



AGENDA

CITY OF SEASIDE
ZONING
ADMINISTRATION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Monday, March 26, 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-18-08: RETIRED MEN'S SOCIAL CLUB, PROPERTY OWNER, AND, KELVIN JOHNSON, APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW FOR AN OUTDOOR BARBECUE FOOD VENDOR LICENSES AT ON MONDAY, WEDNESDAY, AND FRIDAY FROM 10 AM TO 3 PM IN THE CH (HEAVY COMMERCIAL) ZONING DISTRICT LOCATED AT 2087 DEL MONTE BOULEVARD (APN# 011-021-002). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION:

In accordance with Section 17.52.190.D.3, the applicant is seeking a Minor Use Permit to allow a mobile outdoor grill/food preparation unit in the parking lot of the Retired Men's Social Club located at 2087 Del Monte Boulevard..

B. MINOR USE PERMIT APPLICATION NO. MUP-18-07: SAL CARDINALE, PROPERTY OWNER, AND, JUAN MARTINEZ-ROBLES, APPLICANT, ARE REQUESTING THE APPROVAL OF A MINOR USE PERMIT APPLICATION TO ALLOW FOR THE SHARED USE OF AN EXISTING OFF-STREET PARKING LOT BETWEEN DOMINOS PIZZA AND THE LATINO TAQUERIA IN ORDER TO PERMIT THE EXPANSION OF THE LATINO TAQUERIA INTO AN ADJOINING VACANT TENANT SPACE LOCATED AT 1022 BROADWAY AVENUE (APN# 012-182-027). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION: Applicant is requesting Minor Use Permit approval to allow for the shared use of an existing parking lot to allow for the expansion of an existing restaurant located at 1022 Broadway Avenue.

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
Regular
Not 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://cvp.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. ZA-18-XX**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF
SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT
APPLICATION NO. MUP-18-08 TO ALLOW A MOBILE OUTDOOR
GRILL/FOOD PREPARATION UNIT IN THE CH (HEAVY COMMERCIAL)
ZONING DISTRICT LOCATED AT 2087 DEL MONTE BOULEVARD**

WHEREAS, Retired Men's Social Club, property owner, and Kelvin Johnson, applicant, have applied for a Minor Use Permit for the purpose of allowing the placement and operation of a mobile outdoor grill/food preparation unit on the site of the parking lot located at 2087 Del Monte Boulevard; and

WHEREAS, the proposed project requires approval by the Zoning Administrator, 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 that the Zoning Administrator held on February 20, 2018; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

Evidence: The proposed project involves the placement and operation of a mobile outdoor grill/food preparation unit as an ancillary use to the Retired Men's Social Club.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-18-08:

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

Evidence: The proposed project would permit the placement and operation of an outdoor grill/food preparation unit at the west end of the parking lot. The proposed project would be an ancillary use to the existing service club in the CH (Heavy Commercial) zoning district.. The proposed project does not conflict with any applicable provisions of the Zoning Ordinance or Municipal Code; furthermore conditions of project approval will be required to ensure that the project remains in compliance with all City, County, and State requirements.

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

Evidence: The General Plan land use designation for the proposed project site is Regional Commercial (CRG). The purpose of the CRG land use designation is to promote visitor serving commercial opportunities. The proposed project would allow the service club to expand its services and conveniences it provides to the community along a major arterial roadway

3. **The design, location, size and operating characteristics of the proposed activity are compatible with the existing and planned future uses in the vicinity.**

Evidence: The project site is fully developed with an existing service club. The proposed project would not alter the site's existing operating characteristics. All existing and planned future adjacent uses would continue to be commercial in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. The front landscaped area of the site contains adequate underutilized space where the proposed project could be accommodated, making the site suitable for the proposed use. No on-site parking will be altered.

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: Although the project would involve combustible materials and an open grill to prepare food, the proposed project would be separated from the nearest adjacent buildings by paved surfaces. The project as approved and conditioned would ensure that the health, safety, and welfare of the public are protected.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-18-08 subject to the following terms and agreements:

Building:

1. The applicant shall obtain and submit to the Building Official a Certificate of Compliance from the Monterey County Health Department.

Monterey County Health Department:

1. The project is required to comply with all applicable requirements of the County Health Department including, but not limited to, the following:
 - a. Access to a permanent hand washing station inside the market for employees;
 - b. Access to a preparation sink for items to be grilled;
 - c. Access to a compartment sink to wash, rinse and sanitize;
 - d. Provide hot holding equipment for hot food being transferred from the grill.

Public Works

1. Applicant is responsible for protecting storm drain systems from potential wastes generated from cooking activities.
 - a. Wastes generated from the operation and cleaning of the grill must be captured for proper disposal.

Fire Department

1. Compliance shall be maintained with all requirements of the Seaside Fire Department.

Standard:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped "Received City of Seaside , 2017, Community Development Department" provided as Attachment 1 to these Conditions.
2. 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.
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. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
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 15 days from the date of its approval.
6. 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.
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.
8. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources

Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).

9. Should the applicant decide to use the City Standard “S-480” Dispersion Trench, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10’ clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 26th of March, 2018.

Rick Medina

Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-18-08

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 Zoning Administrator.

Applicant's Signature

Date

Property Owner's Signature *(if different from above)*

Date

Location Map

Project Site: 2087 Del Monte Boulevard



Attachment 3

Aerial Site Plan



Location of Food Grill Area

Attachment 4

Site Photo

Location of Food Grill



**ZONING ADMINISTRATOR
RESOLUTION NO. ZA-18-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-18-07 TO ALLOW FOR AN EXPANSION OF THE DINING AREA FOR AN EXISTING TAQUERIA IN THE CH (HEAVY COMMERCIAL) ZONING DISTRICT LOCATED AT 1022 BROADWAY AVENUE.

WHEREAS, Sal Cardinale, property owner, and Juan Martinez Robles, applicant, have applied for a Minor Use Permit for the purpose of allowing the expansion of the dining area for a taqueria located at 1022 Broadway Avenue; and

WHEREAS, the proposed project requires approval by the Zoning Administrator, 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 that the Zoning Administrator held on February 20, 2018; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

Evidence: The proposed project involves the interior remodel of an existing commercial building for the expansions of the dining area for an existing restaurant.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No. MUP-18-07:

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

Evidence: The proposed project would permit the expansion of a taqueria dining area into portion of the lease area formerly used as a convenience store. The proposed project would serve to enhance the existing taqueria and allow for a more efficient restaurant that would also meet current disability standards for the parking lot and bathrooms. The proposed project does not conflict with any applicable provisions of the Zoning Ordinance or Municipal Code; furthermore conditions of project approval will be required to ensure that the project remains in compliance with all City, County, and State requirements.

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

Evidence: The General Plan land use designation for the proposed project site is Mixed Use (MX). The purpose of the MX land use designation is to promote pedestrian and transit oriented activity centers with a mix of residential, commercial, office, and civic uses. The proposed project would allow the taqueria use to expand the services and conveniences it provides to nearby businesses and residential areas in keeping with the intent of the MX designation for the property. There is no adopted specific plan for the project site.

3. **The design, location, size and operating characteristics of the proposed activity are compatible with the existing and planned future uses in the vicinity.**

Evidence: The project site is fully developed with an existing taqueria. The proposed project would not alter the site's existing operating characteristics. All existing and planned future adjacent uses would continue to be commercial in nature and would be compatible with the existing and future allowed uses in the vicinity.

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

Evidence: The site is currently served by all necessary municipal services and utilities. The front landscaped area of the site contains adequate underutilized space where the proposed project could be accommodated, making the site suitable for the proposed use. No on-site parking will be altered.

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 project as approved and conditioned for compliance with American with Disability Standards and Monterey Health Department regulations would ensure that the health, safety, and welfare of the public are protected.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-18-07 subject to the following terms and agreements:

Project Specific:

1. The sale of beer and wine shall be conducted and operated within the interior of the building as shown on the enclosed plans stamped "Received Community Development March 22, 2018" provided as Exhibit "A".
2. All sales of alcoholic beverages are required to be conducted within the confines of the enclosed building and enclosed exterior patio.
3. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.
4. Days and hours of operation are limited to 10:00 a.m. – 9:00 p.m. Monday thru Thursday and 10 a.m. to 12 p.m. Friday, Saturday and Sunday.
5. Entertainment activity involving a DJ or music shall be limited to no more than three times a week.

Building:

1. The applicant shall obtain and submit to the Building Official a Certificate of Compliance from the Monterey County Health Department.

Monterey County Health Department:

1. The project is required to comply with all applicable requirements of the County Health Department

Public Works

1. Applicant is responsible for protecting storm drain systems from potential wastes generated from cooking activities.

Fire Department

1. Compliance shall be maintained with all requirements of the Seaside Fire Department.

Standard:

1. 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 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.
5. 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.
6. 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.
7. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and

calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).

8. Should the applicant decide to use the City Standard “S-480” Dispersion Trench, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10’ clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 26th of March, 2018.

Rick Medina

Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-18-07

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).

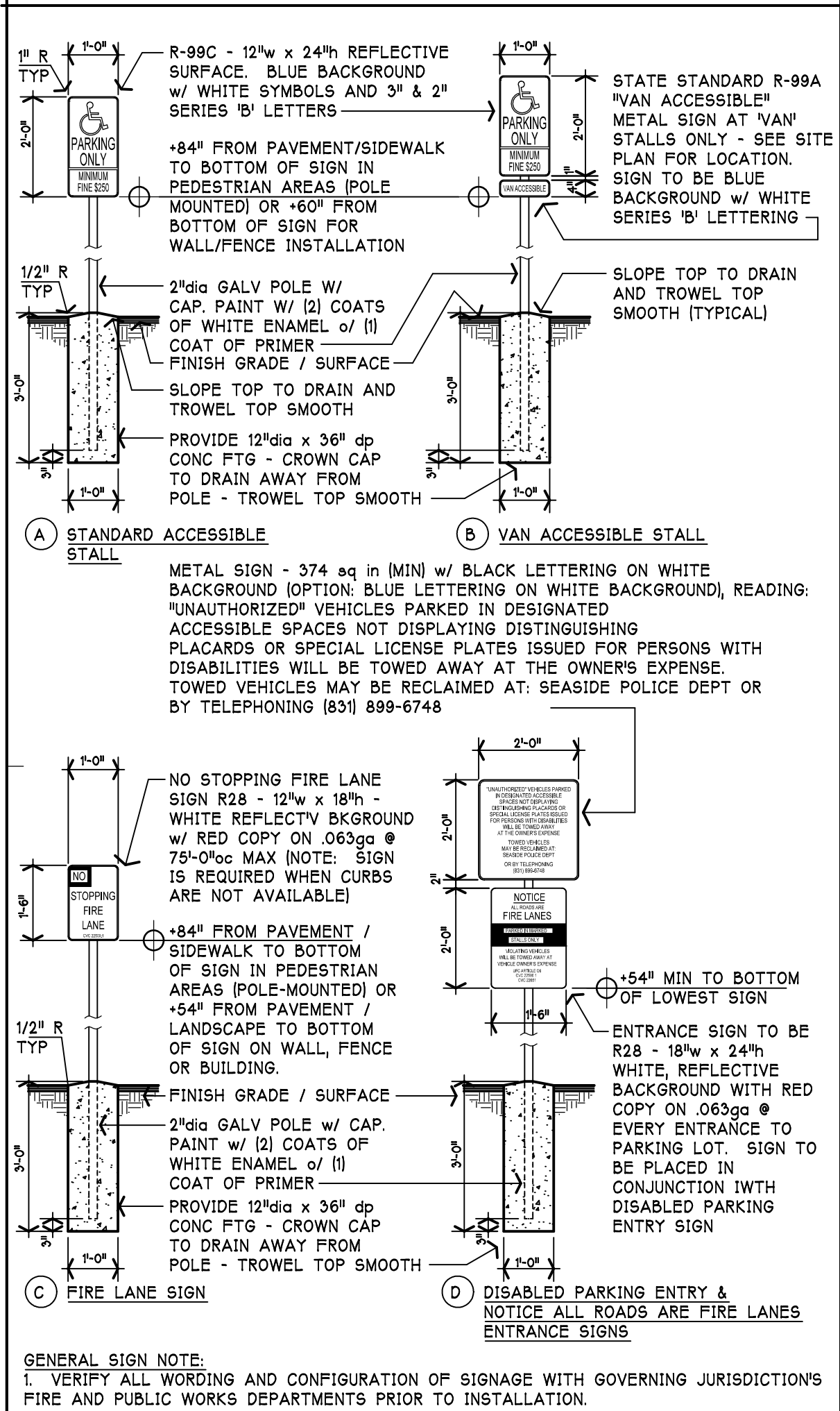
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Zoning Administrator.

Applicant's Signature

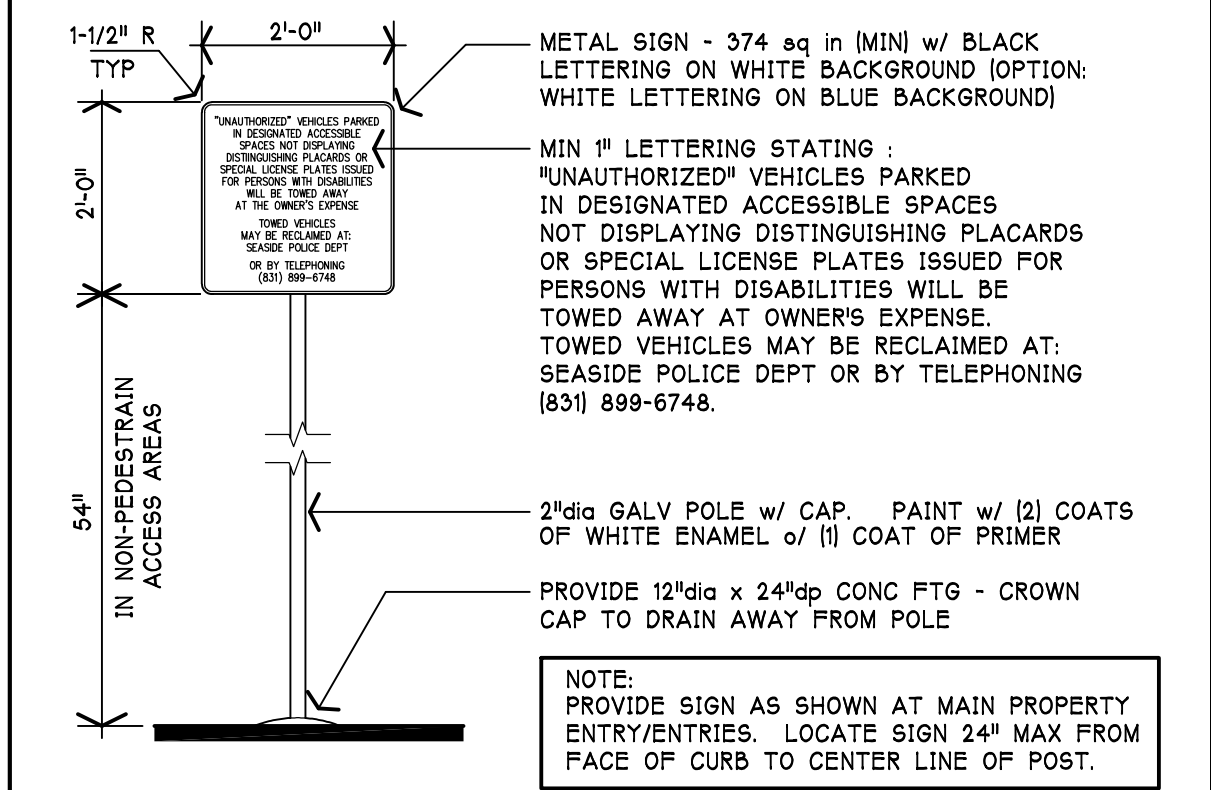
Date

Property Owner's Signature *(if different from above)*

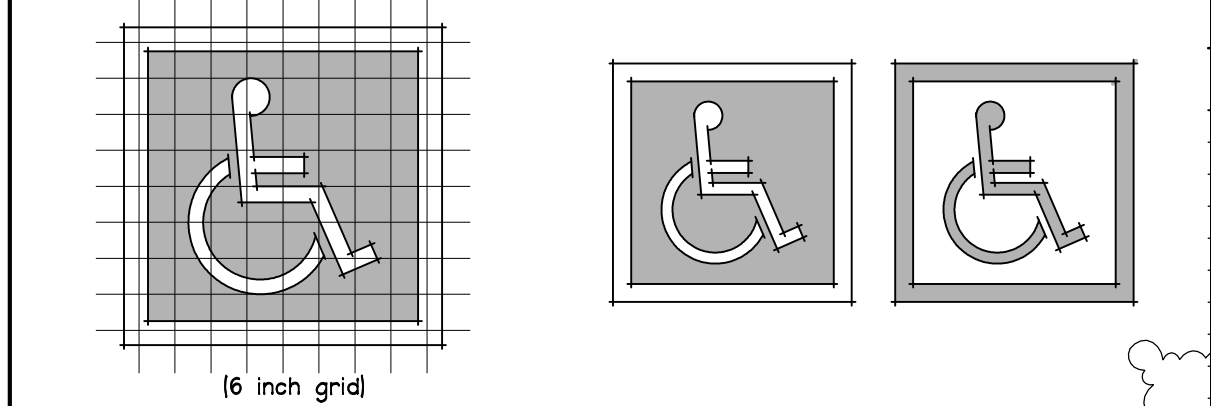
Date



18 **Miscellaneous Site Signage** **3/8" = 1'-0"**
ACC SITE SIGN

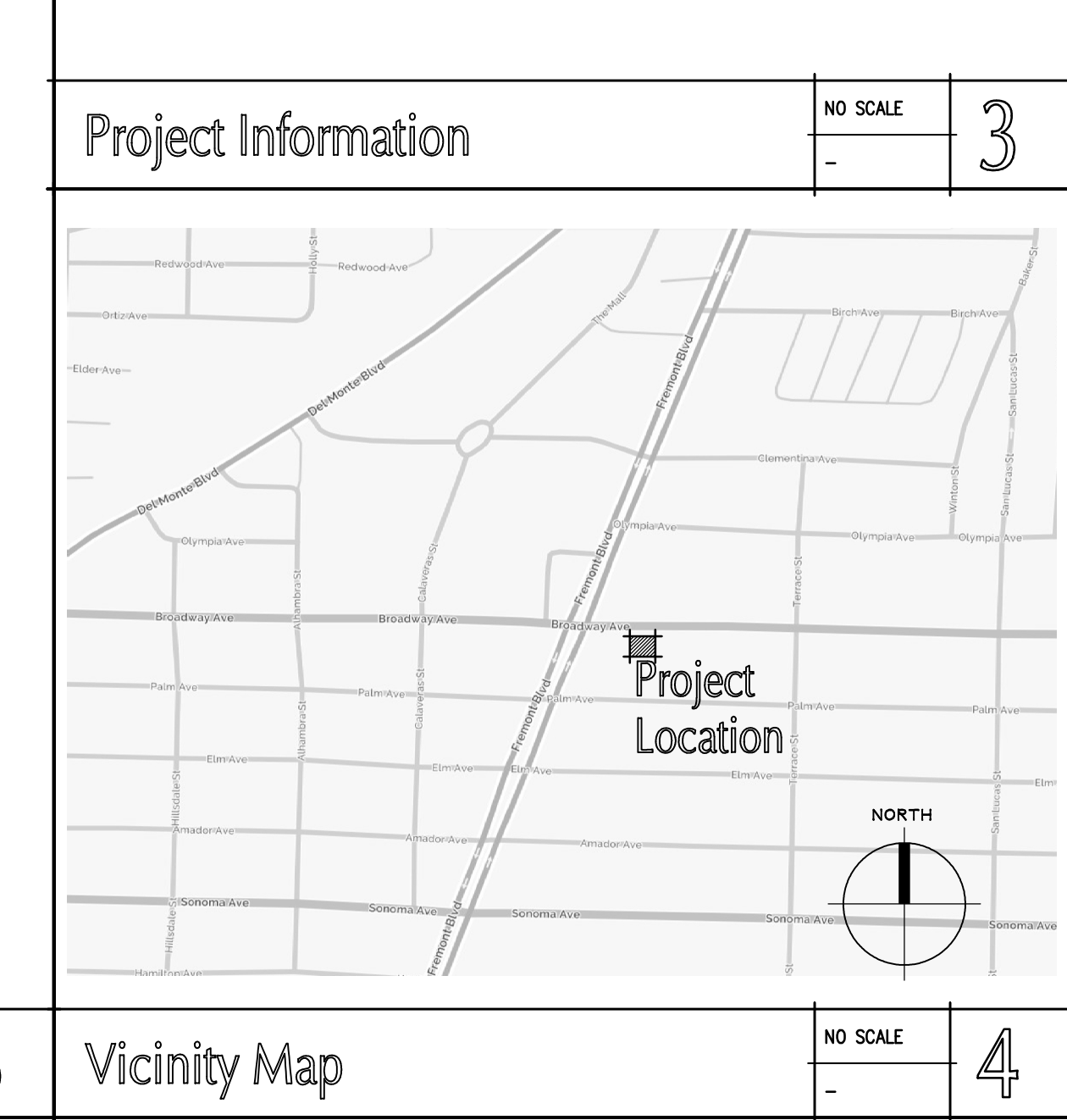
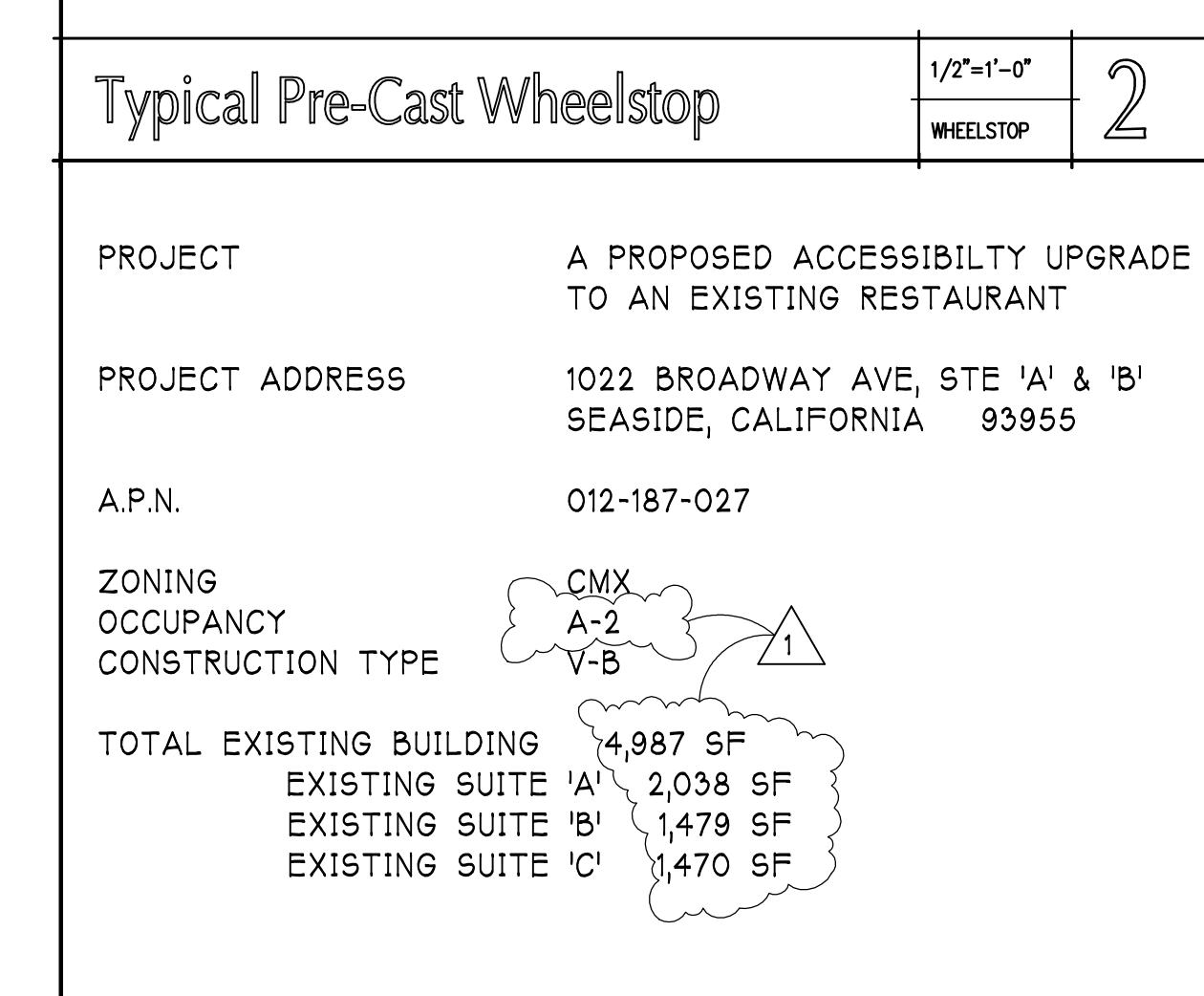
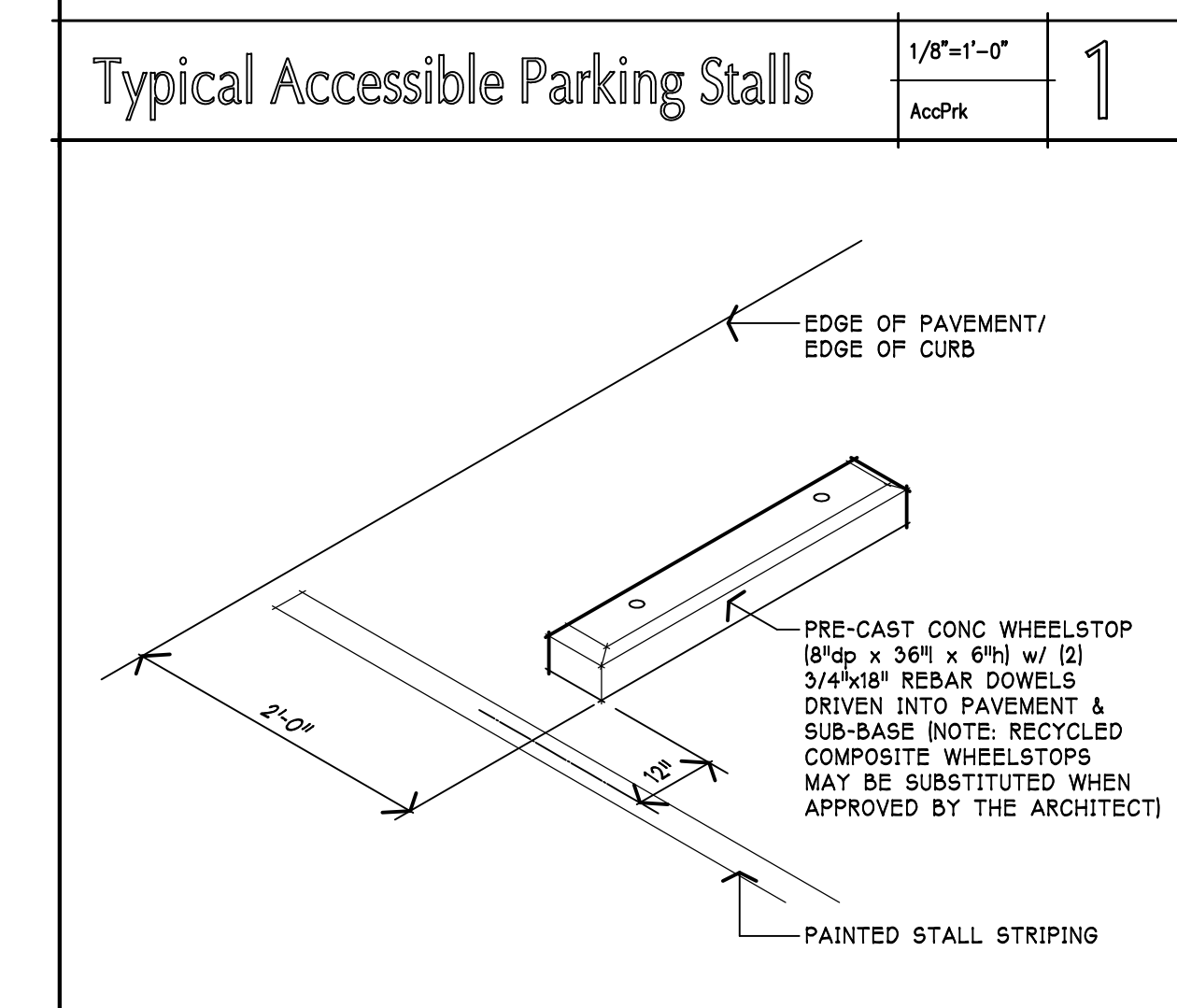
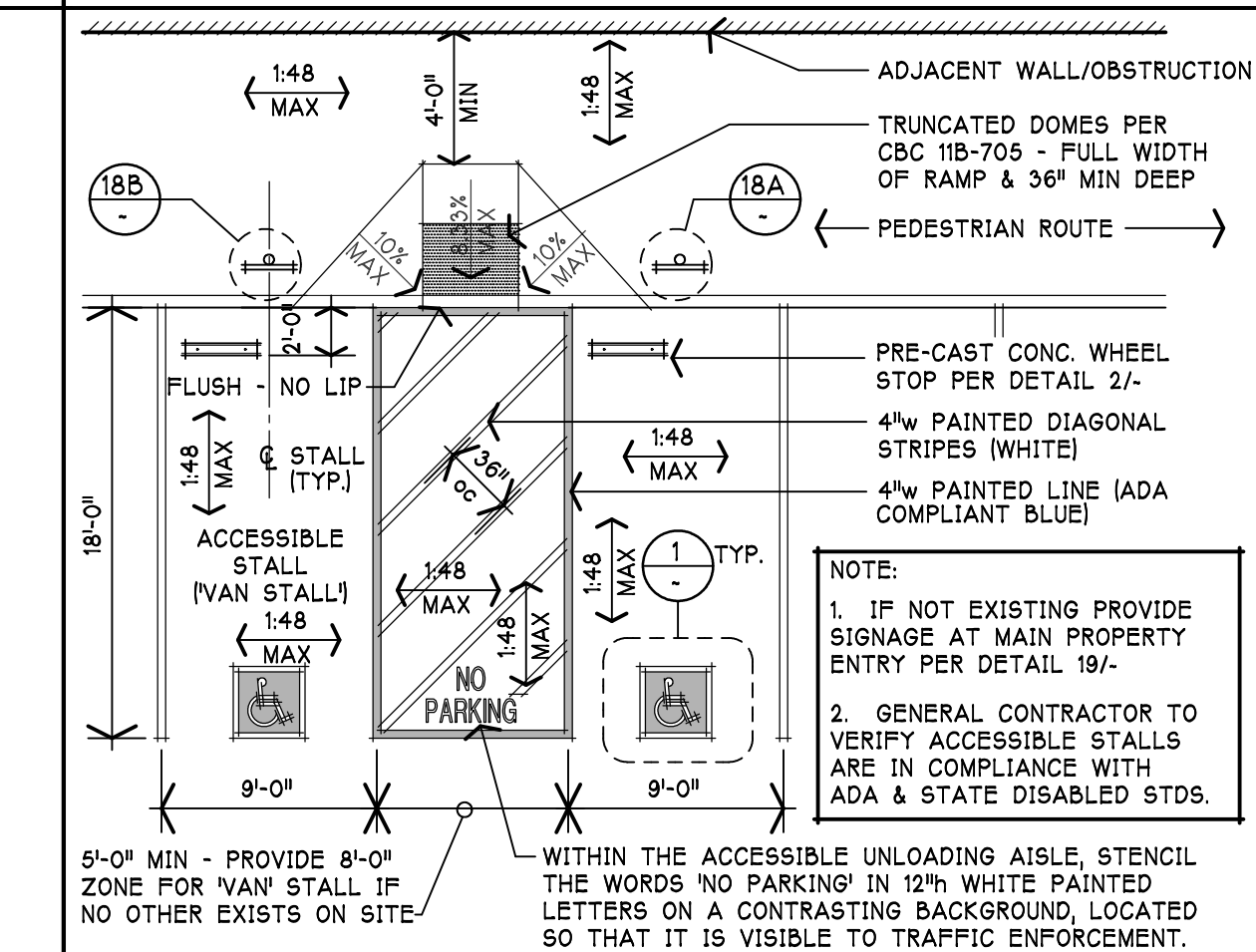
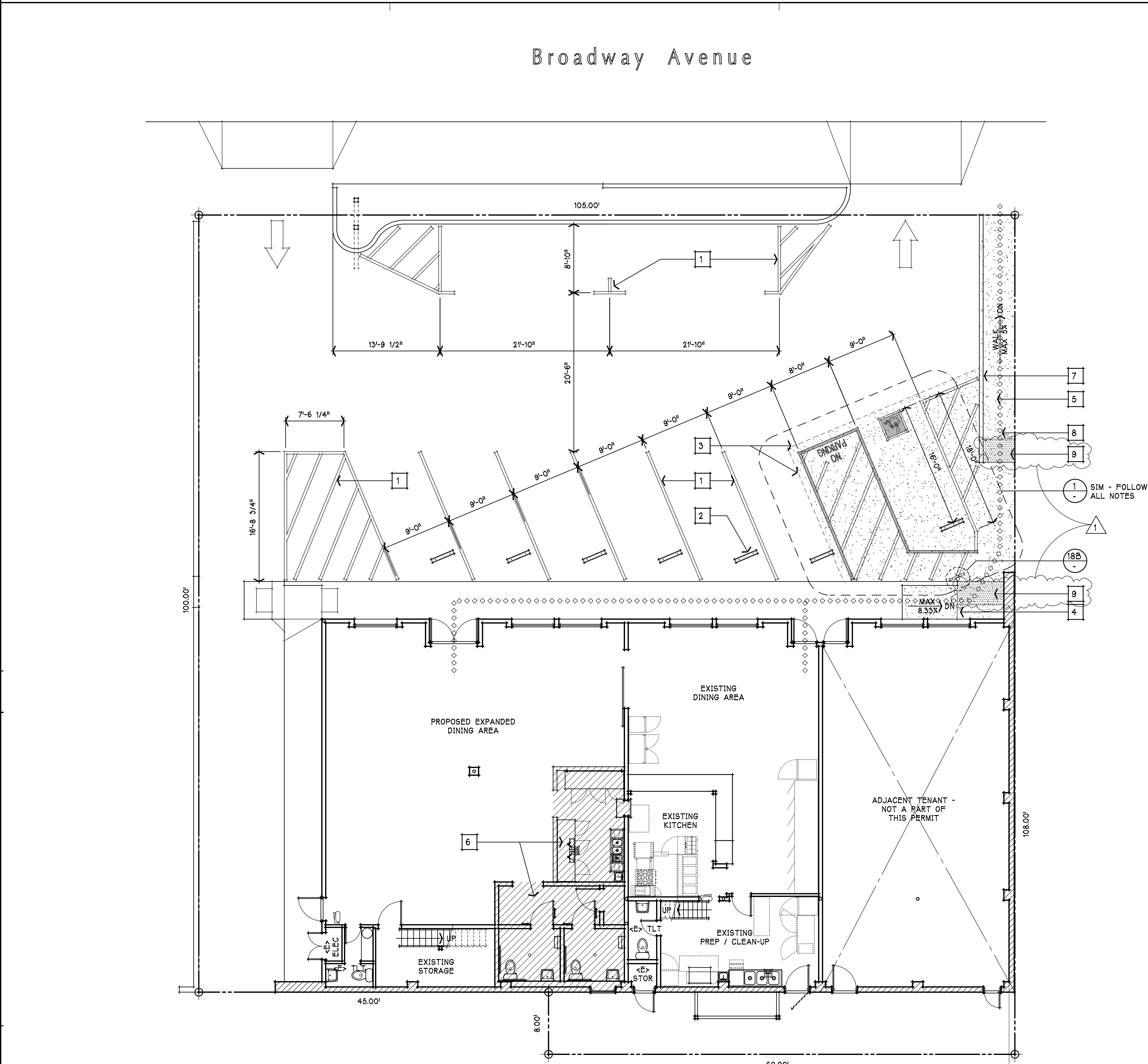


19 **Tow-Away Entrance Sign** **1/2" = 1'-0"**
TOW SIGN



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.

20 **International Accessibility Symbol** **NO SCALE**
ISA-DTL



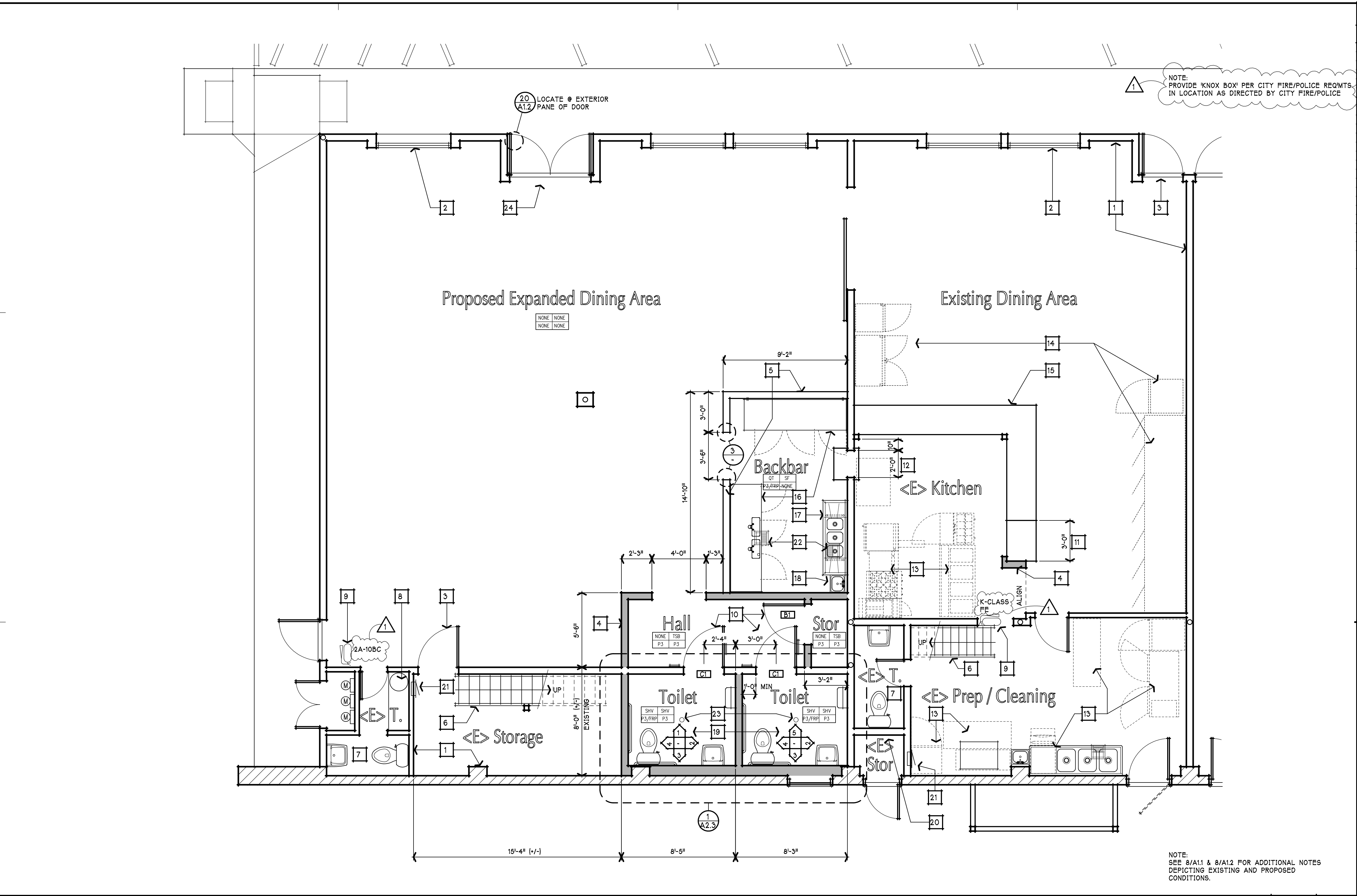
Alan T. Hendry Architect
5008 Telegraph Blvd
Marina, CA 93933
V. 559.960.9753
F. 775.261.0287
E. alan@hendryarch.com
W. www.hendryarch.com

PLAN CHECK
12/04/17

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

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

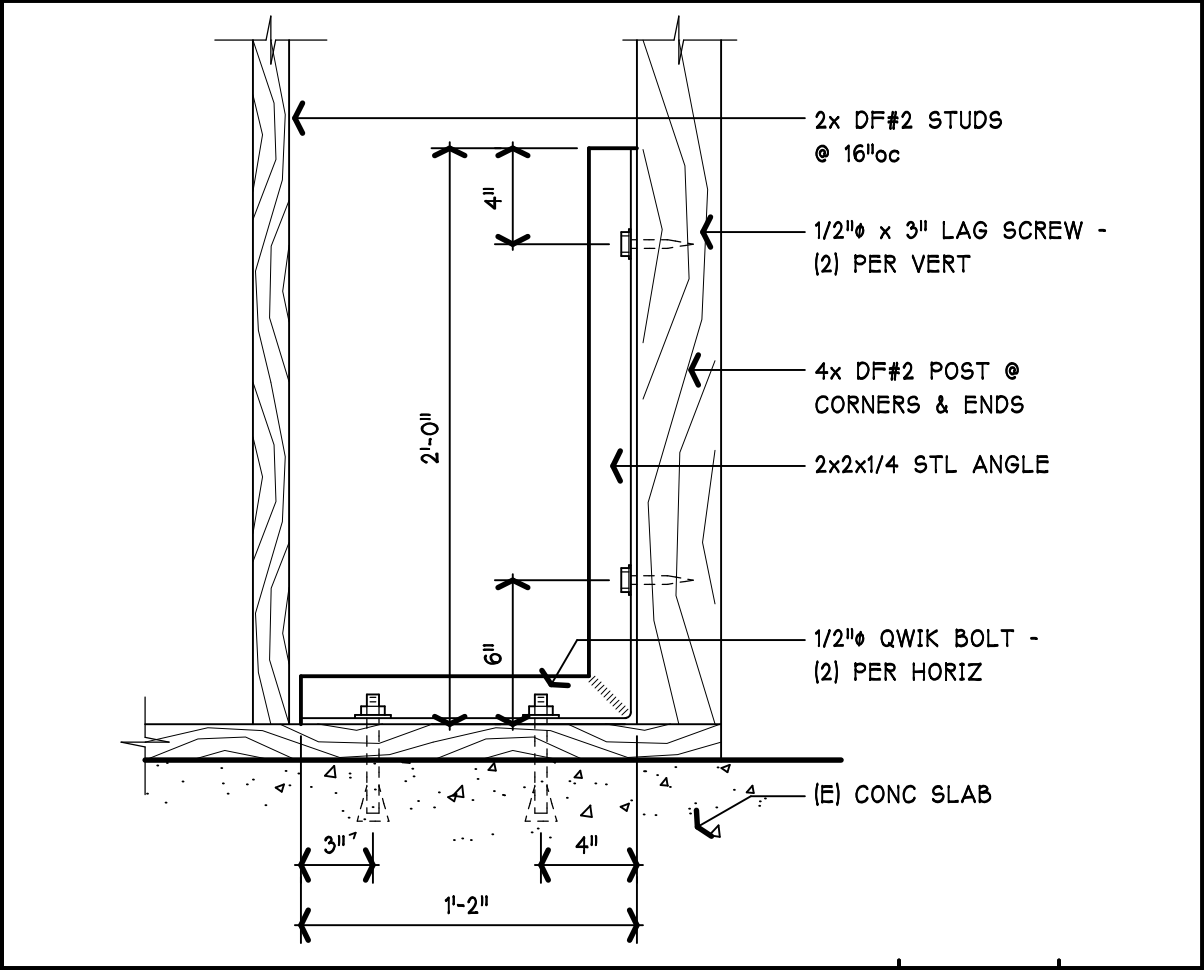
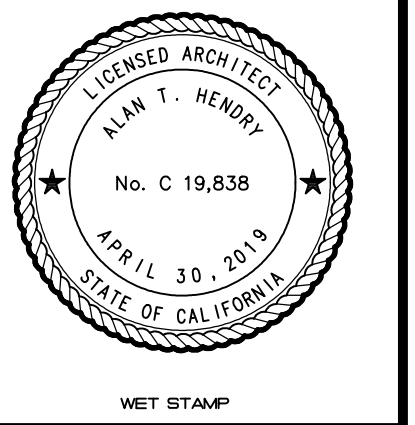


KEYED NOTES	
	DESCRIPTION
1	INDICATES <E> WALLS TO REMAIN - PROTECT FROM DAMAGE
2	INDICATES <E> WINDOWS TO REMAIN - PROTECT FROM DAMAGE
3	INDICATES <E> DOORS TO REMAIN - NO WORK EXCEPT AS NOTED
4	INDICATES (N) 2x6 DF#2 STUDS @ 16"oc w/ 5/8" GYPBD EA SIDE
5	INDICATES (N) 2x6 DF#2 PARTIAL HEIGHT WALL TO +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 F2.1
15	INDICATES <E> +42" GRANITE COUNTER TO REMAIN - NO WORK
16	INDICATES (N) BEVERAGE COOLERS/DISPENSERS - SEE SHT F2.1
17	INDICATES (N) 3-COMPARTMENT BAR SINK - SEE SHT F2.1
18	INDICATES (N) HAND WASH SINK - SEE SHT F2.1
19	SEE NOTED DETAIL FOR (N) PLUMBING FIXTURES & TOILET ROOM ACCESSORIES
20	RELOCATE <E> TEL BKBD TO THIS LOCATION - VERIFY REQ'TS w/ PHONE COMPANY
21	INDICATES <E> ELECTRICAL PANEL TO REMAIN - SEE ELEC DRWS
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" LETTERING THAT CONTRASTS w/ IT'S BKGROUND.

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

PLAN CHECK
12/04/17



Proposed Floor Plan

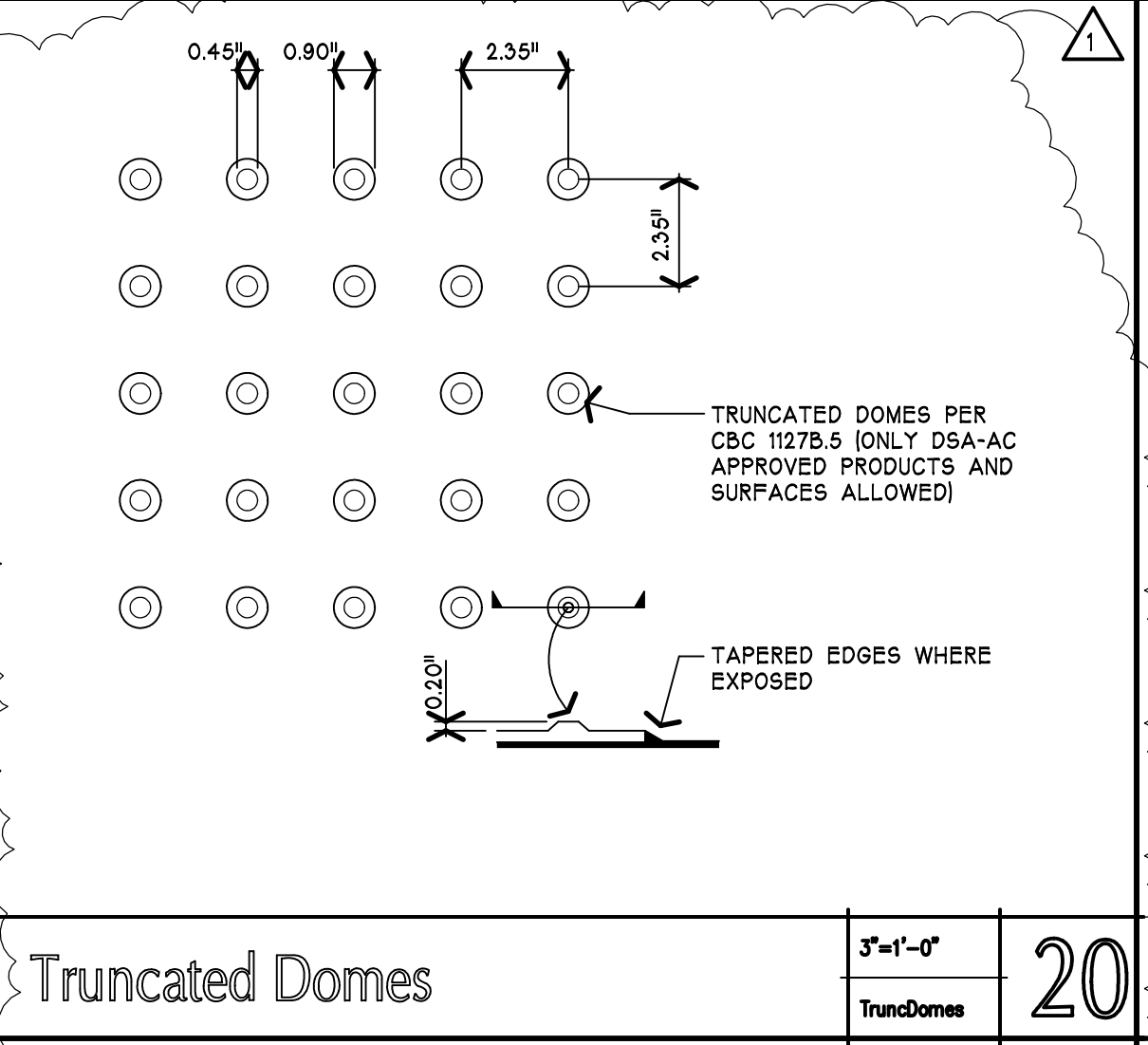
1/4"=1'-0"

7

Partial Height Wall End Framing

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

3

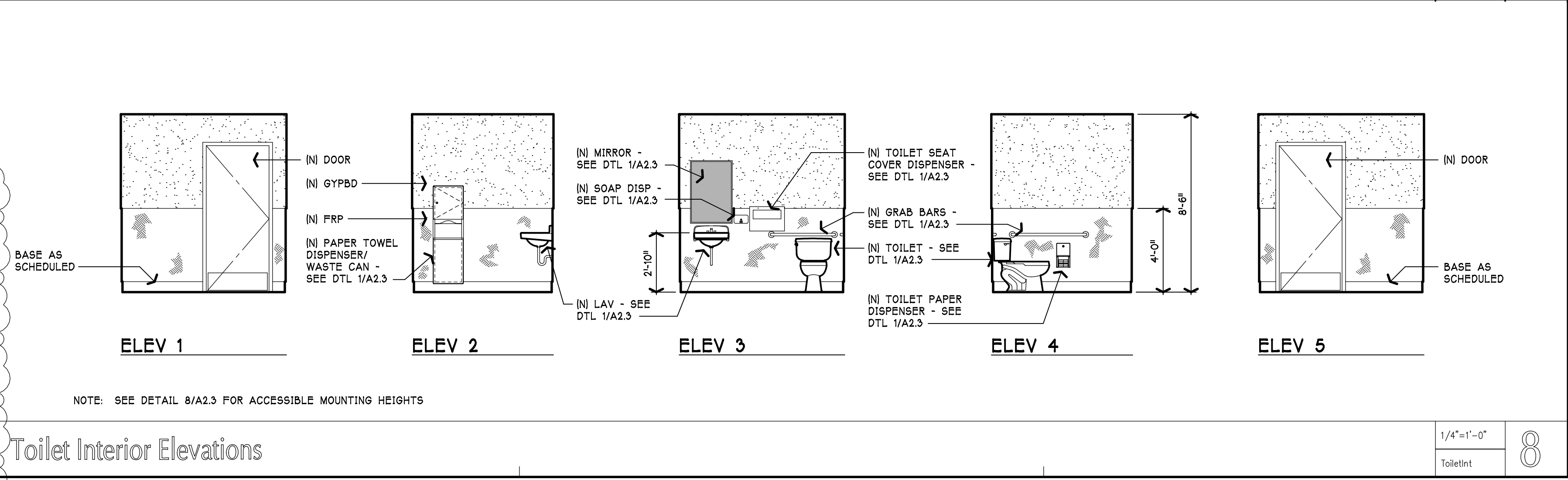


Truncated Domes

3"=1'-0"

20

Toilet Interior Elevations



1/4"=1'-0"

8

An Accessibility Upgrade and Remodel for
LATINO TAQUERIA
1022 Broadway Avenue, Ste 'A' & 'B'
Seaside, California 93955
APN : 012-187-027

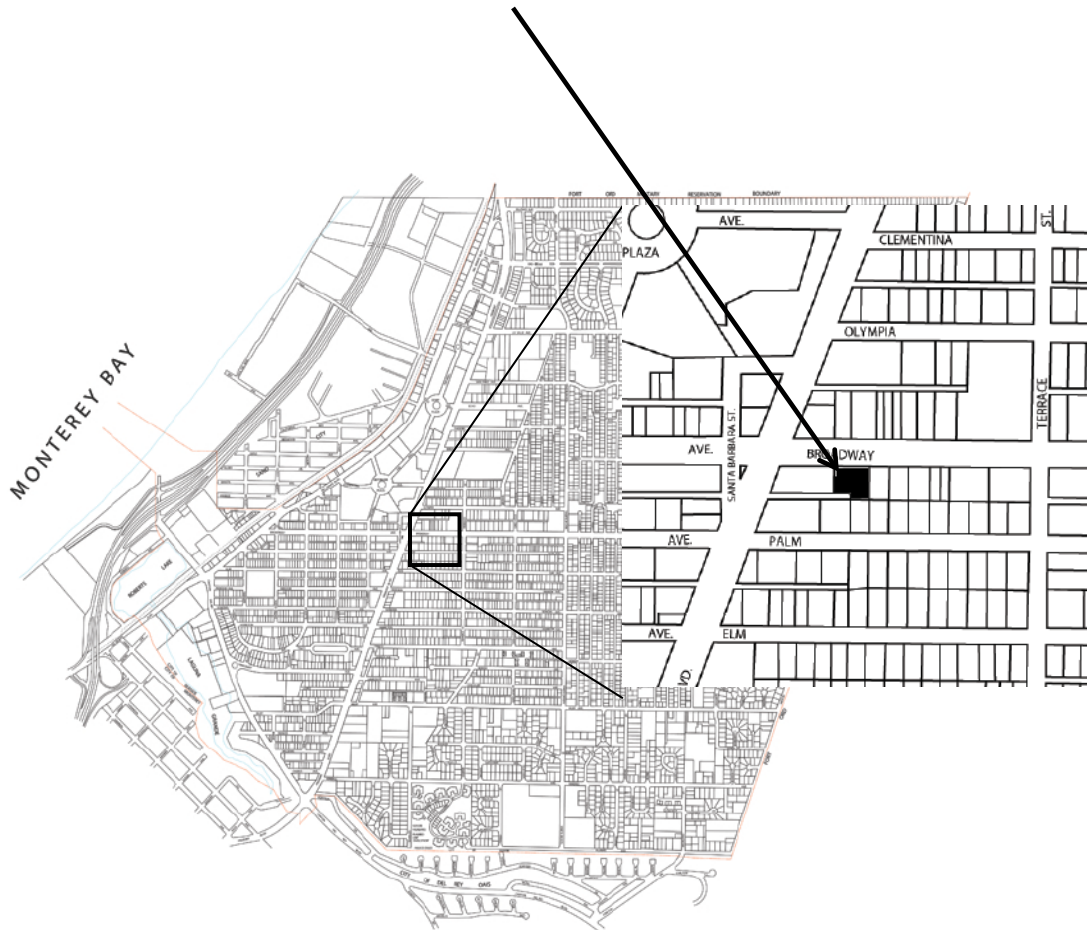
DRAWN BY
Alan T. Hendry
DATE
10/24/17
SCALE
AS NOTED
JOB NUMBER
17110
SHEET

A2.1

Attachment 2

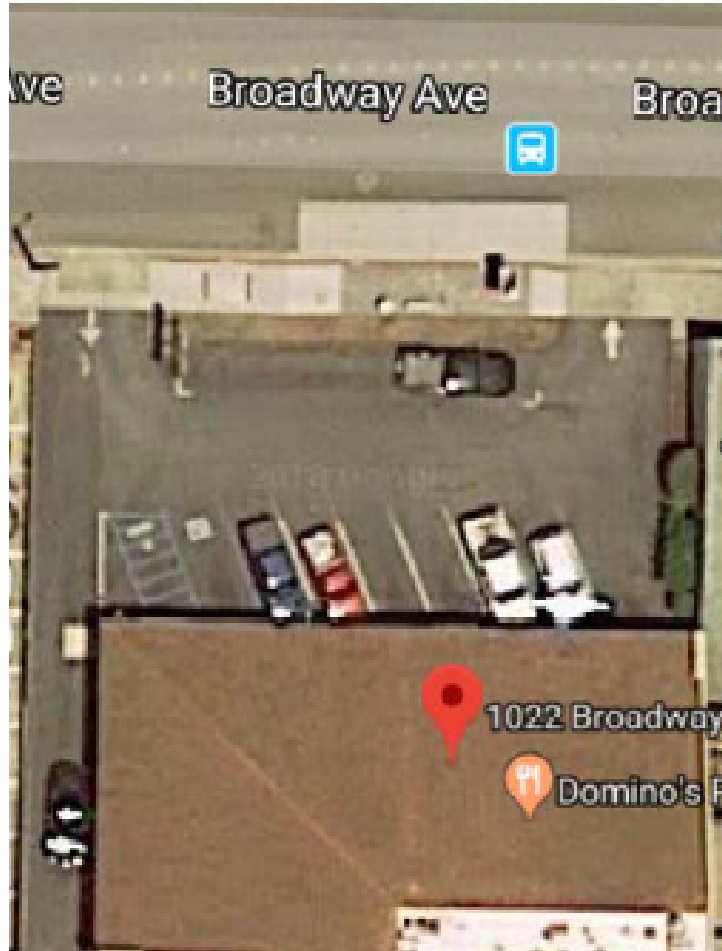
Location Map

1022 Broadway Avenue



Attachment 3

Project site: 1022 Broadway Avenue



Attachment 4

Site Photo

