A G E N D A

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

MEETING
Conference Room
440 Harcourt Avenue
Wednesday, February 14, 2018
10:00 AM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. Roll Call Water Allocation Committee

Gloria Stearns, Economic Development Manager
Kurt Overmeyer, Economic Development Manager
Rick Medina, Senior Planner

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. BUSINESS ITEMS

A. REQUEST FOR AN ALLOCATION OF 0.239AF OF WATER (WAC 18-01) JUAN ROBLES MARTINEZ, APPLICANT, IS REQUESTING 0.239 ACRE-FEET OF WATER FOR THE EXPANSION OF THE LATINO TAQUERIA INTO THE ADJOINING SPACE PREVIOUSLY OCCUPIED BY THE LATINO MARKET LOCATED AT 1022 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT

PURPOSE:
In accordance with Ordinance 892 the applicant requests additional water for a 1,833 square foot expansion of an existing taqueria.

RECOMMENDATION:
It is recommended that the Water Allocation Committee approve a water allocation of 0.239 AF for the expansion of the Latino Taqueria into the adjoining space previously occupied by the Latino Market located at 1022 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

6. STAFF COMMUNICATION

7. ADJOURNMENT

Next Regularly Scheduled Meeting:

Seaside City Hall

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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: Water Allocation Committee

BY: Bob Larsen

DATE: February 14, 2018

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.239AF OF WATER (WAC 18-01) JUAN ROBLES MARTINEZ, APPLICANT, IS REQUESTING 0.239 ACRE-FEET OF WATER FOR THE EXPANSION OF THE LATINO TAQUERIA INTO THE ADJOINING SPACE PREVIOUSLY OCCUPIED BY THE LATINO MARKET LOCATED AT 1022 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT**

PURPOSE

In accordance with Ordinance 892 the applicant requests additional water for a 1,833 square foot expansion of an existing taqueria.

RECOMMENDATION

It is recommended that the Water Allocation Committee approve a water allocation of 0.239 AF for the expansion of the Latino Taqueria into the adjoining space previously occupied by the Latino Market located at 1022 Fremont Boulevard. Conditions of approval are provided as Attachment 1 to the staff report for this item.

BACKGROUND

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

Proposed Use:	Group 2 – Taqueria	1,833 sq. ft. x 0.0002 = 0.376 AF
Previous Credit:	Group 1 – Retail Market	1,833 sq. ft. x 0.00007 = 0.128 AF

Amount Needed = 0.239 AF

STAFF ANALYSIS

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

Commercial Project Criteria	Determination	Points Received
Revenue Generation Up to $5,000 = 1 point $5,001-$10,000 = 3 points $10,001-$15,000 = 5 points $15,001 or more = 7 points	Total: $1,400 City's Share Property Tax Revenue 0.18% of $500,000 = $900.00 City's Share of Sales Tax Revenue 1% of $50,000.00 $= $500	1
Jobs Creation 1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points	The applicant will employ 2 full time employees.	5
Projects on Major Thoroughfares All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located on Broadway Avenue.	5
Removal of Blight Occupied Bldg, remodel existing structure = 1 pt	The new business will remodel a vacant commercial structure.	3

Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts		
Business Retention Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.	If water is not granted, the applicant will likely close the existing taqueria and both spaces will be vacant. The project will qualify to receive 7 points.	7
Total		**21**

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 21 points. City staff recommends that 0.239 AF be allocated to the expansion of the Latino Taqueria into the space previously occupied by the Latino Market located at 1022 Broadway Avenue per the conditions of approval provided as Attachment 1.

FISCAL IMPACT

ATTACHMENTS

1.

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

Conditions of Approval
File No. WAC-18-01
February 14, 2018

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Latino Taqueria" stamped as received on "October 30, 2017".

Standard:

2. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.

3. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.

4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

6. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.

7. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

8. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WAC-18-01

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

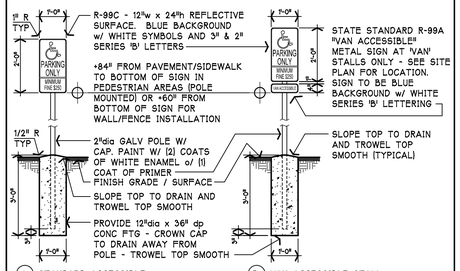
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

_____ _____

Applicant's Signature Date

_____ _____

Property Owner's Signature Date

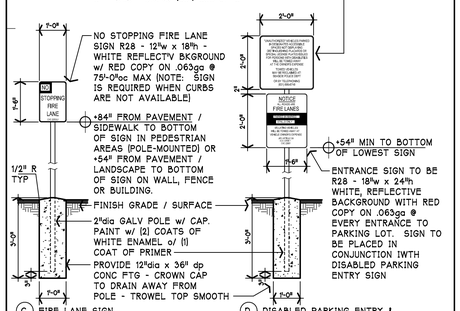


A STANDARD ACCESSIBLE STALL

B VAN ACCESSIBLE STALL

- R-99C - 12"w x 24"h REFLECTIVE SURFACE. BLUE BACKGROUND w/ WHITE SYMBOLS AND 3" & 2" SERIES 'B' LETTERS
- •84" FROM PAVEMENT/SIDEWALK TO BOTTOM OF SIGN IN PEDESTRIAN AREAS (POLE MOUNTED) OR •60" FROM BOTTOM OF SIGN FOR WALL/FENCE INSTALLATION
- STATE STANDARD R-99A "VAN ACCESSIBLE" METAL SIGN AT 'VAN' STALLS ONLY - SEE SITE PLAN FOR LOCATION. SIGN TO BE BLUE BACKGROUND w/ WHITE SERIES 'B' LETTERING
- SLOPE TOP TO DRAIN AND TROWEL TOP SMOOTH [TYPICAL]

METAL SIGN - 374 sq in (MIN) w/ BLACK LETTERING ON WHITE BACKGROUND (OPTION: BLUE LETTERING ON WHITE BACKGROUND), READING: "UNAUTHORIZED" VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: SEASIDE POLICE DEPT OR BY TELEPHONING (831) 899-6748



C FIRE LANE SIGN

- NO STOPPING FIRE LANE SIGN R28 - 12"w x 18"h - WHITE REFLECTVY BKGROUND w/ RED COPY ON .063ga @ 75'-0"oc MAX (NOTE: SIGN IS REQUIRED WHEN CURBS ARE NOT AVAILABLE)
- •84" FROM PAVEMENT / SIDEWALK TO BOTTOM OF SIGN IN PEDESTRIAN AREAS (POLE-MOUNTED) OR •54" FROM PAVEMENT / LANDSCAPE TO BOTTOM OF SIGN ON WALL, FENCE OR BUILDING.
- FINISH GRADE / SURFACE
- 2"dia GALV POLE w/ CAP. PAINT w/ (2) COATS OF WHITE ENAMEL o/ (1) COAT OF PRIMER
- PROVIDE 12"dia x 36" dp CONC FTG - CROWN CAP TO DRAIN AWAY FROM POLE - TROWEL TOP SMOOTH

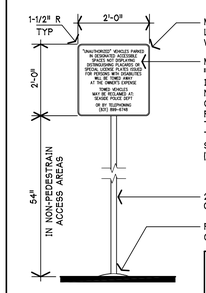
D DISABLED PARKING ENTRY & NOTICE ALL ROADS ARE FIRE LANES ENTRANCE SIGNS

- •54" MIN TO BOTTOM OF LOWEST SIGN
- ENTRANCE SIGN TO BE R28 - 18"w x 24"h WHITE, REFLECTIVE BACKGROUND WITH RED COPY ON .063ga @ EVERY ENTRANCE TO PARKING LOT. SIGN TO BE PLACED IN CONJUNCTION IWTH DISABLED PARKING ENTRY SIGN

GENERAL SIGN NOTE:
1. VERIFY ALL WORDING AND CONFIGURATION OF SIGNAGE WITH GOVERNING JURISDICTIONS FIRE AND PUBLIC WORKS DEPARTMENTS PRIOR TO INSTALLATION.

Miscellaneous Site Signage

3/8" = 1'-0" | ACC SITE SIGN | 18

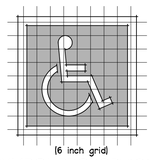


- METAL SIGN - 374 sq in (MIN) w/ BLACK LETTERING ON WHITE BACKGROUND (OPTION: WHITE LETTERING ON BLUE BACKGROUND)
- MIN 1" LETTERING STATING : "UNAUTHORIZED" VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: SEASIDE POLICE DEPT OR BY TELEPHONING (831) 899-6748.
- 2"dia GALV POLE w/ CAP. PAINT w/ (2) COATS OF WHITE ENAMEL o/ (1) COAT OF PRIMER
- PROVIDE 12"dia x 24"dp CONC FTG - CROWN CAP TO DRAIN AWAY FROM POLE

NOTE:
PROVIDE SIGN AS SHOWN AT MAIN PROPERTY ENTRY/ENTRIES. LOCATE SIGN 24" MAX FROM FACE OF CURB TO CENTER LINE OF POST.

Tow-Away Entrance Sign

1/2" = 1'-0" | TOW SIGN | 19



(6 inch grid)

SYMBOL PROPORTIONS

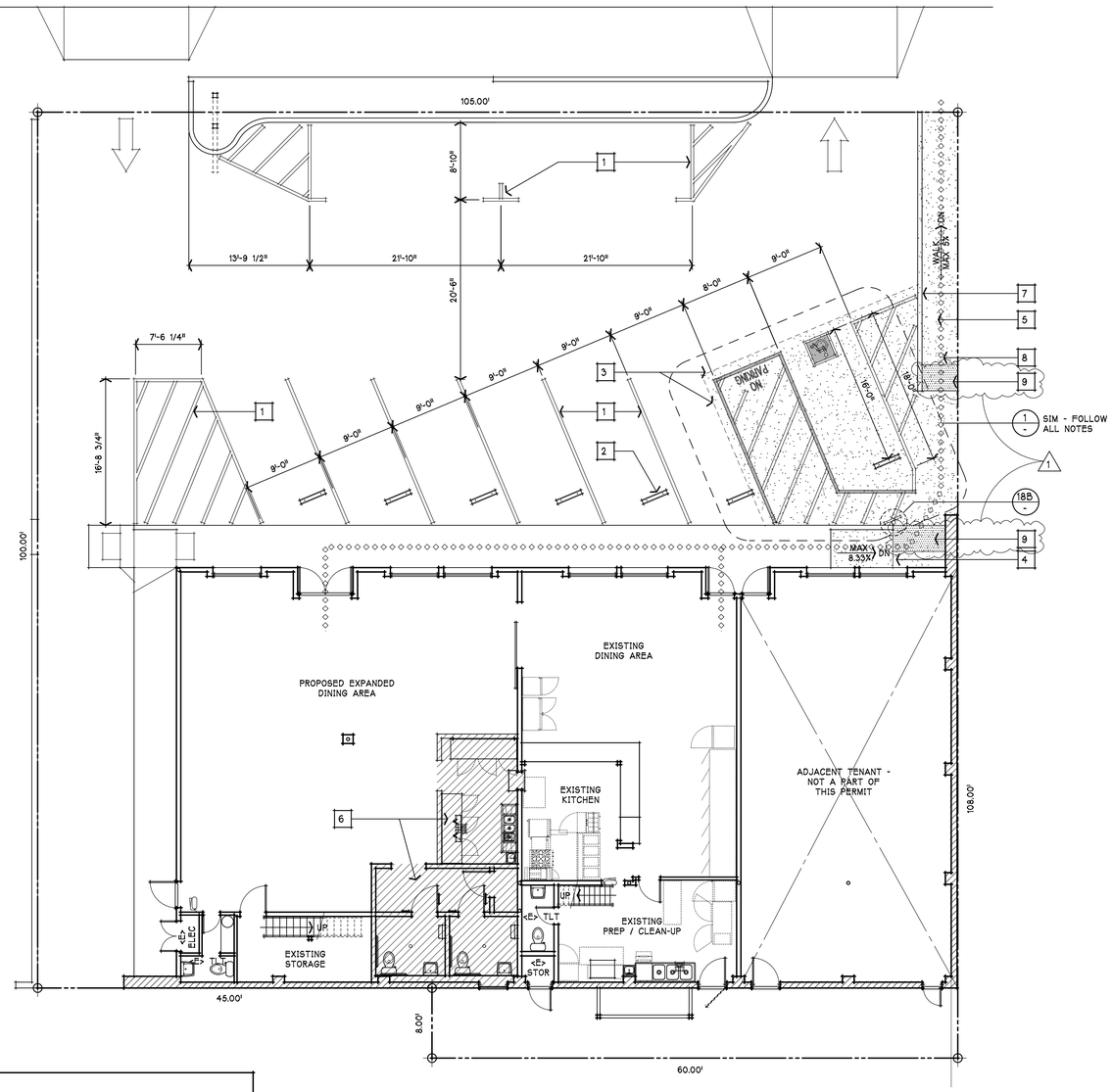
DISPLAY CONDITIONS

1. MINIMUM 6"x6" DECAL TO BE LOCATED BY THE PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT AT END OF ACCESSIBLE PARKING STALL(S), VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
3. CENTER OF SYMBOL AT THE ENTRANCE TO THE PARKING STALL.
4. EMBLEM MUST BE LOCATED IN THE STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE STALL.
5. BACKGROUND TO BE BLUE; WHEELCHAIR SYMBOL TO BE WHITE.
6. USE (2) COATS OF 'TRAFFIC LINE' PAINT, UON.
7. PAINT COLORS SHALL BE AS REQUIRED BY THE ACCESSIBILITY REGULATIONS.

International Accessibility Symbol

NO SCALE | ISA-DTL | 20

Broadway Avenue



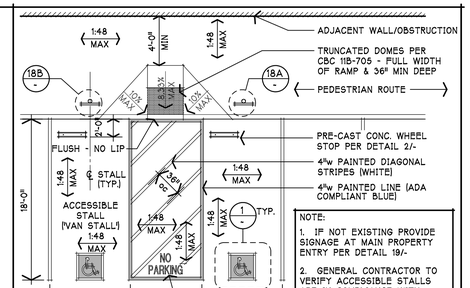
KEYED NOTES

	DESCRIPTION
1	INDICATES (N) 4"w WHITE PAINTED STALL STRIPING PER CITY STANDARDS
2	INDICATES (N) PRE-CAST CONC WHEELSTOPS - SEE DTL 2/-
3	INDICATES (N) CONC ACCESSIBLE PARKING AREA PAD - BEVEL GENTLY TO <E> ASPHALT
4	INDICATES (N) CONC CURB RAMP TO LANDING @ ACCESSIBLE STALL LEVEL
5	INDICATES (N) CONC WALK w/ MAX 5% SLOPE & MAX 2% CROSS SLOPE
6	INDICATES AREA OF (N) CONSTRUCTION - SEE SHEET A2.1
7	INDICATES (N) 6"h CONC CURB
8	INDICATES (N) ACCESSIBLE PATH OF TRAVEL
9	INDICATES (N) ACCESSIBLE 36"dp FULL-WIDTH DETECTABLE WARNING PAD - SEE 20/A2.1

NOTE:
SEE SHEET A1.1 FOR ADDITIONAL KEY NOTES FOR EXISTING CONSTRUCTION/FEATURES TO REMAIN

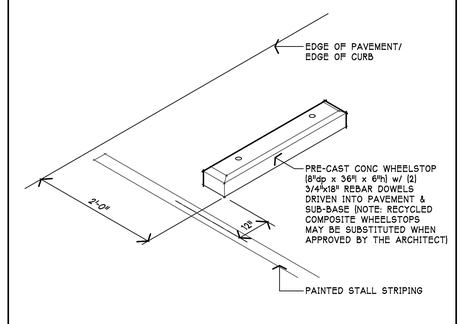
Proposed Floor Plan / Site Plan

1/8"=1'-0" | - | 8



Typical Accessible Parking Stalls

1/8"=1'-0" | AccPrk | 1



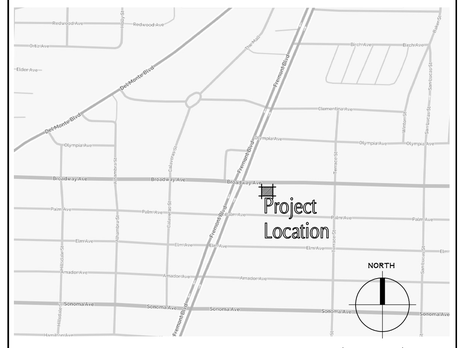
Typical Pre-Cast Wheelstop

1/2"=1'-0" | WHEELSTOP | 2

PROJECT	A PROPOSED ACCESSIBILTY UPGRADE TO AN EXISTING RESTAURANT
PROJECT ADDRESS	1022 BROADWAY AVE, STE 'A' & 'B' SEASIDE, CALIFORNIA 93955
A.P.N.	012-187-027
ZONING	CMX
OCCUPANCY	A-2
CONSTRUCTION TYPE	V-B
TOTAL EXISTING BUILDING	4,987 SF
EXISTING SUITE 'A'	2,038 SF
EXISTING SUITE 'B'	1,479 SF
EXISTING SUITE 'C'	1,470 SF

Project Information

NO SCALE | - | 3



Vicinity Map

NO SCALE | - | 4

Alan T. Hendry Architect
5008 Telegraph Blvd
Marina, CA 93933
V. 559.960.9753
F. 775.261.0287
E. alan@hendryarch.com
W. www.hendryarch.com

SUBMITTALS / REVISIONS

1 PLAN CHECK 12/04/17

LICENSED ARCHITECT ALAN T. HENDRY No. C 19,838 APRIL 30, 2019 STATE OF CALIFORNIA

WET STAMP

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An Accessibility Upgrade and Remodel for

LATINO TAQUERIA

1022 Broadway Avenue, Ste 'A' & 'B'
Seaside, California 93955
APN : 012-187-027

DRAWN BY: Alan T. Hendry
DATE: 10/24/17
SCALE: AS NOTED
JOB NUMBER: 17110
SHEET: A1.2

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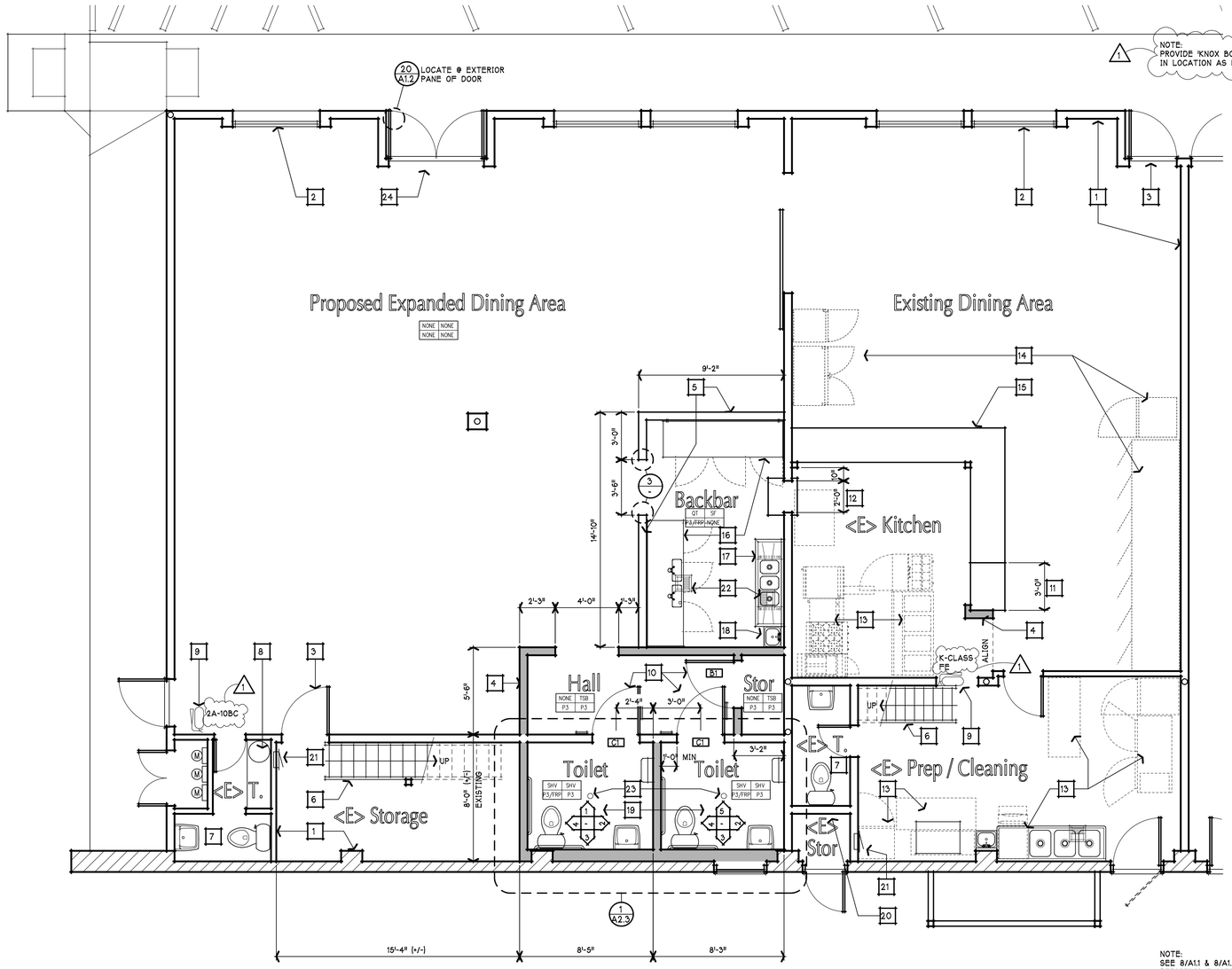
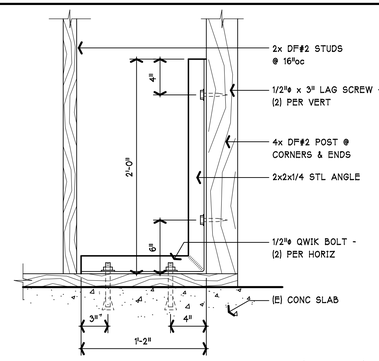


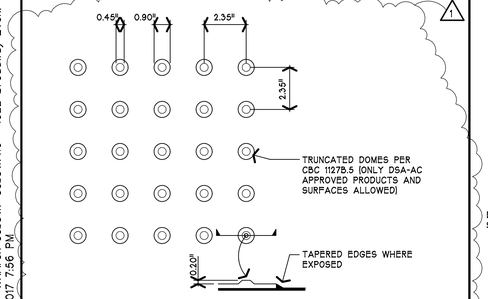
KEYED NOTES

	DESCRIPTION
1	INDICATES <E> WALLS TO REMAIN - PROTECT FROM DAMAGE
2	INDICATES <E> WINDOWS TO REMAIN - PROTECT FROM DAMAGE
3	INDICATES <E> DOORS TO REMAIN - NO WORK EXCEPT AS NOTED
4	INDICATES (N) 2x6 DF#2 STUDS @ 16"oc w/ 5/8" GYPBD EA SIDE
5	INDICATES (N) 2x6 DF#2 PARTIAL HEIGHT WALL TO +5'-0" w/ WD CAP
6	INDICATES <E> STORAGE ACCESS STAIRS - NO WORK
7	INDICATES <E> NON-ACCESSIBLE PLUMBING FIXTURES TO REMAIN - NO WORK
8	INDICATES <E> WATER HEATER TO REMAIN - NO WORK
9	INDICATES <E> SURFACE-MOUNTED FIRE EXTINGUISHER TO REMAIN
10	INDICATES (N) DOORS - SEE 'DOOR SCHEDULE' @ SHEET A2.2
11	INDICATES <E> PAYMENT COUNTER RE-CONFIGURED TO MAX +34" TO TOP SURFACE
12	INDICATES (N) +42" PASS-THROUGH COUNTER w/ SMOOTH, CLEANABLE SURFACE
13	INDICATES <E> KITCHEN EQUIPMENT TO REMAIN (NO WORK)
14	INDICATES RELOCATED <E> BEVERAGE COOLERS - SEE SHT P2.1
15	INDICATES <E> +42" GRANITE COUNTER TO REMAIN - NO WORK
16	INDICATES (N) BEVERAGE COOLERS/DISPENSERS - SEE SHT P2.1
17	INDICATES (N) 3-COMPARTMENT BAR SINK - SEE SHT P2.1
18	INDICATES (N) HAND WASH SINK - SEE SHT P2.1
19	SEE NOTED DETAIL FOR (N) PLUMBING FIXTURES & TOILET ROOM ACCESSORIES
20	RELOCATE <E> TEL BKBD TO THIS LOCATION - VERIFY REQ'MTS w/ PHONE COMPANY
21	INDICATES <E> ELECTRICAL PANEL TO REMAIN - SEE ELEC DRWGS
22	INDICATES (N) FLOOR SINKS - SEE SHT P2.1
23	INDICATES (N) FLOOR DRAIN - SEE SHT P2.1
24	INDICATES (N) SIGN ABV DR: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". FABRICATE SIGN USING 1"h LETTERING THAT CONTRASTS w/ IT'S BKGROUND.

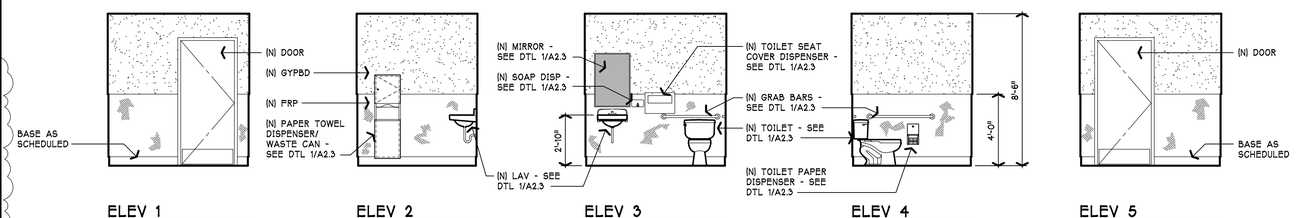
Proposed Floor Plan — 1/4"=1'-0" — 7



Partial Height Wall End Framing — 1-1/2"=1'-0" — 3



Truncated Domes — 3"=1'-0" — 20



NOTE: SEE DETAIL 8/A2.3 FOR ACCESSIBLE MOUNTING HEIGHTS

Toilet Interior Elevations — 1/4"=1'-0" — 8

Alan T. Hendry Architect
5008 Telegraph Blvd
Marina, CA 93933
V. 559.960.9753
F. 775.261.0287
E. alan@hendryarch.com
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