



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

SPECIAL MEETING
Conference Room
440 Harcourt Avenue
Wednesday, May 30, 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. **REQUEST FOR AN ALLOCATION OF 0.026 AF OF WATER (WAC 18-04), FRANK PACHECO APPLICANT, IS REQUESTING 0.026 ACRE-FEET (AF) OF WATER FOR A CONCESSION USE WITHIN AN INDOOR COMMERCIAL RECREATION BUSINESS LOCATED AT 1760 FREMONT BOULEVARD STE, D-2..**

PURPOSE & RECOMMENDATION:

In accordance with Ordinance 893 the applicant requests to remodel a commercial lease area into an indoor commercial recreation business doing business as "Jumping Around".

B. **REQUEST FOR AN ALLOCATION OF 0.11 AF OF WATER (WAC 18-03), ELENA RULLAN APPLICANT, IS REQUESTING 0.11 ACRE-FEET (AF) OF WATER FOR A THREE STATION BEAUTY SALON LOCATED AT 1534, STE, E-2 FREMONT BOULEVARD..**

PURPOSE & RECOMMENDATION:

In accordance with Ordinance 893 the applicant requests to remodel an commercial lease into a three station beauty salon.

6. **STAFF COMMUNICATION**

7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Special
Seaside City Hall

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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Water Allocation Committee

BY: Rick Medina, Senior Planner

DATE: May 30, 2018

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.026 AF OF WATER (WAC 18-04), FRANK PACHECO APPLICANT, IS REQUESTING 0.026 ACRE-FEET (AF) OF WATER FOR A CONCESSION USE WITHIN AN INDOOR COMMERCIAL RECREATION BUSINESS LOCATED AT 1760 FREMONT BOULEVARD STE, D-2..**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 893 the applicant requests to remodel a commercial lease area into an indoor commercial recreation business doing business as “Jumping Around”.

BACKGROUND

The project site is located within the University Plaza Shopping Center located at 1760 Fremont Boulevard. The shopping center is comprised of eight buildings (A-H) as shown on the site plan provided as Attachment 3. The project lease area is located in Building “D” on the east side of the shopping center. The shopping center is bordered by the Auto Center to the west (Fremont Boulevard), a mix of single family dwellings and multi-family dwelling units to south (Phoenix Avenue), a mix of commercial and multi-family dwelling units to the north (Echo Avenue), and a mixed use building and single family dwellings to the east. Location Map is provided as Attachment 2. Site photos are provided as Attachment 4.

On May 9, 2018, the Planning Commission approved Use Permit Application No. UP-18-02 to allow for the establishment of the proposed Indoor Commercial Recreation business. The concession use was conditioned to require approval of the water allocation by the City’s Water Allocation Committee.

PROJECT DESCRIPTION

Per the Monterey Peninsula Water Management District regulations, the applicant must obtain a water allocation of 0.026 acre feet of water to accommodate the concessionaire use within the

proposed indoor commercial recreation business. The proposed business will be offering jump house play structures and play structures for an hourly fee designed for ages between 2-10 years of age.

WATER IMPACT

The water use for the concession use at this facility was determined by the Monterey Peninsula Water Management District based on the type of limited food products being made available. The applicant has expressed that in addition to general snacks, the menu will include healthy food products (e.g. Salads, Fruits, and Vegetables) as well. The washing process and the serving of food products with disposable utensils and plates was factored into the projected water use.

STAFF ANALYSIS

Commercial projects which involve an increase in water due to a change in the land use are evaluated in accordance with a Point System contained in Ordinance 892 (Sere 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
<u>Revenue Generation</u> 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 City's Share Property Tax Revenue 0.18% of \$ 2,000,000.00 = \$ City's Share of Sales Tax Revenue 1% of \$333,950 \$= \$3,339.50	7
<u>Jobs Creation</u> 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 currently employs 6 full time and 4 part time employees. The proposed expansion from 10 to 15-beds would allow for the hiring of at least 2 full time employees. Applicant will qualify to receive 10 or more full time jobs and 1-9 part time jobs.	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located within the Community Commercial Zoning District and is adjacent to a major commercial thoroughfare (Fremont Boulevard). Project will qualify to receive 1 point.	5
<u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment =	The proposed project is for the remodel of an occupied building. Project will qualify to receive 3 points.	3

5 pts Vacant Property, complete redevelopment = 7 pts		
<u>Business Retention</u> 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.	The proposed project is for the addition of five-beds. The loss of the five-beds could have a long-term economic impact that could result in the decrease in the economic viability of the existing residential car facility. The project will qualify to receive 7 points.	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 0.026 AF be allocated to per the conditions of approval provided as Attachment 1.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Exhibit A -Floor Plan
 3. Attachment 3 - Site Plan
 4. Attachment 4 - Site photos
-

Conditions of Approval
File No. WAC-18-04
May 30, 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 “Jumping Around” stamped as received on “May 21, 2018” 1760-D-2 Fremont Boulevard.

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-18-04

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).

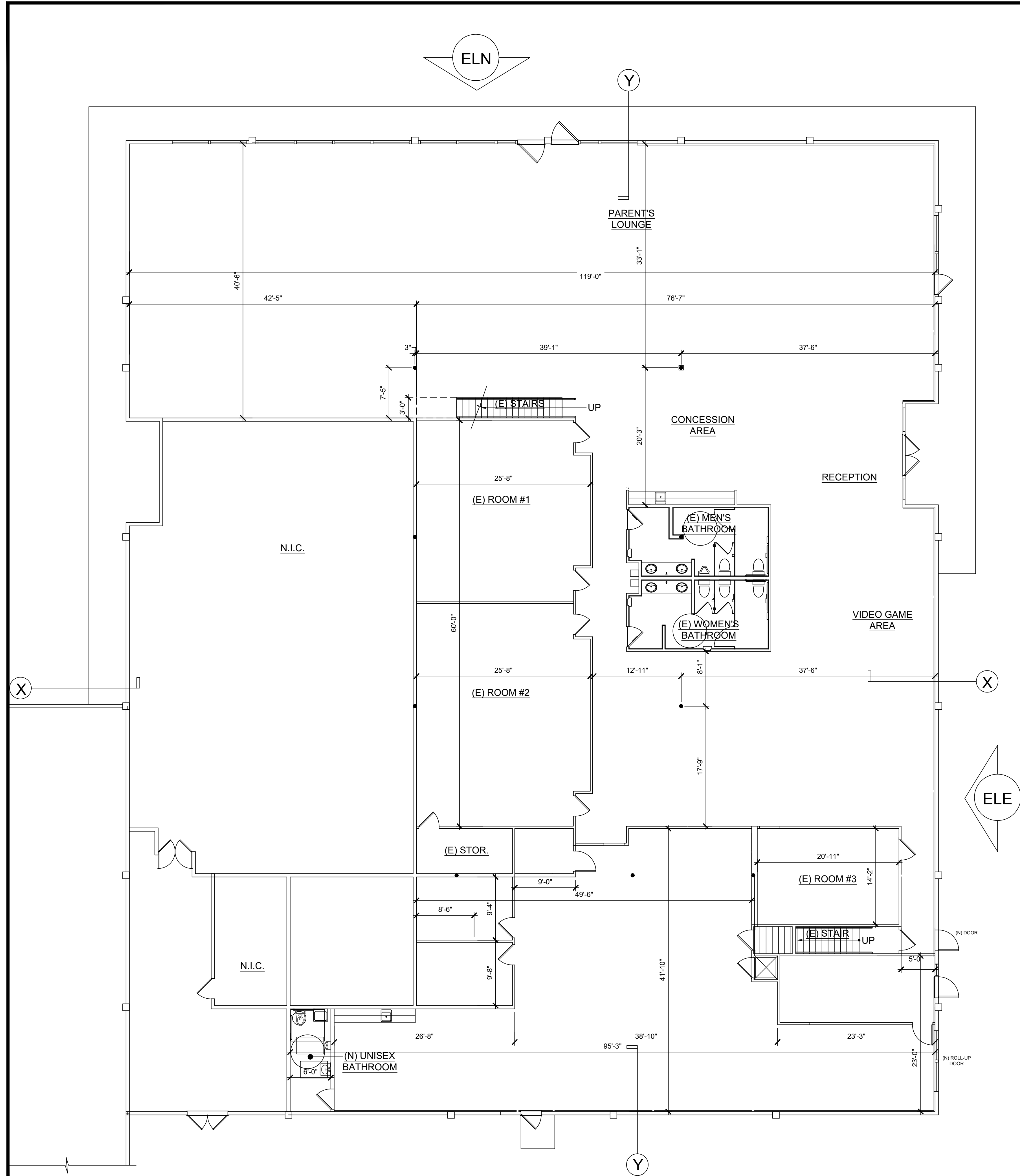
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

Applicant's Signature

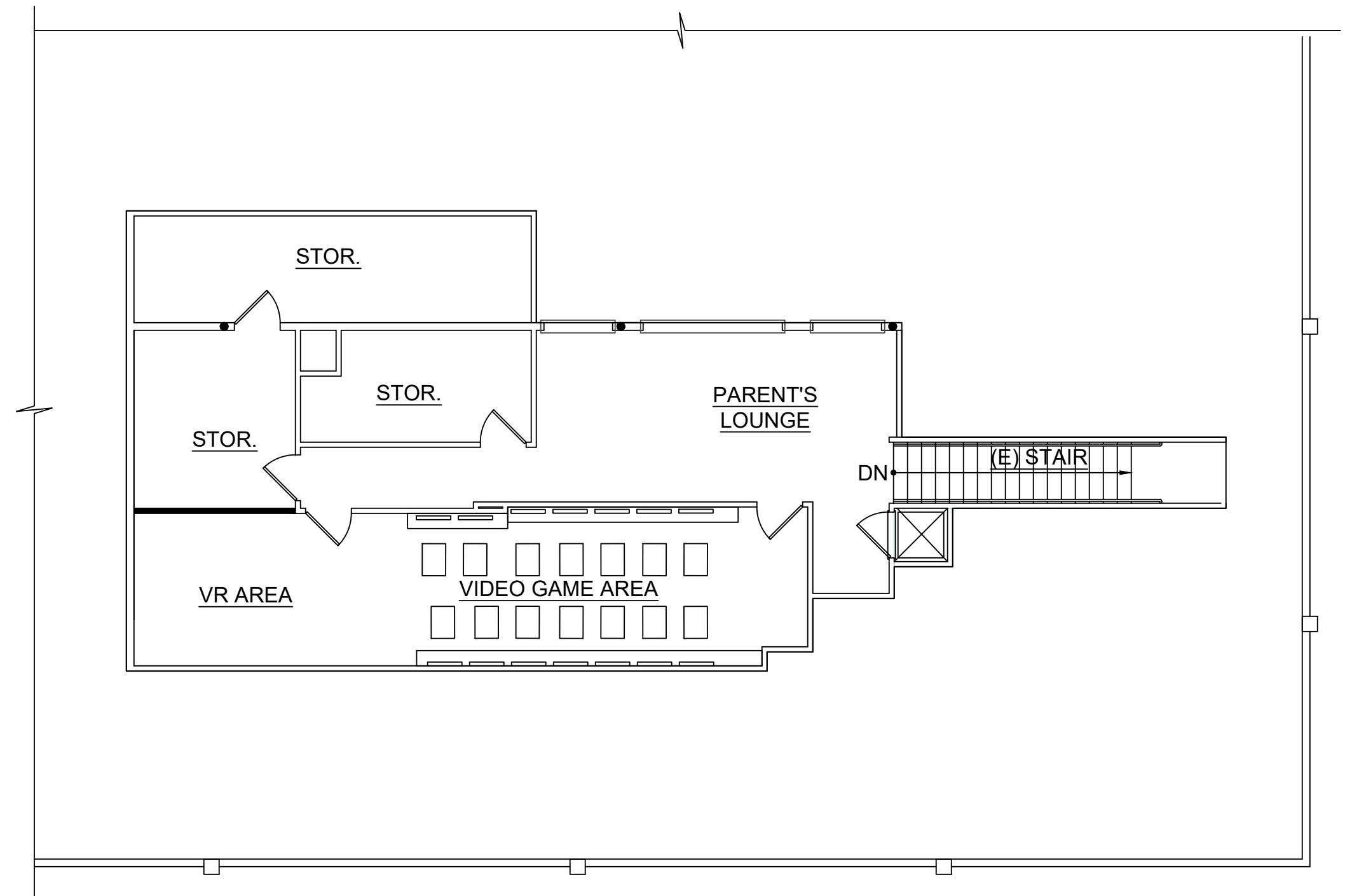
Date

Property Owner's Signature

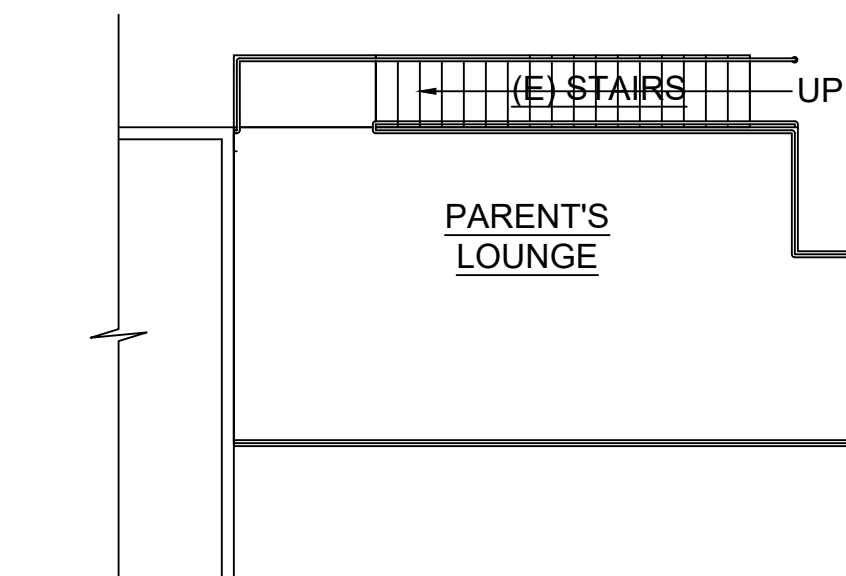
Date



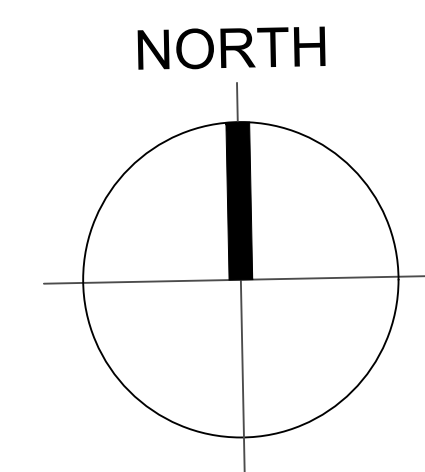
A FIRST FLOOR
SCALE : 1/2" = 1'-0"



B MEZZANINE
SCALE : 1/8" = 1'-0"



C PARENT'S LOUNGE
SCALE : 1/8" = 1'-0"



ARCHITECTURAL WALL LEGEND:	
	(E) WALL TO REMAIN
	(N) 2X4 STUD WALLS
	WALLS TO BE REMOVED
	(E) CMU WALL

JOB No:
18-006

DESCRIPTION:

DATE:

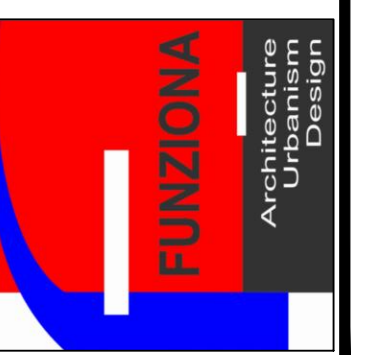
REV:

APN:
012-071-014

University Plaza Shopping Center
1760 Fremont Boulevard
Seaside, CA 93955
(415) 730-3917

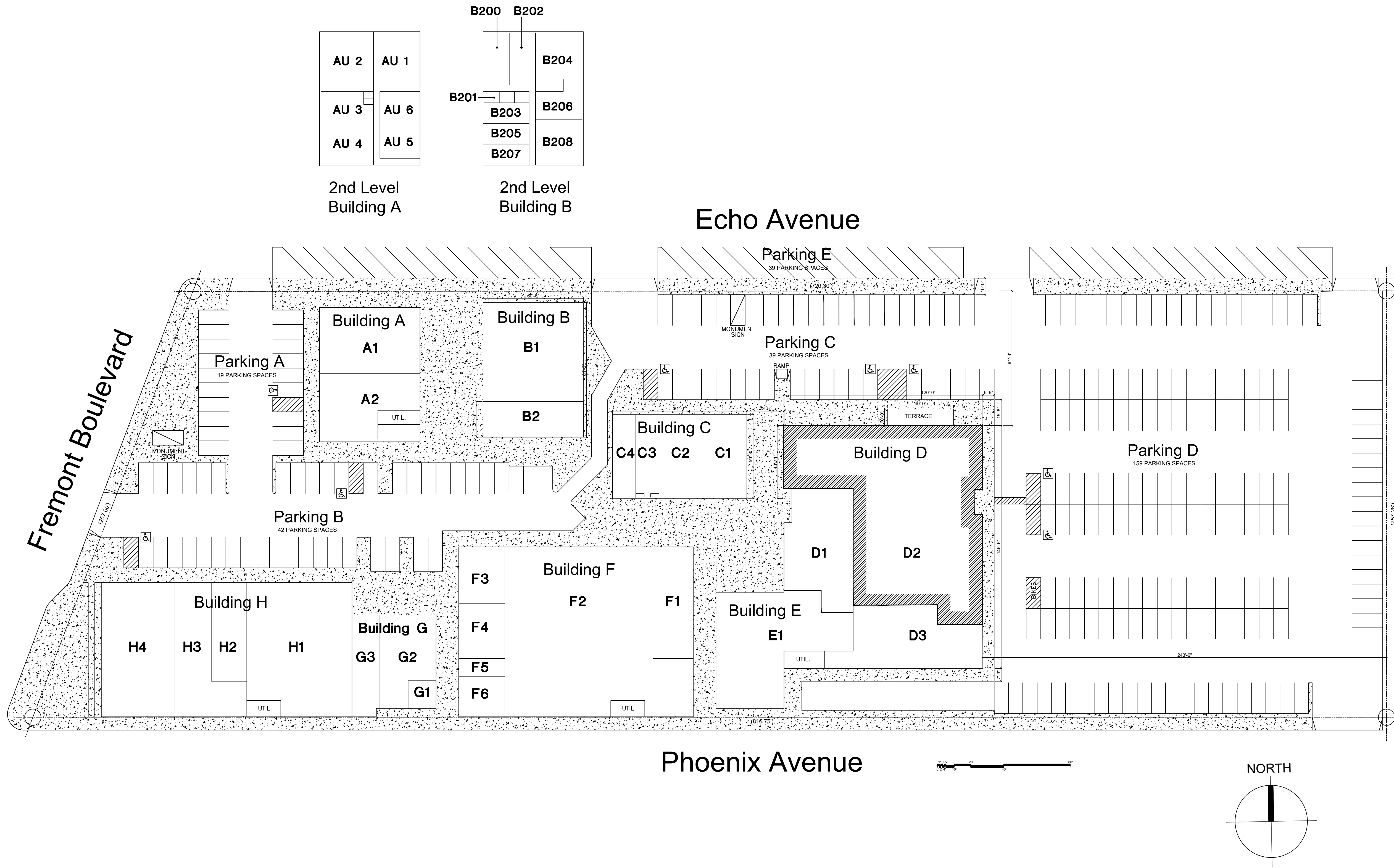
sheet title
PROPOSED FLOOR PLAN

LUIS MATCHAIN
300 B SECOND, ST.
SAN JUAN BAUTISTA, CA.
95045
831 623 22 23
831 224 20 89
lmatchain@gmail.com



LUIS MATCHAIN

A
1.0



JOB No:
18-006

REV:	DATE:	DESCRIPTION:

APN:
012-071-014

University Plaza Shopping Center
1760 Fremont Boulevard
Seaside, CA 93955
(415) 730-3917

sheet title
SITE PLAN

**FUNZIONA**
Architecture
and
Design

LUIS MATCHAIN
300 B SECOND, ST.
SAN JUAN BAUTISTA, CA.
95045
831 623 22 23
831 224 20 89
lmatchain@gmail.com

LUIS MATCHAIN

C
1.0

Front
Entrance



View of Front entry from Parking Lot

Front
Entrance



View of Front and north side elevation



View of east side elevation



CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Water Allocation Committee

BY: Rick Medina, Senior Planner

DATE: May 30, 2018

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.11 AF OF WATER (WAC 18-03), ELENA RULLAN APPLICANT, IS REQUESTING 0.11 ACRE- FEET (AF) OF WATER FOR A THREE STATION BEAUTY SALON LOCATED AT 1534, STE, E-2 FREMONT BOULEVARD..**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 893 the applicant requests to remodel an commercial lease into a three station beauty salon.

BACKGROUND

The subject property is located at 1534 Fremont Boulevard and is developed with a mixed use commercial building comprised of seven commercial lease areas on the ground floor and 32 residential units on the second and third floor. The adjacent land uses consist of a service station to the north, residential dwellings to the east, a vacant parcel to the south, and commercial retail/office to the west. A location map is provided as Attachment 2

PROJECT DESCRIPTION

Per the Monterey Peninsula Water Management District regulations, the applicant must obtain a allocation of 0.11 acre feet of water to accommodate the change in use within tenant space E-2 from a retail store to a three station beauty salon. A photograph of the front façade of tenant space E-2 is provided as Attachment 3.

WATER IMPACT

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

Proposed Use:

Group 3 - Beauty (3-stations) three stations. x 0.0567= 0.17 AF

Existing Use:

Group 1 – Retail/Office 850 sq. ft., x 0.00007 = 0.06 AF

Amount Needed = 0.11 AF

STAFF ANALYSIS

Commercial projects which involve an increase in water due to a change in the land use are evaluated in accordance with a Point System contained in Ordinance 892 (Sere 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
<u>Revenue Generation</u> 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 City's Share Property Tax Revenue 0.18% of \$ 2,000,000.00 = \$ City's Share of Sales Tax Revenue 1% of \$333,950 \$= \$3,339.50	1
<u>Jobs Creation</u> 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 currently employs 6 full time and 4 part time employees. The proposed expansion from 10 to 15-beds would allow for the hiring of at least 2 full time employees. Applicant will qualify to receive 10 or more full time jobs and 1-9 part time jobs.	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located within the Community Commercial Zoning District and is adjacent to a major commercial thoroughfare (Fremont Boulevard). Project will qualify to receive 1 point.	5
<u>Removal of Blight</u> 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 proposed project is for the remodel of an occupied building. Project will qualify to receive 3 points.	3
<u>Business Retention</u>	The proposed project is for the addition of five-beds. The loss of the five-beds could	7

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.	have a long-term economic impact that could result in the decrease in the economic viability of the existing residential car facility. The project will qualify to receive 7 points.	
Total		22

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 22 points. City staff recommends that 0.11 AF be allocated to allow for a three station beauty salon to be located 1534 Ste: E-2 Fremont Boulevard per the conditions of approval provided as Attachment 1.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 Exhibit A
 3. Attachment 2 - Location Map
 4. Attachment 3 - Front Facade
-

Conditions of Approval
File No. WAC-18-03
May 30, 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 “Jumping Around” stamped as received on “May 21, 2018” 1534-E-2 Fremont Boulevard.

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-18-03

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

Project Site: Şte E-2



Attachment 2

Project Site: 1534 Fremont Boulevard



Attachment 3

Front Facade

