based on

documented calls for service.

In response to the posting of the public notice, three letters have been received from the general public expressing their support for the inclusion of independent live musical acts with amplified sound. The letters are provided as Attachment 8. One of the letters was submitted by the owners of the Taqueria Zarape which is the adjacent business to the south of the project site at 1107 Fremont Boulevard.

Parking

The project site is located within an existing multi-tenant commercial building that would include a total of three tenant spaces, including the proposed project. The existing uses include a business professional office (Building wise) and the Monterey Weekly newspaper office. A total of 12 parking spaces exist on the project site. The parking requirements for the proposed project are summarized in Table 2, below, which includes the existing and proposed uses of the café/coffee bar.

Table 2: Number of Parking Spaces Required	
Requirement	Spaces Required
Monterey Weekly – 1 space for each 300 SF or less, with a minimum of 5 spaces (~6,640 SF).	22 spaces
Building Wise – 1 space for each 300 SF, with a minimum of 5 spaces (~1,164 SF)	5 spaces
Coffee Bar - 1 space for each 200 SF (~1,527 SF)	8 spaces
Total Required	35 spaces
Total Provided	12 spaces

As part of UP-13-04, the Planning Commission took into account both the number of off-street parking spaces and the availability of the on-street parking on Fremont Boulevard, Francis Avenue and Charles Avenue and the hours of operation of the surrounding commercial businesses. A total of 21 on-street parking spaces on Fremont Boulevard, Williams Avenue, and Charles Avenue as listed in Table 3 below (See aerial photograph provided as **Attachment 6 showing location of on-street parking locations**):

Table 3 – On-Street Parking

Area	Building Frontage	Frontage	On-Street Parking Spaces
1	Williams Avenue Area in front of Monterey County Weekly (668 Williams Avenue)	70'	3
2	Williams Avenue Area on north side of 1123-A Fremont	50'	2

	Boulevard		
3	Fremont Boulevard		
	Area in front of 1123 Fremont Boulevard	100'	4
4	Fremont Boulevard	100'	4
	Area in front of Taqueria Zarape Restaurant (1107 Fremont Boulevard)		
5	Fremont Boulevard	40'	2
	Area in front of America's Best Value Motel		
6	Charles Avenue		
	Area on the south side of Taqueria Zarape Restaurant (1107 Fremont Boulevard)	50'	2
7	Charles Avenue		
	Area on north side of Walgreens Drug Store (1050 Fremont Boulevard)	40'	2
8	Charles Avenue		
	Area in front of single family dwelling (635 Charles Avenue)	50'	2
	Total		21

As was the case at the time the Planning Commission held the public hearing on UP-13-04, the make-up of the surrounding businesses remains the same with the exception of a change in ownership of the restaurant located at 1107 Fremont Boulevard, which was formerly occupied by Curly's BBQ. This restaurant has been changed to the Taqueria Zarape. Between the hours of 6 PM and 12 AM the majority businesses within the Laguna Plaza Shopping Center to the east and the surrounding areas on Fremont Boulevard to the north and south are closed. The retail businesses that remain open during this time period will be the Taqueria Zarape (formerly Curly's BBQ) Restaurant to the south at 1107 Fremont Boulevard, seven days a week from 9 AM to 10 PM, the Carl's Jr. Restaurant to the east at 1130 Fremont Boulevard, seven days a week from 6 AM to 10 PM, and the Breakfast Club Restaurant to east at 1130 Fremont Boulevard, 6 AM to 9 PM, seven days a week. The Monterey Weekly at 668 Williams Avenue and Building Wise located at 1123-B Fremont Boulevard to the west and north which are open from 8 AM to 5 PM, Monday through Friday.

Staff finds that based on these hours of operation, that the majority of the off-street parking spaces on the project site and the on-street parking spaces in front of the site and nearby on Charles Avenue, Fremont Boulevard, and Williams Avenue would still be available in the evening to accommodate the separate musical entertainment activities being requested. As

identified on Attachment 6, there are a total of 18 on-street parking spaces within the vicinity of the project site. With the inclusion of the on-street parking spaces and the closure of the Monterey County Weekly (668 Williams Avenue) and Building Wise (1123-D Fremont Boulevard), a total of 30 parking spaces could be available for the café/coffee house after 6 PM. The maximum occupancy of the café/coffee house during entertainment events would be 100 persons.

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

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is CC (Community Commercial). The land use designation is intended to include retail and service oriented businesses that primarily serve the local community. The proposed project is consistent with the CC designation in that it proposes a use that is intended to serve the local community by providing coffee as an amenity to attract patrons to a local retail art gallery.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The applicant is proposing to enhance attractiveness of business to potential patrons, Seaside residents, and visitors to the city by offering ancillary a musical entertainment use as an evening entertainment activity. Special entertainment uses have the potential to attract both locals and visitors to the City's business district and foster a positive experience and image for both the business and the City.

Policy LU-2.4: During redevelopment and revitalization activities, ensure quality architectural and design features.

Evidence: The front façade has been renovated to provide new storefront windows and doors and new wall sign on the Fremont Boulevard façade. The renovation has enhanced not only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources within the building from having a significant impact on the residential neighborhood to the west.

Economic Development Element

Goal ED-1 Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services

Policy ED-1 Encourage the full and efficient use of vacant and underutilized parcels in appropriately design areas to support the development and expansion of targeted industrial and commercial facilities.

Evidence: *The proposed project will serve to provide businesses which will effectively utilize a vacant tenant space, maximize the available on-site water credit, provide economic benefit in form of jobs and tax revenue, and enhance the south gateway entrance to the community.*

Evidence: *The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an amenity that would improve the service and attractiveness of the use of the site and thereby would enhance the character of the community and protect the community from intrusive noise sources.*

Policy ED-5.2 Highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects.

Evidence: *The inclusion of weekly entertainment consisting of occasional musical acts in conjunction with lectures/talks on cultural and current events will provide an entertainment activity which does not exist in the city and will provide an attraction to visitors.*

Circulation Element

Goal C-4: **Ensure adequate parking is provided throughout Seaside.**

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: *Zoning Code Section 17.34.040.L requires that a nonconforming use provide parking for any increase in floor area or the increase in intensity use above the parking demand that was previously in place. The proposed project will not result in the increase of floor area or an increase in intensity above that which was required of the former business professional uses which had previously occupied the project tenant space.*

Noise Element

Goal N-1: **Provide consistent and effective noise control through proper land use**

planning.

Policy N-1.1 Ensure that new development and reuse/revitalization projects can be made with the noise environment and existing development.

***Evidence:** The front façade has been renovated to provide new storefront windows and doors. The renovation has enhanced not only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources within the building from having a significant impact on the residential neighborhood to the west.*

***Evidence:** As a result of musical acts with acoustical arrangements, no complaints have been received from the neighboring residential properties on Williams Avenue to the west. City staff will continue to monitor noise levels created by any special entertainment that occurs on-site and will retain the right, based on documented complaints, to call up the use permit for review to determine if the additional noise mitigation, including, but not limited to a reduction of hours, lowering of sound volume on the amplified noise source, or the elimination of any electric and/or amplified noise source.*

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.

Design

The proposed amendment to UP-13-04 is for the inclusion of a musical entertainment use with the use of an amplified noise source as part of the allowed entertainment activities. The proposed amendment would not alter the design of the existing commercial building or access to the off-street parking area. The interior design of the existing commercial building is adequate to accommodate the proposed occupancy of the café/coffee house.

Location

The proposed project is located within an existing multi-tenant commercial building located at 1123 Fremont Boulevard. The project site is within the CC Zoning District. The purpose of the CC Zoning District is to provide land for retail and service businesses that serve the local community. The existing adjacent uses consist of a restaurant to the south, a motel to the north, a commercial shopping center and motel to the east, and mix of residential apartments and single family dwelling units to the west. The proposed amendment to include independent musical acts and the use of an amplified noise source as part of the allowed entertainment activities permitted within a café/coffee house would be compatible to those existing and planned uses within the project's vicinity as a community commercial land use.

Size

The project site is a commercial space of approximately 1,527 square feet within an existing multi-tenant commercial building. The size of the project size is similar to the size of the other uses in the commercial building.

Operating Characteristics

The business site fronts onto Fremont Boulevard and is separated from the residential community to the west by the Monterey County Weekly Building at 668 Williams Avenue. This separation serves to minimize any privacy and noise impacts on the residential neighborhood to the west and orients the commercial activity and on-street parking toward Fremont Boulevard.

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

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. The project site is within an existing multi-tenant commercial building, which is of suitable physical characteristics to accommodate the type of use proposed. The proposed project is consistent with the development standards for the CC Zoning District.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The granting of an amended Use Permit to allow musical entertainment uses with the use of amplified sound will enhance the commercial aspects of the city and fit into the context of the built environment in a manner that would not be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends approval of the Use Permit. The proposed coffee bar complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code as an ancillary entertainment use to a café/coffee house.

ATTACHMENTS

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

6. Attachment 5 - Applicant Project Description
 7. Attachment 6 - On-Street Parking Vicinity Map
 8. Attachment 7 - Photographs of Special Events
 9. Attachment 8 - Public Correspondence
-

RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO UP-13-04 TO ALLOW FOR SEPARATE MUSICAL ACTS WITH AMPLIFIED SOUND TO OCCUR AS AN ANCILLARY SPECIAL ENTERTAINMENT USE IN CONJUNCTION WITH THE APPROVED LECTURES AND TALKS WITHIN A CAFÉ/COFFEE HOUSE LOCATED AT 1123 FREMONT BOULEVARD IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT.

WHEREAS, Brad Zeve (Applicant) has applied for an amendment to UP-13-04 to allow for:

- A. The inclusion of separate live musical uses with the use of amplified sound as an approved ancillary special entertainment use in conjunction with approved lectures and talks within a café/coffee house which includes the on-sale of beer and wine under a Class 41 Alcohol License located at 1123 Fremont Boulevard in the Community Commercial (CC) Zoning District. (APN 011-364-027)

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

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed amendment to File No. UP-13-04 at a duly noticed public hearing at public meeting held on April 22, 2015; and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

Evidence: Approval of the proposed amendment to the existing business operations would allow for musical performances to occur with amplified sound within a 1,527 square foot café/coffee house.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-13-04.

- 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: The proposed project is a permitted use in CC (Community Commercial) Zoning District as a café/coffee bar with counter service, subject to a Use Permit under Seaside Municipal Code Section (SMCS) 17.24.030, Table 2-4: Allowed Land Uses and Permit Requirements.

Evidence: *The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an amenity that would improve the service and attractiveness the site as establishment of public interest for visitors and local residents that would enhance the character of the community and foster a positive image for the community.*

2. The proposed project will be consistent with the Seaside General Plan

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is CC (Community Commercial). The land use designation is intended to include retail and service oriented businesses that primarily serve the local community. The proposed project is consistent with the CC designation in that it proposes a use that is intended to serve the local community by providing coffee as an amenity to attract patrons to a local retail art gallery.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: *The applicant is proposing to enhance attractiveness of the café/coffee house business by offering ancillary musical entertainment as an evening entertainment activity focusing on cultural and current events. Live musical uses when conducted as ancillary uses to a retail business have the potential to attract both locals and visitors to the City's business district. Amenities, such as the sale of food, coffee drinks, and art sales, in association with the entertainment uses tend to create an attractive and inviting environment that foster a positive experience and image for both the business and the City.*

Policy LU-2.4: During redevelopment and revitalization activities, ensure quality architectural and design features.

Evidence: *The front façade has been renovated to provide new storefront windows and doors and new wall sign on the Fremont Boulevard façade. The renovation has enhanced not the only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources*

within the building from having a significant impact on the residential neighborhood to the west.

Economic Development Element

Goal ED-1 Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services

Policy ED-1 Encourage the full and efficient use of vacant and underutilized parcels in appropriately design areas to support the development and expansion of targeted industrial and commercial facilities.

Evidence: *The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an amenity that would improve the service and attractiveness of the use of the site and thereby would enhance the character of the community and protect the community from intrusive noise sources.*

Policy ED-5.2 Highlight cultural events and attractions in Seaside to help project a high quality of life image to potential visitors and business prospects.

Evidence: *The inclusion of weekly entertainment consisting of occasional live musical uses in conjunction with lectures/talks on cultural and current events will provide an entertainment activity which does not exist in the city and will provide an attraction to visitors.*

Circulation Element

Goal C-4: Ensure adequate parking is provided throughout Seaside.

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: *Zoning Code Section 17.34.040.L requires that a nonconforming use provide parking for any increase in floor area or the increase in intensity use above the parking demand that was previously in place. The proposed project will not result in the increase of floor area or an increase in intensity above that which the Planning Commission considered under its approval of UP-13-04.*

Noise Element

Goal N-1: Provide consistent and effective noise control through proper land use planning.

Policy N-1.1 Ensure that new development and reuse/revitalization projects can be made with the noise environment and existing development.

Evidence: *The front façade has been renovated to provide new storefront windows and doors. The renovation has enhanced not only the appearance of building and highlights the use of the space for a café/coffee bar, but has provided an acoustical buffer to dampen noise sources within the building from having a significant impact on the residential neighborhood to the west.*

Evidence: *As a result of musical acts with acoustical arrangements, no complaints have been received from the neighboring residential properties to the west. City staff will continue to monitor noise levels created by any special entertainment that occurs on-site and will retain the right, based on documented complaints, to call up the use permit for review to determine if the additional noise mitigation, including, but not limited to a reduction of hours, lowering of sound volume on the amplified noise source, or the elimination of any electric and/or amplified noise source.*

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 location, size, and operating characteristics of the project will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the Seaside General Plan.*

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

Evidence: *The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

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

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-13-04 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by the conditions of approval, the plans submitted for a Building Permit must be in compliance with the plans stamped "Received Seaside Community Development Department March 27, 2015" provided as Attachment 1.
2. All special entertainment activities shall consist of lectures, talks, performance art, and musical acts. The maximum noise level for a musical event or lecture/talk shall not exceed a maximum 65 db as measured from outside the building at the nearest residential property.
3. The business proprietor shall be limited to holding no more than four special entertainment events (e.g. lectures/talks/musical acts/performance art) per week, of which the business would be limited to a maximum of two musical acts in a single week. Special entertainment events shall not occur on three consecutive days.
4. Musical acts may occur between the hours of 6 PM and 10 PM between Sunday and Thursday, and between the hours of 6 PM and 12 AM on Friday and Saturday. Any musical act occurring earlier than 6 PM on a Friday, Saturday or Sunday must be approved in accordance with a limited-term issued by the Zoning Administrator. The limited-term permit shall be subject to providing notice to all property owners and residents within a 300-foot radius at least 20-days prior to the event. The Zoning Administrator shall conduct a Zoning Administrator Hearing on a limited-term permit if requested by a person receiving notice or by a member of the public.
5. The full food and beverage menu for the café/coffee house must be made available during a special entertainment event in order for beer and wine to be served as part of a special entertainment event.
6. The on-sale of beer and wine must occur in compliance with a Type 41 Alcoholic Beverage License issued by the State Department of Alcoholic Beverage Control.
7. The Planning Division shall retain the authority, based on documented complaints and written correspondence, to call up for review by the Planning Commission issues related to on-street parking within the residential neighborhood to the west on Francis Avenue and Charles Avenue and noise impacts on commercial and residential uses.

Fire Department:

1. The café/coffee house must operate in compliance with all the requirements of the 2013 California Fire Code and obtain Clearance from the City of Seaside Fire Department.

Building Department:

1. Prior to conducting a musical act on the premise, the applicant must submit a floor plan identifying the seating arrangement and location of the musical entertainment area to confirm that the venue will be in compliance with the maximum occupancy of 130 persons and will maintain access to required exits and bathrooms.

Police Department

1. The Seaside Police Department shall have the ability to call up for review the on-sale of beer and wine based on calls for service.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that they will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, 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, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. 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. The 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. An agreement to this effect shall be recorded upon demand of City Counsel or concurrent with the issuance of permits, use of the property, whichever occurs first and as applicable. The City shall promptly notify the applicant of any such claim, action, or proceeding and the City shall cooperate fully in the defense

- thereof. If the City fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.
4. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) for the operation of Group II water use.
 5. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
 6. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless project construction has commenced within the required time limit, and construction continues thereafter under a valid Building Permit, or the Zoning Administrator has granted an extension of time.
 7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of April 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-13-04

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

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

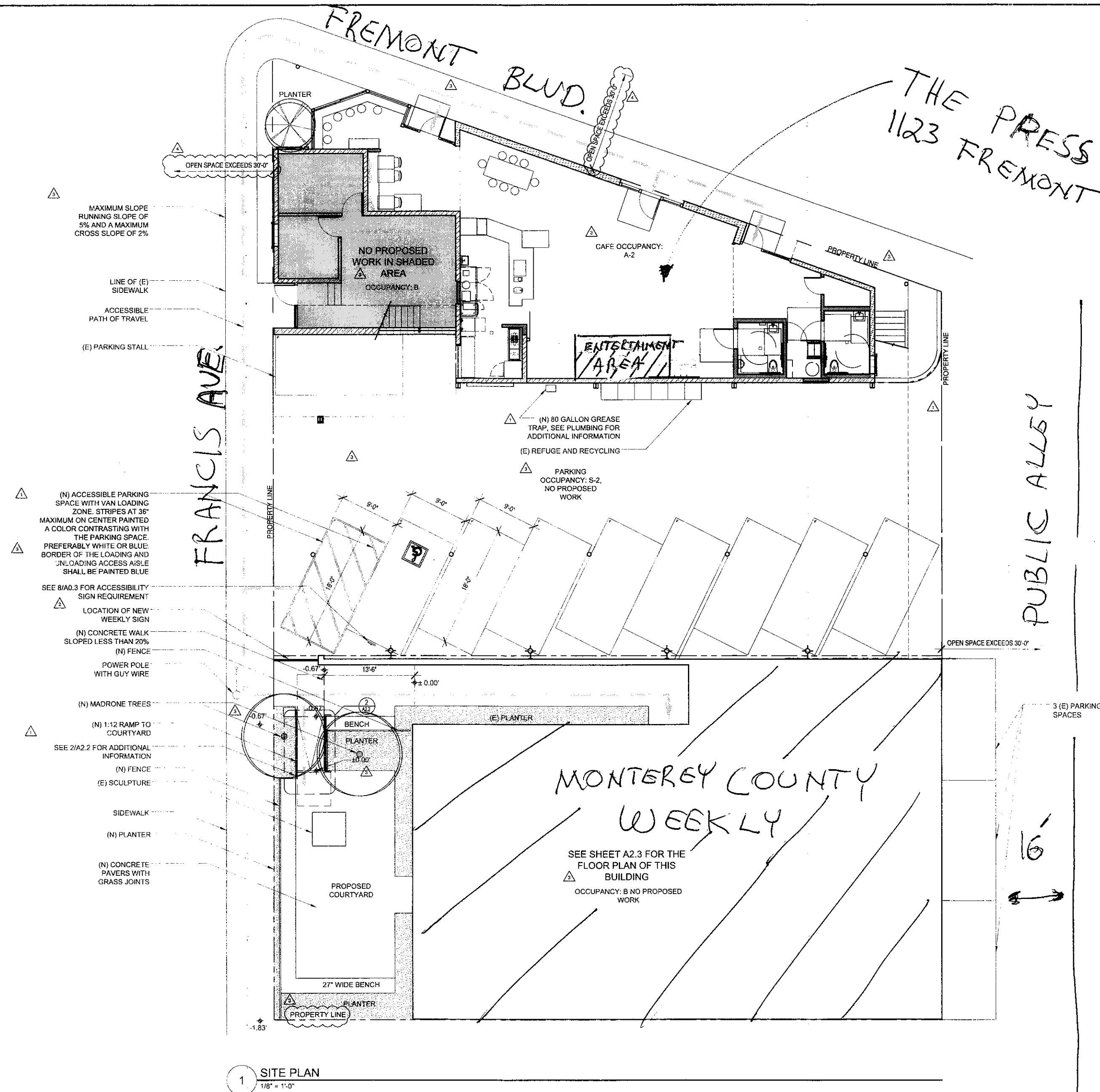
Applicant's Signature

Date

Property Owner's Signature

Date

Use of these plans and specifications shall be restricted to the original site for which they were prepared and published. No reproduction or publication in any form, by any method, in whole or in part, is permitted. This is the plan and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



THE PRESS CLUB
AT THE MONTEREY COUNTY WEEKLY
1123 FREMONT AVE
SEASIDE, CA 93955



Carver + Schicketanz, A Professional Corporation
Post Office Box 2884 Carmel CA 93921 USA

STUDIO SCHICKETANZ

REVISIONS	DATE
PLAN CHECK REVISIONS	8/23/13
PLANNING UPDATES	8/29/13
PLAN CHECK REVISIONS	11/13/13
PLAN CHECK REVISIONS	12/10/13

ARCHITECTURAL
SITE PLAN

Scale: 1/8" = 1'-0"
Drawn By: DD
Job: 1328

A1.1
8/21/2013

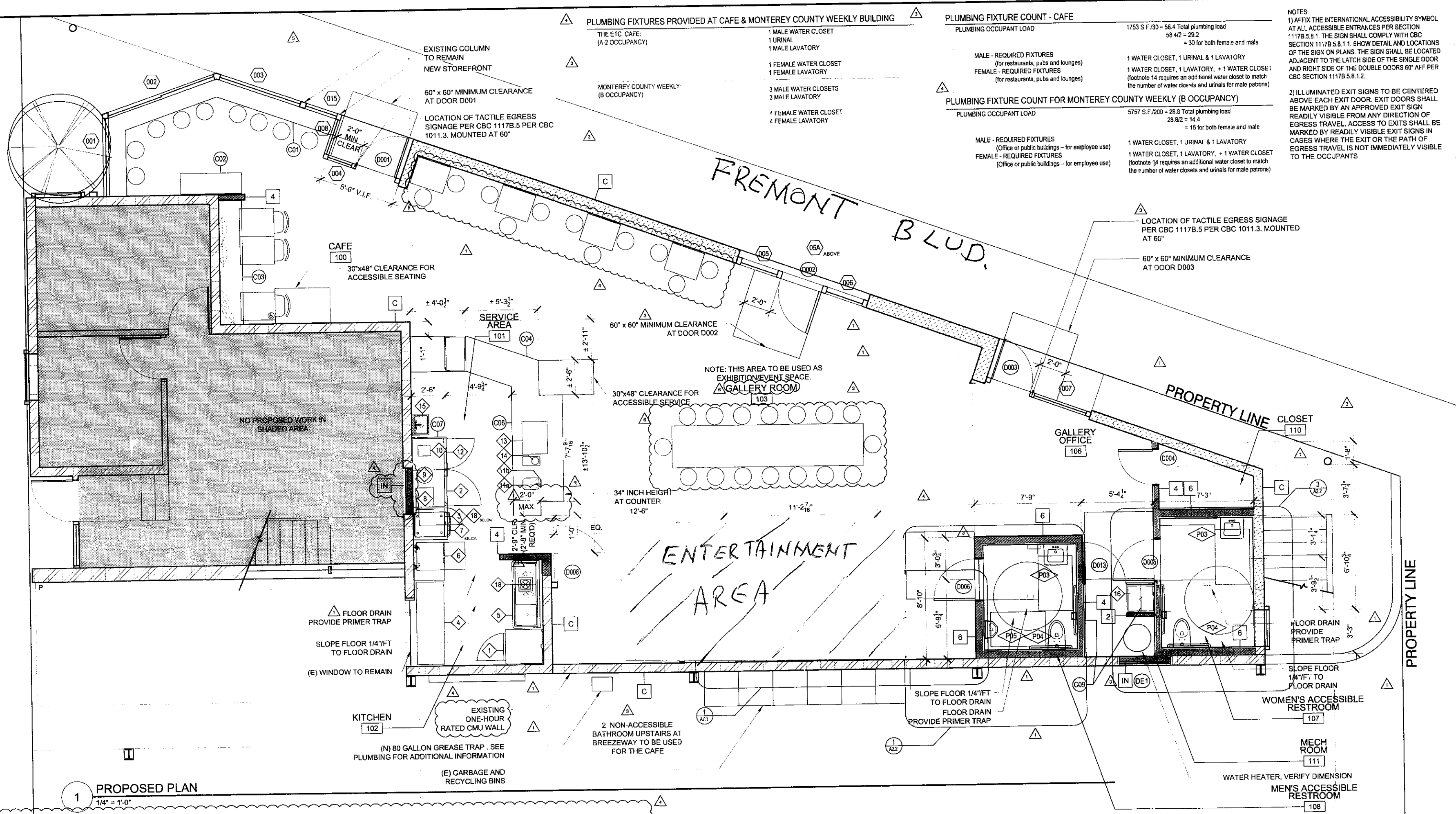
RECEIVED
CITY OF SEASIDE
MAR 27 2015
RESOURCE MANAGEMENT
SERVICES



PRELIMINARY FOR PRICING - NOT FOR CONSTRUCTION

1123 Fremont A-B UP-13-04

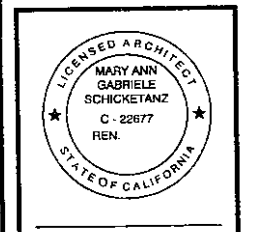
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these specifications.



PLUMBING FIXTURE COUNT - CAFE	
PLUMBING OCCUPANT LOAD	1753 S.F. / 30 = 58.4 Total plumbing load 58.4 / 2 = 29.2 = 30 for both female and male
MALE - REQUIRED FIXTURES (for restaurants, pubs and lounges)	1 WATER CLOSET, 1 URINAL & 1 LAVATORY
FEMALE - REQUIRED FIXTURES (for restaurants, pubs and lounges)	1 WATER CLOSET, 1 LAVATORY, + 1 WATER CLOSET (footnote 14 requires an additional water closet to match the number of water closets and urinals for male patrons)
PLUMBING FIXTURE COUNT FOR MONTEREY COUNTY WEEKLY (B OCCUPANCY)	
PLUMBING OCCUPANT LOAD	5757 S.F. / 200 = 28.8 Total plumbing load 28.8 / 2 = 14.4 = 15 for both female and male
MALE - REQUIRED FIXTURES (Office or public buildings - for employee use)	1 WATER CLOSET, 1 URINAL & 1 LAVATORY
FEMALE - REQUIRED FIXTURES (Office or public buildings - for employee use)	1 WATER CLOSET, 1 LAVATORY, + 1 WATER CLOSET (footnote 14 requires an additional water closet to match the number of water closets and urinals for male patrons)

NOTES:
1) AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES PER SECTION 1117B.5.8.1. THE SIGN SHALL COMPLY WITH CBC SECTION 1117B.5.8.1.1. SHOW DETAIL AND LOCATIONS OF THE SIGN ON PLANS. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 1117B.5.8.1.2.
2) ILLUMINATED EXIT SIGNS TO BE CENTERED ABOVE EACH EXIT DOOR. EXIT DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS

THE PERMITS
CLUBS
AT THE MONTEREY
COUNTY WEEKLY
1123 FREMONT AVE
SEASIDE, CA 93955



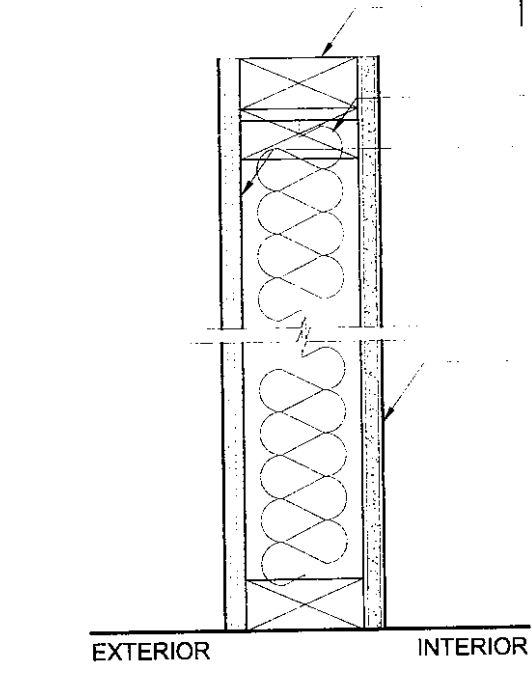
Carver + Schicketanz, A Professional Corporation
Post Office Box 2684 Carmel CA 93921 USA

STUDIO SCHICKETANZ

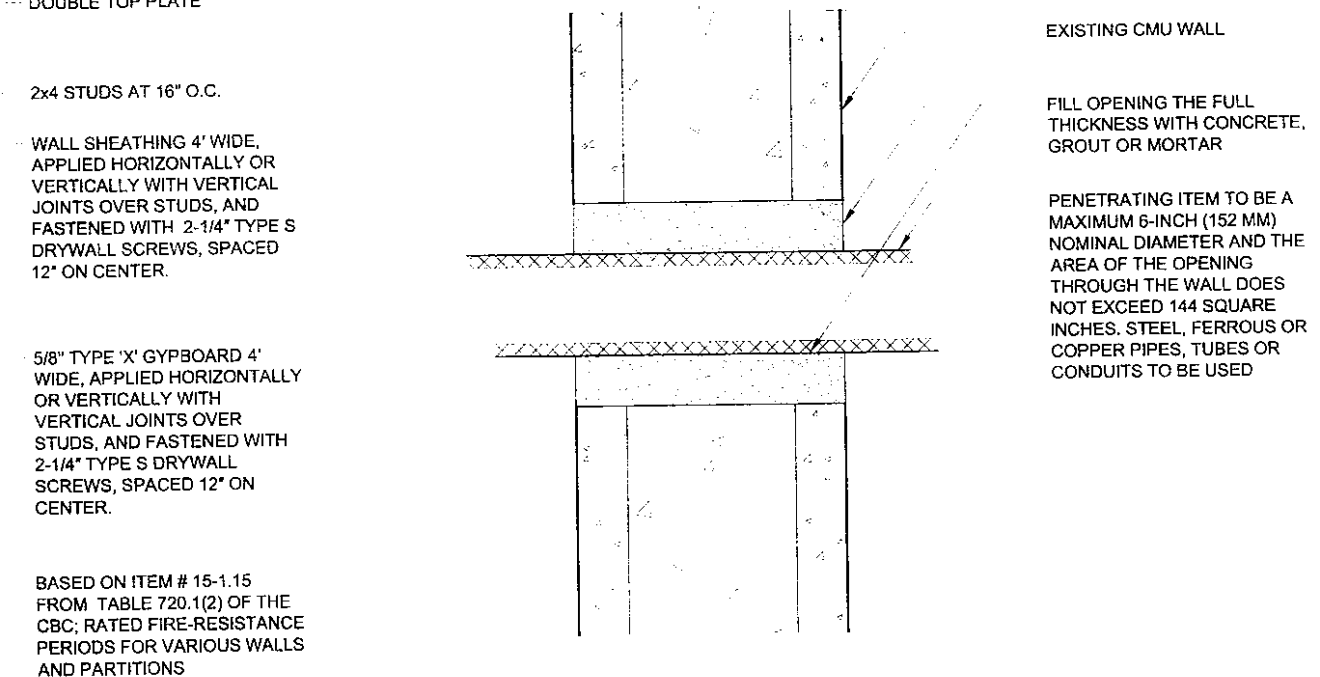
REVISIONS	DATE
PLAN CHECK REVISIONS	8/23/13
PLANNING UPDATES	8/29/13
PLAN CHECK REVISIONS	11/13/13
PLAN CHECK REVISIONS	12/10/13
REVISIONS PER CLIENT	1/31/14
REVISIONS PER CLIENT 2	5/23/14

ARCHITECTURAL
FLOOR PLAN
Scale: 1/4" = 1'-0"
Drawn By: DD
Job: 1328

A2.1
6/21/2013



1 HOUR FIRE WALL CONSTRUCTION
SCALE: 3/4" = 1'-0"



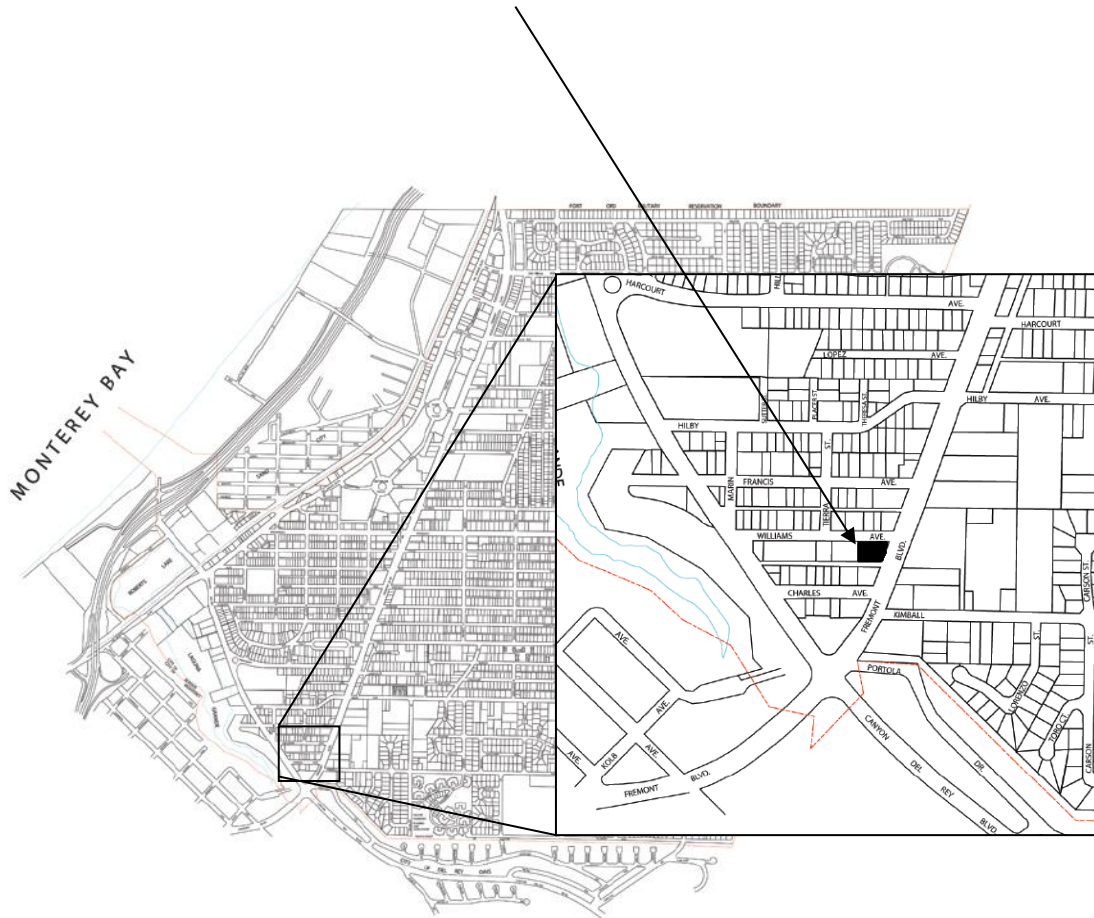
2 ACCESSIBLE URINAL
SCALE: 1/2" = 1'-0"

3 FIRE PENETRATION DETAIL
SCALE: 3/4" = 1'-0"

WALL TYPE CALLOUTS & LEGEND
2
STUD SIZES-NOMINAL (ACTUAL)-
2: 2 x (1 1/2" x)
4: 4 x (1 1/2" x 3 1/2")
6: 6 x (1 1/2" x 5 1/2")
8: 8 x (1 1/2" x 7 1/2")
10: 10 x (1 1/2" x 9 1/2")
C: EXISTING CMU WALL
E: NOT USED
IN: EXISTING WOOD FRAMED WALL
2" x 4" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE, INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD AND SHEATHING, RESPECTIVELY, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2-1/4" TYPE S DRYWALL SCREWS, SPACED 12" ON CENTER. CAVITY TO BE FILLED WITH 3-1/2" MINERAL WOOL INSULATION. SEE DETAIL 4 THIS SHEET
(ITEM # 15-1.15 FROM TABLE 720.1(2) OF THE CBC, RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS)

Location Map

Project Site: 1123 Fremont Boulevard

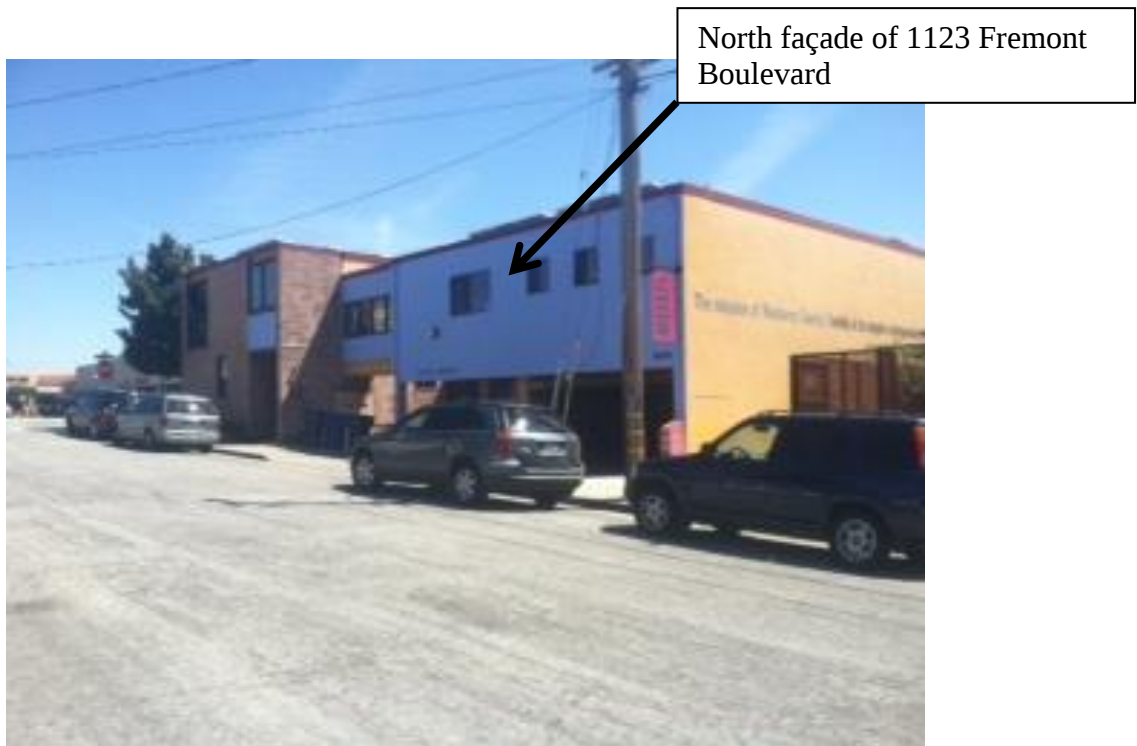




View of front façade of project site from Fremont Boulevard



View of the Monterey Weekly Offices from Francis Avenue



North façade of 1123 Fremont
Boulevard

View of the north façade of 1123 Fremont Boulevard as seen from Williams Avenue



View of parking area under 1123 Fremont Boulevard



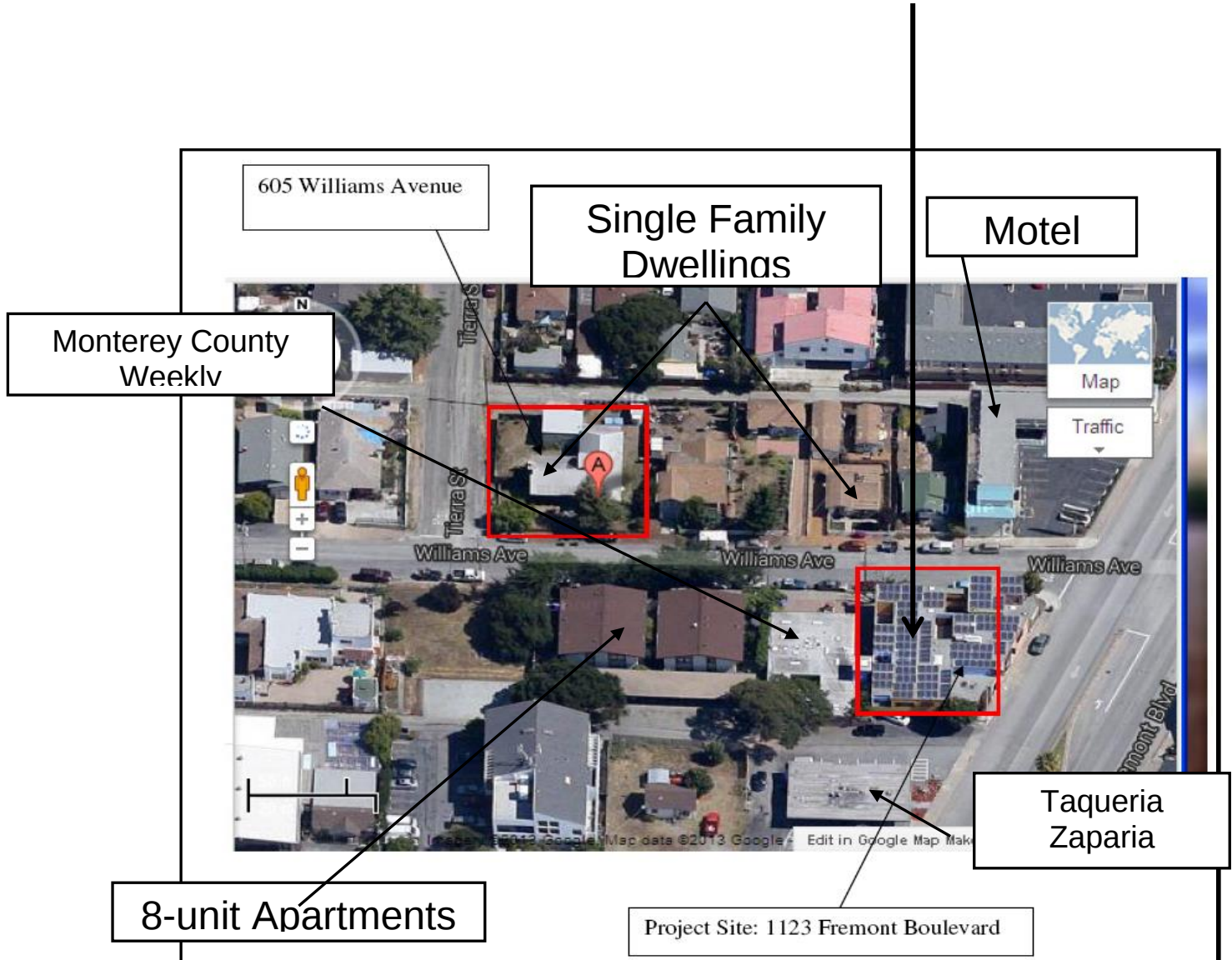
View of public alley bordering the southern property line
as seen from Fremont Boulevard



View of Williams Avenue looking west from the southwest corner of Fremont Boulevard
and Williams Avenue

Aerial Photo of Project Vicinity

Project Location: 1123 Fremont Boulevard



PROJECT DESCRIPTION: Modification of existing Use Permit for The Press Club
1123 Fremont Blvd.
Seaside
March 27, 2015

On September 17, 2013, the city of Seaside approved the Use Permit for The Press Club/The Etc. at 1123 Fremont Blvd, No. UP-13-14

This Use Permit included: Approval of café/coffee house with the on-sale of beer and wine and evening entertainment (type 41 ABC license). The existing Use Permit also includes live music or dancing that may occur as part of the keynote speaker providing the lecture/talk, with all acoustic music instruments only.

The approval recognized that the inclusion of entertainment events provides an entertainment venue to attract visitors to the city, to serve Seaside city residents, bringing cultural events and attractions to the city of Seaside.

PROPOSED

The proposed project, to enable amplified live music, will not result in the increase of floor area or an increase in intensity of parking for the area. The occupancy will not increase from the existing Occupancy Permit's existing use. The interior of the building is enclosed with double-pane, insulated glass storefront windows that are directed towards the east, away from the residential neighborhood to the west. Under the proposed modification to include amplified live music, it is my understanding that City staff would monitor the noise level and hours of operation as a condition of approval. Understanding that the project site abuts a residential neighborhood, the noise level would be monitored to achieve a decibel level on average no greater than 65 db measured from the exterior of the building. The Press Club staff will work closely with scheduled artists and performers to ensure we can adhere to this general standard, and maintain our great relations with the residential community in our vicinity.

This application would not modify the hours of operation for The Press Club (currently allowed 6am to midnight in the existing Use Permit).

No modification to the interior space will be made associated with this application.

Submitted by Bradley Zeve, property owner
831-601-5678

On-Street Parking Vicinity Map





Photo 1 – Nationally syndicated editorial cartoonist Dan Perkins speaking in February at The Press Club, with Bradley Zeve.



Photo 2 – January 28 - Arts Habitat's Julianne Burton-Carvajal and John Sanders from NPS on the art of presenting history



Photo 3 – Community Foundation for Monterey County grant reception – The Press Club in February where 101 local nonprofits got MC Gives! checks



Photo 4 – Rob Klevan and the Studio Jazz Ensemble setting up during the week of the Monterey Jazz Festival’s Next Gen performances in March.

RECEIVED
CITY OF SEASIDE

11 4 2015

RESOURCE MANAGEMENT
SERVICES

To the Planning Commission,

I am writing in support of The Press Club in their application for a permit for amplified music. Since The Press Club has been open, it has been a source of new business to our neighborhood on Fremont Boulevard and we look forward to this business growing. The opportunity for The Press Club to hold safe, artistic community events in Seaside is something we encourage. Our neighbors there are uniquely qualified to manage such events, and we look forward to a bright future with them so close by.

Taqueria Zarape
1107 Fremont BLVD
Seaside. CA 93955

[Handwritten signature]

From: Sharon Coggin <SCoggin@mbayaq.org>
To: "rmedina@ci.seaside.ca.us" <rmedina@ci.seaside.ca.us>
CC: Sharon Coggin <SCoggin@mbayaq.org>
Date: 4/10/2015 8:16 AM
Subject: FW: Press Club letter of support

Dear Sirs and Madams,

Over the past year, as The Press Club has grown, we have noticed an upward trend in visitors to the neighborhood, and their regular artistic events have been a welcome addition to our community. The staff and management of The Press Club are well-equipped for the growth of their business and we are glad to have them nearby as their growth continues. Amplified music and conscientious, well-crafted events will only help, and we support their application for this permit.

Thank you,
Sharon and Bill Coggin
4496 Seascape Court
Seaside, CA 93955

RECEIVED
CITY OF SEASIDE
APR 10 2015
RESOURCE MANAGEMENT
SERVICES

Linda Woody
1821 Soto St
Seaside, CA 93955

To the members of the Seaside City Council:

I have lived in the city of Seaside since 1973. I have always enjoyed the many family-friendly events that the City presents. I take pride in living in a city that puts such a commitment on providing fun and safe events for all of its residents. As a mother now raising my children in the city in which I grew up, there is no shortage of things to do as a family. However, as an adult I see nightlife as a possible area of improvement.

Since the opening of The Press Club I have attended several events there that were both entertaining and informative. The venue is quite unique to other businesses I've seen. I believe the addition of amplified music would be a welcomed improvement and would capture some of the business that currently goes to Monterey. As a long time Seaside resident I am excited at the prospect of being able to have a place in my own city to attend more live music shows. I support The Press Club's request to add amplified music to their use permit.

Sincerely,

Linda Woody
Seaside Resident

RECEIVED
CITY OF SEASIDE
APR 10 2015
RESOURCE MANAGEMENT
SERVICES