



A G E N D A

CITY OF SEASIDE
ZONING
ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, February 12, 2018
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

5. **BUSINESS ITEMS**

- A. **MINOR USE PERMIT APPLICATION NO. MUP-18-02: STEFAN GEORIS, PROPERTY OWNER, AND CINDY CHEN, APPLICANT, ARE REQUESTING MINOR USE PERMIT APPROVAL TO ESTABLISH A THERAPEUTIC MASSAGE BUSINESS WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 704 BROADWAY AVENUE (APN# 011-292-020) IN THE MIXED USE (MX) ZONING DISTRICT WITHIN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT CLASS1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

PURPOSE: In accordance with Section B.1.2.3 of the development standards for the West Broadway Urban Village Specific Plan, the applicant, Cindy Chen, is requesting approval of a Minor Use Permit to establish a therapeutic massage business within an existing commercial building 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-18-02, subject to the conditions of approval in the Draft Resolution provided as Attachment 1 to the staff report.

B. MINOR USE PERMIT APPLICATION NO. MUP-17-14: KAY BIRTOLA, PROPERTY OWNER, AND ANDREW GOGLIUCCI, ARE REQUESTING DESIGN APPROVAL FOR FACADE TREATMENT FOR THE APPROVAL OF A CANNABIS MANUFACTURING LICENSE LOCATED AT 755 BROADWAY AVENUE IN THE MX (MIXED USE) ZONING DISTRICT (APN# 011-558-006). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: In accordance with the approval of Minor Use Permit Application No. MUP-17-14, applicant is seeking final approval of the façade renovations to the existing commercial building located at 755 Broadway Avenue.

RECOMMENDATION: Staff recommends approval of the exterior dry stack stone, exterior colors and fencing at the rear of the site per the conditions of approval provided as Attachment 1 to the staff report.

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
Special
None Currently Scheduled

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

**ZONING ADMINISTRATOR
RESOLUTION No. 18-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-18-02 TO ALLOW FOR THE ESTABLISHMENT OF A THERAPEUTIC MASSAGE BUSINESS LOCATED AT 704-C BROADWAY AVENUE (APN 011-292-020).

WHEREAS, Stefan Georis, Property Owner, and Cindy Chen, applicant, have applied for a Minor Use Permit to establish a therapeutic located at 704-C 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 February 12, 2017; 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-16-02:

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 commercial building is required to provide a minimum of six (6) parking spaces (one space per 500 sq. ft.). The project site will provide eight parking spaces at the rear of the site and four on-street parking space on Alhambra Street directly on the west 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.

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 off-street parking area at the rear of the site. A security bell will be located at the rear entry in order for the rear entry door to be accessible during business hours

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 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 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 utilities and off and on-street parking.

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-18-02 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 "Cindy Chen" stamped as Received on January 24, 2018 (Attachment 1 - Exhibit "A") and approved on February 12, 2018,

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. The off-street parking area to the rear of the site shall be designated as a loading zone.
5. The operation of the 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 2016 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 2016 California Fire Code for the issuance of a Certificate of Occupancy.

Standard:

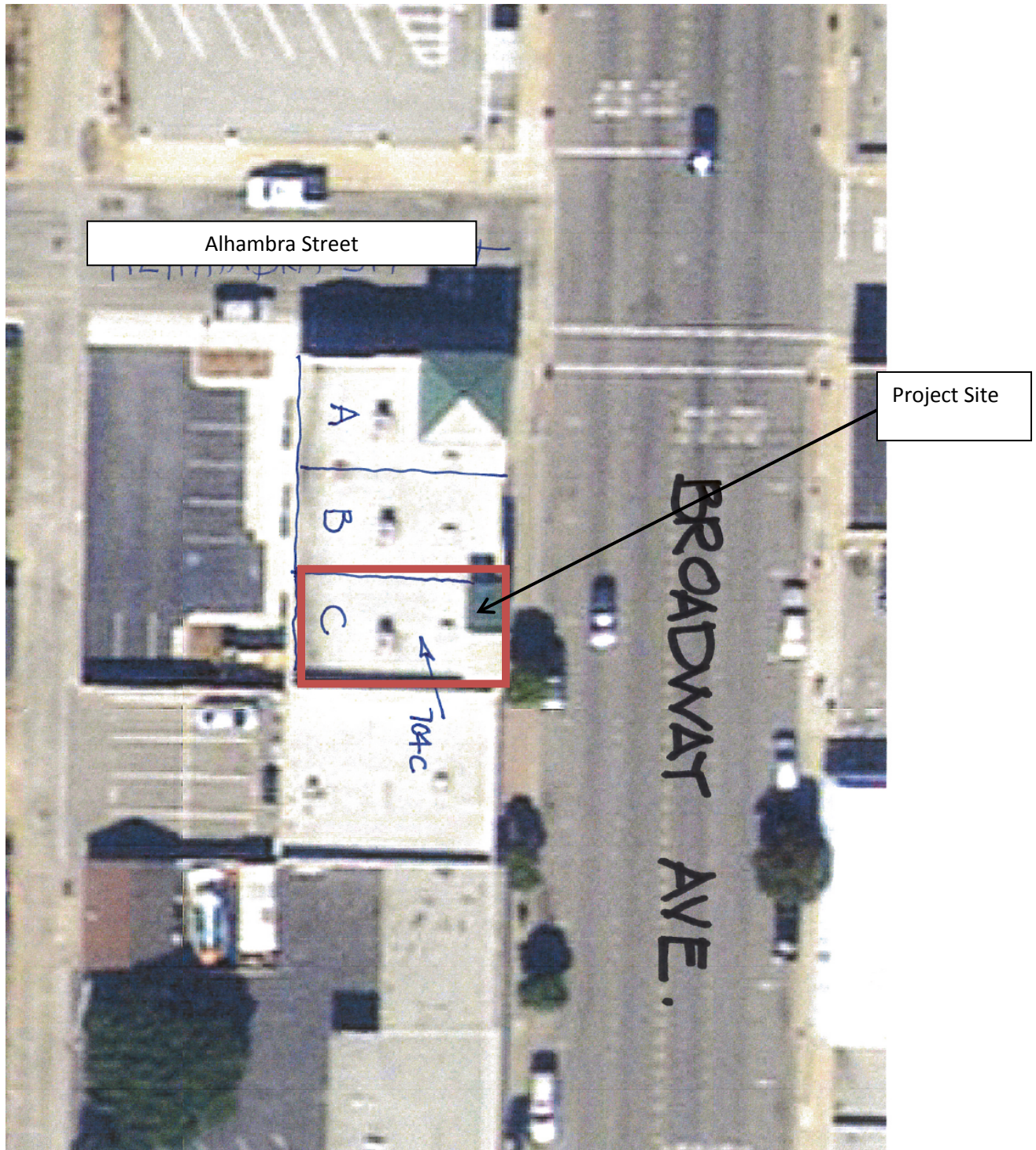
1. The Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or 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 12th day of February, 2018.

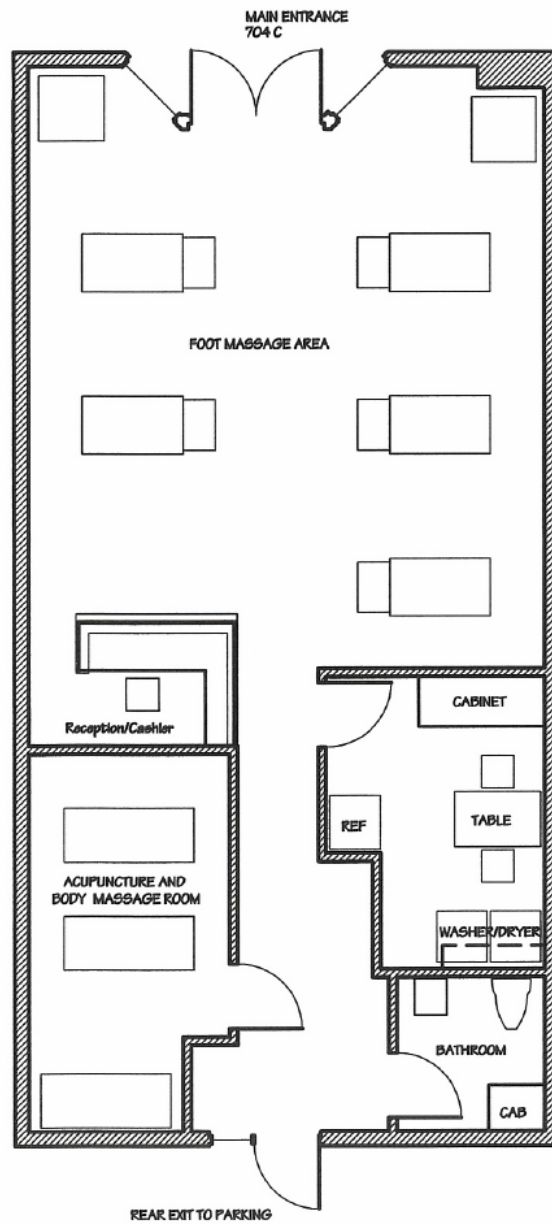
Rick Medina,
Acting Zoning Administrator

Site plan



Floor Plan

BROADWAY AVENUE



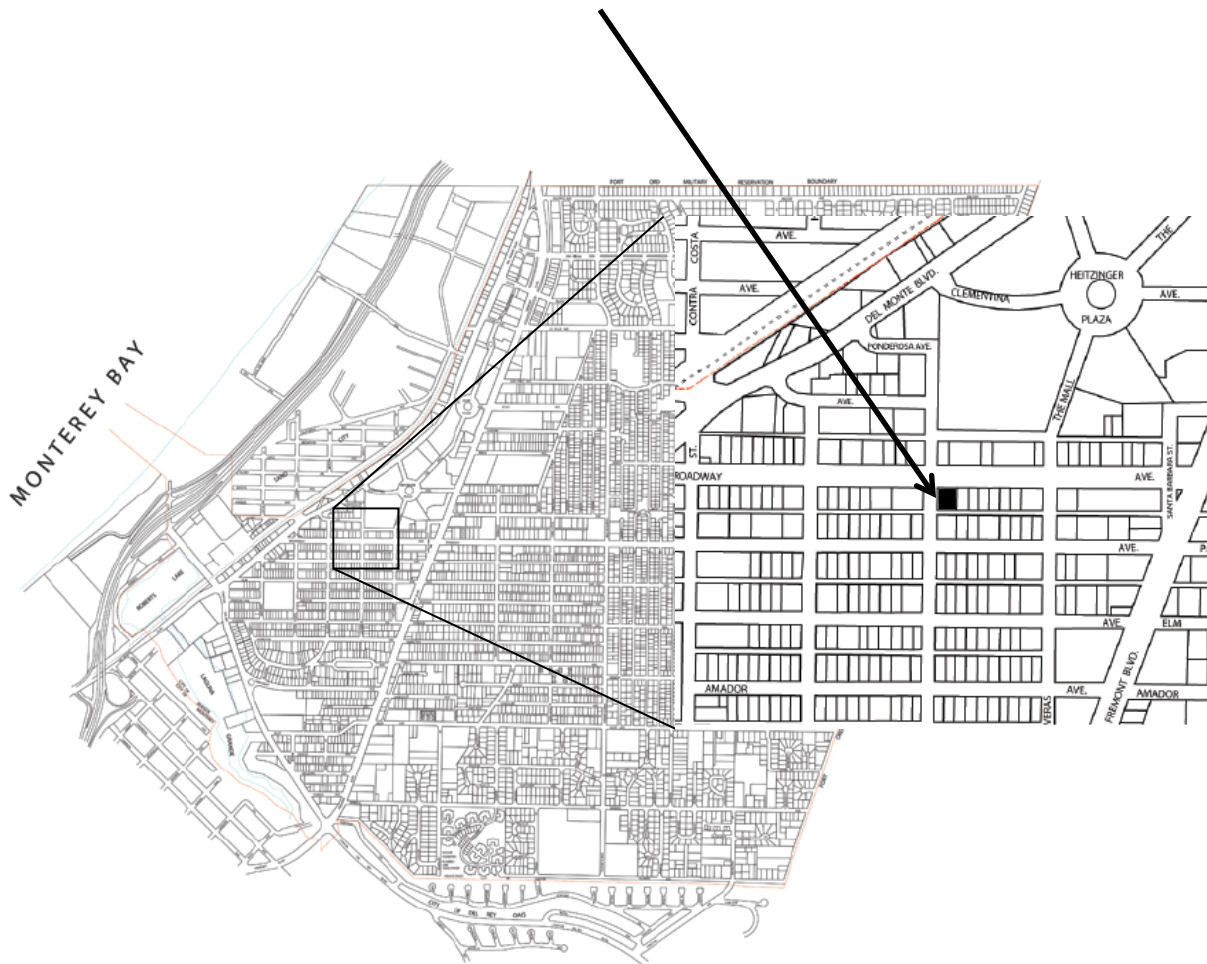
Front Facade



Attachment 2

Location Mao

704-C Broadway Avenue



Attachment 3



View of Front Façade



View of Rear façade and parking lot

RESOLUTION NO. 18-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A MINOR USE PERMIT TO ALLOW A MANUFACTURE CANNABIS FACILITY WITH TRANSPORTATION/DISTRIBUTION/ASEMBLY LOCATED AT 755 BROADWAY AVENUE (APN# 011-558-006) IN THE MX (MIXED USE) ZONING DISTRICT.

WHEREAS, Kay Birtola, property owner and Andrew Gogliucci, applicant, have applied for a Minor Use Permit for:

- A. The establishment of a Manufacture Cannabis facility with Transportation/Distribution/Assembly.

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 a special public meeting held on January 22, 2018; and

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

- a) The proposed development will consist of converting an existing commercial building into a cannabis manufacture facility which will not require any exterior alteration to the site or change in intensity of the site without creating any significant environmental impact on the community and neighboring properties.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No. MUP-17-14:

- 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: This project is located within the MX Zoning District in which a Cannabis Manufacture facility may be established with minor use permit approval subject to the manufacture facility being located on the back half of the building.

Evidence: The applicant will provide sufficient security measures to both deter and prevent unauthorized entrance into the facility and eliminate any unauthorized loitering inside and outside of the facility.

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

Seaside General Plan Conformance

Evidence: *The site is designated as by the 2004 Seaside General Plan. Per the General Plan Land Use Element, the site is designated as West Broadway Urban Village Specific Plan. The following Goals and Policies would apply:*

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, and play.

Land Use Element Policy LU-1.1: The proposed use would serve to implement and diversify the land uses within the West Broadway Urban Village Specific Plan and improve the City's job housing balance.

Land Use Element Policy LU-1.2: The proposed use will serve to provide additional jobs to improve the City's job housing balance.

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

Land Use Element Policy LU-1.3: The cannabis manufacture facility will serve to establish a regional commodity within the City of Seaside that will provide a substantial investment within the community that will serve to improve the character of the West Broadway Specific Plan area and attract customers both from the Monterrey Bay area and tourists.

Land Use Element Goal LU-2: Revitalize existing commercial areas

Element Policy –LU-2.1: The proposed project will serve to revitalize an existing commercial area of the community that is targeted as a specific plan area to provide new jobs and services as the downtown core of the community.

- 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 proposed Cannabis Manufacture facility will meet the economic and jobs/housing needs of the community consistent with the West Broadway Urban Village Specific Plan and improve the overall business character with the infusion of new façade treatments and monetary investment in the infrastructure of the site.*

- 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. The proposed conversion of a retail commercial building to a Cannabis Manufacture facility with interior changes and exterior façade changes conforms to Land Use Element of the Seaside General Plan.*

- 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 site is designated as Mixed Use in the West Broadway Urban Village Specific Plan. The proposed Cannabis Manufacture facility will provide for a community facility that is safe and attractive for a Cannabis land use.*

Evidence: *The proposed conversion of a commercial retail building to a Cannabis Manufacture facility would not be detrimental to the public health, safety and general welfare of the people of the City and surrounding neighborhood, because the proposed use is located on an in-fill site and would help maintain a compact city form consistent with the scale and character of the surrounding commercial neighborhood*

BE IT FURTHER RESOLVED, that the Zoning Administrator approves Minor Use Permit Application No. UP-17-14 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, the permittee shall have the right to operate a Cannabis Manufacture Facility with transportation/distribution/assembly in accordance with the project material stamped “Approved by the City of Seaside on February 12, 2018”. Project material is provided as Exhibit “A”.

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 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.

4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The applicant shall comply with the security measures of the Seaside Police Chief outlined in Chapter 19 of the Seaside Municipal Code prior to receiving to a Certificate of Occupancy.
6. The exterior façade will be improved per plans submitted to and approved by the Zoning Administrator.
7. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
8. 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.
9. 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.
10. 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 use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
11. 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 a special meeting of the Zoning Administrator of the City of Seaside, State of California, on the 12th of February, 2018.

Rick Medina, Zoning Administrator

ATTEST:

Julio Cisneros, Secretary

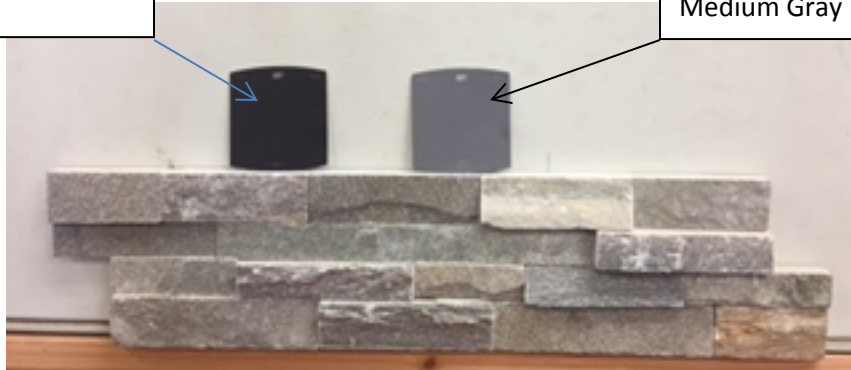
Attachment 1- Exhibit A

Dry Stack Stone Material and Exterior Colors

Black - Wainscot

Exterior Elevation and Upper Façade

Medium Gray



Location Map

Project Site: 755 Broadway Avenue



Google Maps 746 Broadway Ave



Image capture: Sep 2017 © 2018 Google

Seaside, California

Google, Inc.

Street View - Sep 2017

