A G E N D A

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

REGULAR MEETING
Conference Room
440 Harcourt Avenue
Wednesday, March 21, 2018
10:00 AM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. Roll Call Water Allocation Committee

Rick Riedl, City Engineer
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 .25 AF OF WATER (WAC 18-02)

PURPOSE & RECOMMENDATION: In accordance with Ordinance 892, the applicant requests additional water to allow for a café and office at 565 Broadway Avenue.

6. STAFF COMMUNICATION

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
Regular
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: Rick Medina, Senior Planner

DATE: March 21, 2018

SUBJECT: **REQUEST FOR AN ALLOCATION OF .25 AF OF WATER (WAC 18-02) FOR A CAFE' LOCATED AT 565 BROADWAY AVENUE.**

PURPOSE

In accordance with Ordinance 892, the applicant is requesting a water allocation of 0.25 ac. ft. to allow for a café/Coffee/Tea business and office at 565 Broadway Avenue.

RECOMMENDATION

It is recommended that the Water Allocation Committee approve a water allocation of 0.203 AF for a café/Coffee/Tea business and office located at 565 Broadway Avenue.

BACKGROUND

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

Proposed Use:
Group 2 – Café and Office: 569 x 0.00007 (Office) + 1,558 x 0.0002 (Café) = 0.312 ac. ft.

Existing Use (credit) -
Group 1 –Fitness Gym 2,127 x 0.00007 =.0.109 ac. ft

Amount of Water Needed = 0.203 AF

STAFF ANALYSIS

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

project would receive the following points:

Commercial Project Criteria	Determination	Points Received
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: $ XX Income of greater than $15,001 will be generated by the proposed business.	7
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 estimates 2 full time and 2 part time employees. 5 + 1	6
Projects on Major Thoroughfares All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located on Broadway Avenue within the Mixed Use Commercial Zoning District within the West Broadway Urban Village Specific Plan.	5
Removal of Blight Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts	The project will include the remodel of a vacant building. Project will qualify to receive 3 points.	3
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.		N/A
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 0.203AF be allocated to the café and office located at 565 Broadway Avenue per the conditions of approval provided as Attachment 1.

FISCAL IMPACT

There will be no fiscal impact associated with the proposed business.

ATTACHMENTS

1.

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

Conditions of Approval
File No. WAC-18-02
March 21, 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 "New Cafe" stamped as received on "February 23, 2018". 565 Broadway Ave.

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-18-02

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

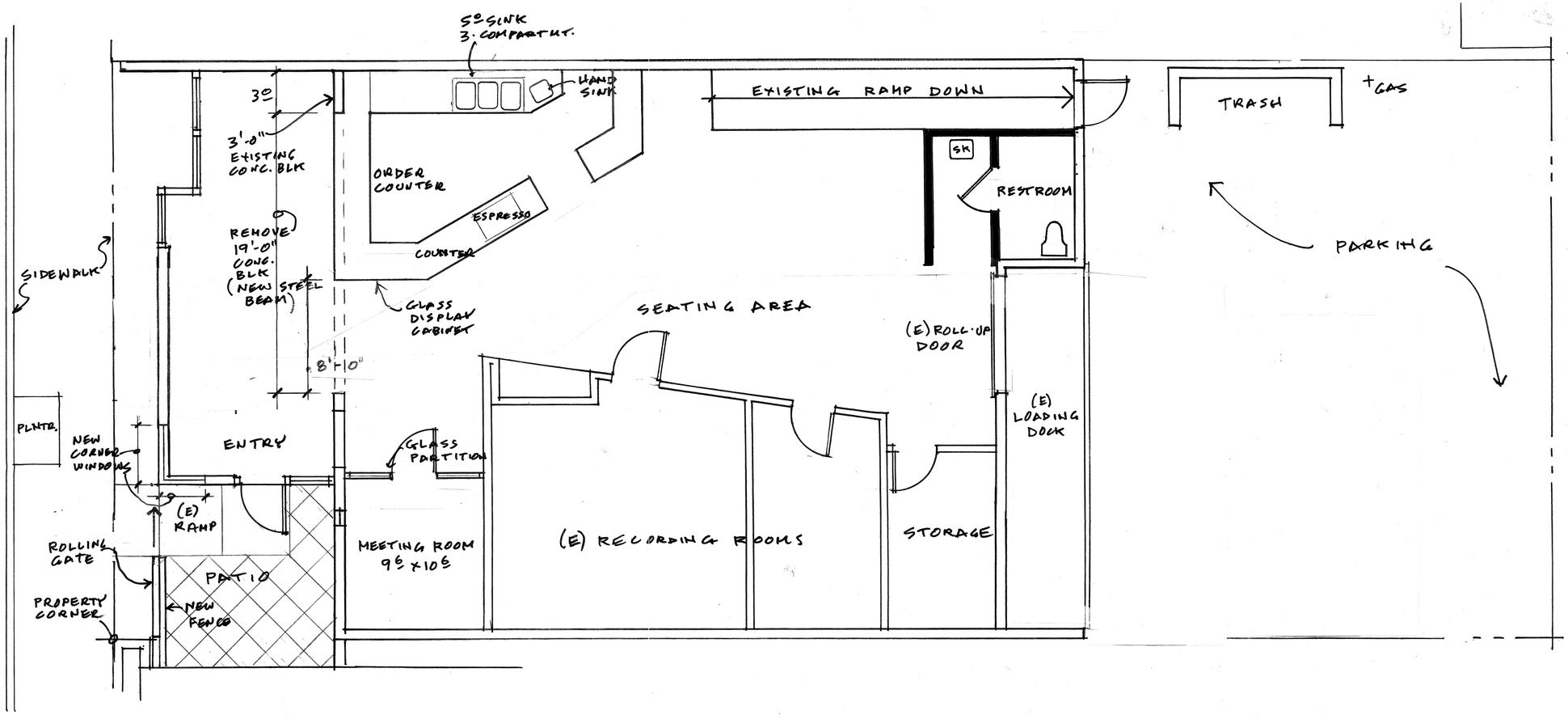
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

_____ _____

Applicant's Signature Date

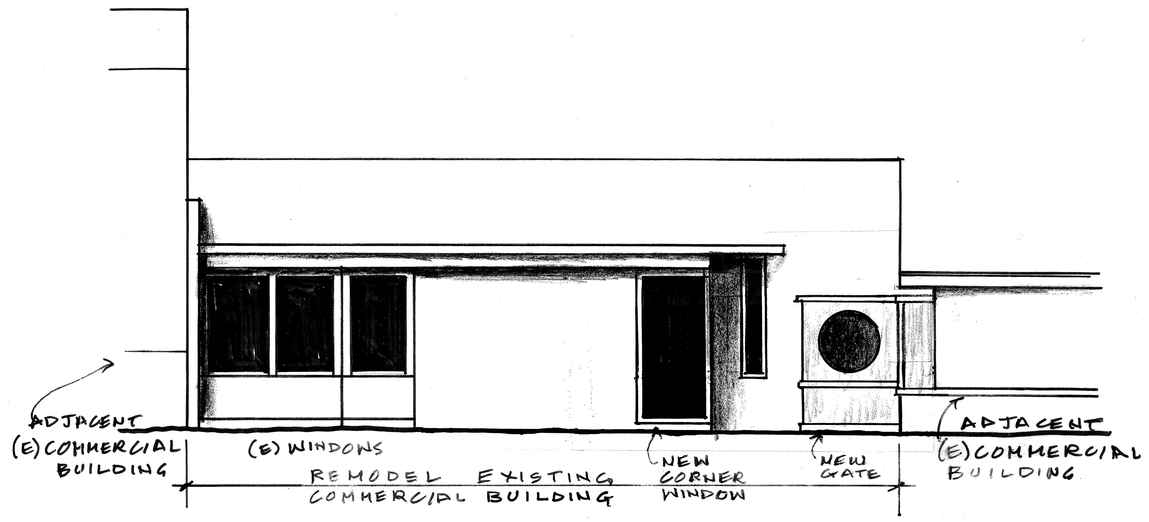
_____ _____

Property Owner's Signature Date



PROPOSED FLOOR PLAN

1/4" = 1'-0"



BROADWAY AVE. ELEVATION

1/4" = 1'-0"

CONVERT EXISTING MARTIAL ARTS STUDIO
NEW CAFE
565 BROADWAY AVE, SEASIDE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

12-12-17

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