



## AGENDA

CITY OF SEASIDE  
PLANNING COMMISSION

REGULAR MEETING  
COUNCIL CHAMBER  
440 Harcourt Avenue  
Wednesday, May 27, 2015  
7:00 PM

---

*PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING*

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

|                 |              |
|-----------------|--------------|
| John Owens      | Chair        |
| Amy Taketomo    | Vice Chair   |
| Keith Dodson    | Commissioner |
| Michael Lechman | Commissioner |
| Paul Mugan      | Commissioner |
| Denise Ross     | Commissioner |

3. **PUBLIC COMMENT**

4. **NEW BUSINESS**

**A. Use Permit Application No. UP-15-03. Joan and Carl Oliver Family Trust c/o Carl Oliver, property owner, and Courtney + Le Architects c/o John Le, applicant, request Use Permit approval to allow for the expansion of the floor area currently being used for beer, wine, and liquor display area in conjunction with the proposed Smart & Final retail store expansion located at 1560 Canyon del Rey Boulevard, located in the Regional Commercial (CRG) Zoning District. The project is Categorically Exempt, Class 1, Section 15301.e.2.B from the California Environmental Quality Act (CEQA) Guidelines**

**PURPOSE:**

In accordance with Section 17.14.030, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code, the applicant is requesting the approval of a Use Permit to allow for the expansion of the floor area dedicated to the off-sale of beer, wine, and liquor in conjunction with the proposed Smart & Final retail store expansion at 1560 Canyon Del Rey Boulevard in the Regional Commercial (CRG)

Zoning District.

**RECOMMENDATION:**

Staff recommends approval of Use Permit application No. UP-15-03, granting approval to expand the floor area dedicated to the off-sale of beer, wine, and liquor in conjunction with the proposed Smart & Final store expansion at 1560 Canyon del Rey Boulevard based on the findings and evidence cited in the staff report and subject to the Conditions of Approval provided as Attachment 1A - Conditions of Approval.

**5. OLD BUSINESS**

**6. REPORTS FROM COMMISSIONERS**

**7. REPORTS FROM STAFF**

**8. ADJOURNMENT**

---

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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&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.: 4.A.**

**TO:** Planning Commission

**BY:** Lisa Brinton, Community and Economic Development Services Manager  
Diana Ingersoll, Deputy City Manager Resource Management Services  
Bob Larsen, Associate Planner  
Rick Medina, Senior Planner

**DATE:** May 27, 2015

**SUBJECT:** **Use Permit Application No. UP-15-03.** **Joan and Carl Oliver Family Trust c/o Carl Oliver, property owner, and Courtney + Le Architects c/o John Le, applicant, request Use Permit approval to allow for the expansion of the floor area currently being used for beer, wine, and liquor display area in conjunction with the proposed Smart & Final retail store expansion located at 1560 Canyon del Rey Boulevard, located in the Regional Commercial (CRG) Zoning District. The project is Categorically Exempt, Class 1, Section 15301.e.2.B from the California Environmental Quality Act (CEQA) Guidelines**

---

**PURPOSE**

In accordance with Section 17.14.030, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) of the Seaside Municipal Code, the applicant is requesting the approval of a Use Permit to allow for the expansion of the floor area dedicated to the off-sale of beer, wine, and liquor in conjunction with the proposed Smart & Final retail store expansion at 1560 Canyon Del Rey Boulevard in the Regional Commercial (CRG) Zoning District.

**RECOMMENDATION**

Staff recommends approval of Use Permit application No. UP-15-03, granting approval to expand the floor area dedicated to the off-sale of beer, wine, and liquor in conjunction with the proposed Smart & Final store expansion at 1560 Canyon del Rey Boulevard based on the findings and evidence cited in the staff report and subject to the Conditions of Approval provided as Attachment 1A - Conditions of Approval.

**BACKGROUND**

In 1994, a Planned Unit Development allowed for the expansion of the Laguna Grande Shopping Center. This expansion included the renovation of the existing K-Mart, H&H Home Center, and McDonald's facilities, the reconfiguration of the parking lot, and the installation of new signs. Subsequently, Smart & Final and Staples moved into the H&H Home Center building and Home Depot moved into the K-Mart building. The Laguna Grande Shopping Center is currently composed of Smart & Final, Staples, Home Depot, McDonald's, and a Shell Gas Station. In December of 2014, Smart & Final received Board of Architectural Review (BAR) approval to make façade improvements and changes to their master sign program as part of expansion plans for the existing store. In March of 2015, the applicant received BAR approval to amend the previously approved plans. The applicant is now requesting use permit approval to expand the floor area dedicated to the off-sale of beer, wine, and liquor in conjunction with the proposed Smart & Final store expansion.

### **SITE LOCATION AND DESCRIPTION**

The project site is located within the Laguna Grande Shopping Center which is on the north side of Canyon del Rey Boulevard between Del Monte Boulevard and Highway One. Smart & Final shares a 39,200 square foot building with Staples. The building sits adjacent to the easterly property line of the shopping center and fronts westerly onto the parking lot and the Home Depot building. Further to the east are the rear yards of automotive businesses that front on Del Monte Boulevard. To the south is McDonald's which fronts on Canyon del Rey Boulevard. To the north is more parking and an exit onto Roberts Avenue. The Project Site Adjacent Land Use Table is provided as Figure 1 below.

**Figure 1: Project Site Adjacent Land Uses**

|    |             |                     |                                               |    |
|----|-------------|---------------------|-----------------------------------------------|----|
| NW | N           |                     |                                               | NE |
|    | Home Depot  | Parking Lot         | Auto Business fronting on Del Monte Boulevard |    |
| W  | Parking Lot | <u>Project Site</u> | Auto Business fronting on Del Monte Boulevard | E  |
|    | Parking Lot | McDonald's          | Starbucks                                     |    |
| SW | S           |                     |                                               | SE |

## **PROJECT DESCRIPTION**

Smart & Final currently occupies 14,958 square feet of the 39,200 square foot building they share with Staples. Smart & Final plans to expand into the Staples footprint and gain 8,607 square feet of floor area. The expanded Smart & Final store will then increase to 23,565 square feet of total floor area. The building footprint will not change, just the interior common wall between the two businesses will move. The interior width of Smart & Final will increase from 96 feet to 149 feet. The proposed interior remodel will not alter the exterior of the Staples store. The parking ratio is the same for a grocery store (Smart & Final) or a general retail store (Staples), therefore the parking requirements will not change for the proposed expansion.

The current Smart & Final layout has approximately 78 lineal feet of beer, wine, and liquor displayed along the north wall of the store. Based upon a two foot three inch deep shelving unit, this equates to 175 square feet of retail floor area or 1.2 percent of the 14,160 square feet of total retail area of the existing store. None of this display area is located within refrigerator cases. The aisle at this location is seven feet ten inches wide. The proposed expanded floor plan introduces an entirely new layout for the interior of the store. Part of the new layout will include a relocation of the beer, wine, and liquor display area to the southwest corner of the store. The new layout has approximately 141 lineal feet of beer, wine, and liquor display. The wine and liquor will be displayed on two foot and two foot six inch deep shelving units. The beer and some of the wine will be displayed in a 48 foot long by three foot deep refrigerator case that will be located along the south wall. The new beer, wine, and liquor display will occupy 368 square feet of the new retail floor area or 1.9 percent of the 19,071 square feet of total retail area of the store. The aisle width at this new location ranges from five feet eleven inches wide at the front liquor/wine display to nine feet six inches wide at the refrigerated beer cases. The Project Plans are provided as Attachment 1: Exhibit "A" – Project Plans.

The applicant's Project Description and Operational Statement (Attachment 4) states "Smart & Final is a smaller faster warehouse store where businesses and households find great savings on quality foods and supplies. The store offers an assortment of merchandise that is offered at low warehouse prices." "The sale of alcoholic beverage is an incidental part of the store operation and is not the primary business of Smart & Final." Current business hours for Smart & Final are 6 AM to 10 PM. Proposed business hours will be 6 AM to Midnight.

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.B: Existing Facilities. The area in which the project is located is not environmentally sensitive.

*Evidence: The proposed expansion of on-sale beer, wine, and liquor display area is not located in an environmentally sensitive area.*

## **STAFF ANALYSIS**

The property is located in the Regional Commercial (CRG) zoning district. General retail stores 5,000 square feet and larger are permitted uses in the CRG zone. In 1996, when Smart & Final originally occupied this space, the ancillary off-sale of beer, wine, and alcohol was a permitted use. In 2006, the Zoning Ordinance was changed to require a use permit for the sale of alcoholic beverages in the CRG zoning district. Accessory alcoholic beverage sales are currently permitted in the CRG zone subject to use permit approval (Seaside Municipal Code Section 17.14.030, Table 2-4). Smart & Final currently sells beer, wine, and liquor in their store. This use permit will now allow conditions to be set for the sale of beer, wine, and alcohol at this location. The store will expand its total retail floor area from 14,160 square feet to 19,071 square feet. The proposed expansion of the floor area devoted to the display of beer, wine, and liquor will increase from 175 square feet to 368 square feet. The percentage of retail floor area devoted to the sale of beer, wine, and liquor will increase from approximately 1.2 percent to 1.9 percent.

Staff has received no adverse comments regarding this application.

## **FINDINGS**

### **Use Permit Findings**

In accordance with Seaside Municipal Code Section 17.14.030, Table 2-4, an application for the expansion of off-sale beer, wine, and liquor sales shall be filed under the Use Permit process to determine whether the following findings can be made concerning the proposed project:

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

#### **Zoning Ordinance Conformance**

This project is located within the Regional Commercial Zoning District in which the accessory retail off-sale of Alcoholic Beverages is permitted with Use Permit approval (Seaside Municipal Code Section 17.14.030, Table 2-4).

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

#### **Seaside General Plan Conformance**

The Seaside General Plan Land Use Designation for the project site is Regional Commercial. The land use classification is intended to include large scale commercial development with retail and/or service uses of a scale and function to serve a regional market. According to the Seaside General Plan, the Regional Commercial land uses are defined as large scale commercial development with retail and or service uses of a scale and function to serve a regional market.

The proposed project is proposing to expand retail sales of alcoholic beverages within an existing Smart & Final retail store.

- 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.**

Subject to the recommended Conditions of Approval, the accessory use of alcoholic beverage sales is compatible with the primary use of a large retail store in a regional shopping center.

- 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.**

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

- 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.**

The granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City. The Police Department has voiced no objection to the use permit request.

### **ATTACHMENTS**

1. Att. 1 - Draft Resolution 15-XX
  2. Att. 1A - Conditions of Approval
  3. Att. 1 Ex. A - Site Plan
  4. Att. 1 Ex. A - Existing Floor Plan
  5. Att. 1 Ex. A - Proposed Floor Plan
  6. Att. 1 Ex. A - Existing and Proposed Front Elevations
  7. Att. 2 - Vicinity Map
  8. Att. 3 - Site Photographs
  9. Att. 4 - Applicant's Project Description
  10. Att. 5 - ABC map for Off-sale Type 20 & 21 licenses
-

**Attachment 1**

**PLANNING COMMISSION  
DRAFT RESOLUTION NO. 15-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-15-03 TO ALLOW FOR THE EXPANSION OF BEER, WINE, AND LIQUOR DISPLAY WITHIN AN EXISTING SMART & FINAL RETAIL STORE IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT LOCATED AT 1560 CANYON DEL REY BOULEVARD (APN 011-561-021).**

**WHEREAS**, Joan and Carl Oliver Family Trust c/o Carl Oliver, property owners, and Courtney + Le Architects c/o John Le, applicant, have filed an application for Use Permit approval, UP-15-03, to allow the expansion of beer, wine, and liquor display within an existing Smart & Final retail store in the Regional Commercial Zoning District located at 1560 Canyon del Rey Boulevard (APN 011-561-021); and,

**WHEREAS**, Section 17.14.030 of the Seaside Zoning Code allows the sale of alcoholic beverages in the CRG zoning district subject to use permit approval; and,

**WHEREAS**, a duly notice public hearing has been held on May 13, 2015; and,

**WHEREAS**, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of Use Permit Application No. UP-15-03 on May 13, 2015 in accordance with Section 17.14.030, Table 2-4 of the Seaside Zoning Code; and

**WHEREAS**, the proposed use is Categorically Exempt by Class 1, Section 15301.e.2.B of the California Environmental Quality Act (CEQA); therefore,

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission adopts the following findings approving Use Permit Application No. UP-15-03:

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

*Evidence: The property is located in the CRG zone district. General Retail stores 5,000 square feet and larger are permitted uses. Alcoholic beverage sales are permitted in the CRG zoning district subject to use permit approval (SMCS 17.14.030; Table 2-4).*

2. The proposed use is consistent with the General Plan and any applicable Specific Plan

*Evidence: The proposed use is consistent with the City's General Plan Implementation Plan LU-2.2.2 Alcoholic Beverage Control. The retail store helps contribute to the livability and economic viability of neighborhood.*

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

*Evidence: Subject to the recommended Conditions of Approval, the expansion of alcoholic beverage display area in a retail store is compatible with the commercial character of the Laguna Grande shopping Center.*

4. Subject to compliance with the Conditions of Approval, granting the use permit will 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: Subject to the recommended conditions of approval, the expansion of existing alcoholic beverage sales within a retail store will not result in a detrimental impact on the property or in the vicinity of the property because: no alcohol may be consumed on the property, exterior sale, advertising, and/or display of alcoholic beverages is prohibited, and Conditions of Approval place limits on the container size and sale quantities of certain types of alcoholic beverages to prohibit single-unit sales.*

**BE IT FURTHER RESOLVED**, the Planning Commission hereby grants Use Permit Application No. UP-15-03 subject to the following terms and conditions:

Project Specific:

1. All sales of alcoholic beverages are required to be conducted within the confines of the enclosed building.
2. No alcoholic beverages may be consumed on the property.
3. No beer or malt beverage or wine cooler product shall be sold as a single container. These products are required to be sold in manufacturer pre-packaged multi-unit containers.
4. No alcoholic beverage tasting is permitted on the premises unless prior approvals are obtained from the State of California Department of Alcoholic Beverage Control and the City of Seaside, Resource Management Services Department.
5. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.

6. Hours permitted for the off-sale of beer, wine, and liquor are limited to 6:00 AM to Midnight daily unless otherwise approved by the City of Seaside, Resource Management Services Department.
7. Wine will not be sold in bottles or containers smaller than 750 milliliters and spirits (hard liquor) will not be sold in bottles or containers smaller than 200 milliliters.

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit must be in compliance with the plans stamped "Received Seaside Community Development Department dated March 2, 2015" and titled "Proposed Fixture Plan" and provided as Attachment 1A.
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. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of any new water fixtures and landscape irrigation equipment.
5. 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.
6. Water conservation fixtures shall be provided in the project.
7. 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.
8. Use permit approval will become null and void if any required building permit is not obtained within one (1) year from the date of approval.

9. 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 the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 13th day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

John Owens, Chairperson

ATTEST:

---

Planning Commission Secretary

## **Attachment 1**

### **Conditions of Approval**

**File UP-15-03**

**May 27, 2015**

#### **Project Specific:**

1. All sales of alcoholic beverages are required to be conducted within the confines of the enclosed building.
2. No alcoholic beverages may be consumed on the property.
3. No beer or malt beverage or wine cooler product shall be sold as a single container. These products are required to be sold in manufacturer pre-packaged multi-unit containers.
4. No alcoholic beverage tasting is permitted on the premises unless prior approvals are obtained from the State of California Department of Alcoholic Beverage Control and the City of Seaside, Resource Management Services Department.
5. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.
6. Hours permitted for the off-sale of beer, wine, and liquor are limited to 6:00 a.m. to midnight daily unless otherwise approved by the City of Seaside, Resource Management Services Department.
7. Wine will not be sold in bottles or containers smaller than 750 milliliters and spirits (hard liquor) will not be sold in bottles or containers smaller than 200 milliliters.

#### **Standard:**

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project.
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. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of any new water fixtures and landscape irrigation equipment.
5. 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.
6. Water conservation fixtures shall be provided in the project.
7. 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.
8. Use permit approval will become null and void if any required building permit is not obtained within one (1) year from the date of approval.
9. 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.

**USE PERMIT APPLICATION NO. UP-15-03**

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 Planning Commission.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date



A map of the project area in the City of San Diego. The map shows the intersection of Interstate 5 (I-5) and Interstate 15 (I-15). A large grey arrow points to a specific location on I-15, labeled 'PROJECT SITE'. The map also shows various streets, including San Diego Avenue, and landmarks like the San Diego River and the San Diego Bay. The map is oriented with North at the top.

|                                                    |                                                                                              |                   |          |
|----------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------|----------|
| ACCESSOR'S PARCEL NUMBER:                          | 01156-012-0000 (SMART & FINAL AND STAPLES PARCEL)                                            | FLOOR AREA RATIO: | EXISTING |
| ZONING:                                            | CR6 (REGIONAL COMMERCIAL)<br>CGR6 (COASTAL REGIONAL COMMERCIAL)<br>R6C (REGIONAL COMMERCIAL) | PARKING REQUIRED: | EXISTING |
| GENERAL PLAN:<br>LAND USE:                         | COMMERCIAL                                                                                   | PARKING PROVIDED: | EXISTING |
|                                                    |                                                                                              | PARKING RATIO:    | EXISTING |
| PARCEL AREA:                                       | +/- 52,801 SF (120 AC) SMART & FINAL AND STAPLES                                             | DRIVEWAY          | EXISTING |
| LAND USE REGULATION:<br>FLOOR AREA (SMART & FINAL) |                                                                                              | LANDSCAPED AREA:  | EXISTING |
| EXISTING FLOOR AREA                                | 14,843 SF (EXISTING)                                                                         |                   |          |
| ADDITIONAL AREA                                    | 2,851 SF (EXPANSION TO STAPLES SIDE)                                                         |                   |          |
| TOTAL FLOOR AREA                                   | 25,440 SF                                                                                    |                   |          |

| EXTERIOR                                                                                                | INTERIOR                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. REPAINT SMART & FINAL BUILDINGS EXTERIOR AND ADDITION OF STONE VENEER MANSOOF                        | 1. EXPANSION TO PORTION OF EXISTING ADJACENT RETAIL STORE                                                                                                           |
| 2. RESURFACE AND RE STRIPE PORTION OF THE EXISTING PARKING LOT TO ACCOMMODATE ACCESSIBLE PARKING STALLS | 2. DEMOLITION OF ALL EXISTING PARTITION WALLS, SOFFITS, CEILING AND RESTROOMS                                                                                       |
| 3. RE STRIPINGS OF PARKING STALLS FRONT OF SMART & FINAL STORE                                          | 3. NEW RESTROOMS BREAK ROOM OFFICE IT ROOM PRODUCE PREP PRODUCE COOLER DAIRY DEPT COOLER GROCERY FREEZER JANITOR'S ROOM MEAT PREP MEAT COOLER AND MEAT CHILLER AREA |
| 4. UPGRADE ADA PATH OF TRAVEL                                                                           | 4. MODIFY FROZEN FOOD FREEZERS                                                                                                                                      |
| 5. PROVIDE ONE (1) NEW AUTOMATIC SLIDING DOOR ALONG FRONT OF THE BUILDING                               | 5. ALL NEW FINISHES AND EQUIPMENT                                                                                                                                   |
| 6. PROVIDE ONE (1) DOUBLE MEAT DOORS ALONG FRONT OF THE BUILDING                                        | 6. NEW RESTORED MALLS ABOVE DAIRY COOLER, MEAT PREP AND MEAT COOLER                                                                                                 |
| 7. INSTALL AND MODIFY (E) OPENINGS AT FRONT OF THE BUILDING                                             |                                                                                                                                                                     |
| 8. RELOCATE DELIVERY DOOR                                                                               |                                                                                                                                                                     |

NOTE: TEXT WITH STRIKE THROUGH IS NOT USED.

|                                                                                       |                              |                                                                                       |                          |                                                                                       |                 |
|---------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|-----------------|
|  | (E) TRASH ENCLOSURE          |  | ACCESSIBLE PARKING STALL |  | STAGING AREA    |
|  | VAN-ACCESSIBLE PARKING STALL |  | (E) LANDSCAPED AREA      |  | ACCESSIBLE PATH |
|  | (E) CATCH BASIN              |                                                                                       |                          |                                                                                       |                 |

[illegible]

REPAIRS:

001 -IN TRANSITION TO IN-SIDEWALK. (RE: CIVIL DNGS.)

002 - DETECTABLE WARNING PANEL, 3'-0" DEEP X 10' WIDTH OF CROSSWALK. (RE: SD-3-4 & 14)

003 -RE-SURF & SEAL ENTIRE PARKING LOT IN SCOPE OF WORK AREA. RE: SPECIFICATIONS

004 -REMOVE (1) PIPE BOLLARDS ALONG STOREFRONT; RESTORE (1) SIDEWALK TO MATCH (1) SIDEWALK CONDITION.

005 -REMOVE (1) ASPHALT CURB GUM RAMP AND RESTORE (1) PAVEMENT. (RE: CIVIL DNGS.)

006 - (1) TRUCK MELL SERVING (1) SMART & FINAL STORE TO REMAIN.

007 - (1) TRUCK MELL SERVING (1) ADJ. RETAIL STORE TO REMAIN NOT A PART.

008 - (1) PLANTER TO REMAIN; PROTECT IN PLACE. (RE: CIVIL DNGS.)

009 - (1) PLANTER TO REMAIN; REPLACE EXT. WALL FINISH. (RE: A3-0-\_\_\_\_)

010 - (N) 5' CONC. SLAB W/ 4-# 8'S, EACH WAY OVER 1' SAND OVER VARIOUS BARRIER OVER 1' SAND; 10' COMPACTED SOIL FOR PLUMBING; REINTEGRATION AND ELECTRICAL MODIFICATIONS; PROVIDE CONTROL EXPANSION JOINTS TO MATCH (1) PATTERN OR AS SHOWN ON PLANS. (RE: A1-0, FLOOR PLAN SD-4-2, & PLUMBING DNGS.)

018 -SMOOTH TRANSITION ALONG ACCESSIBLE PATH-OF-TRAVEL BETWEEN ASPHALT AND CONCRETE SIDEWALK; CHANGE IN LEVEL MUST NOT EXCEED 1/4" VERTICAL OR 1/3" (BEVELLED AT 1:2).

014 -REMOVE ASPHALT PAVING SURFACE TO HAVE 28-MAX. SLOPE IN ALL DIRECTIONS. (RE: CIVIL DNGS.)

016 -AREA DENOTED BY GRAY HATCH AND DETERMINED BY SMART & FINAL THAT PARKING PAVEMENT HAS BEEN DETERMINED BEYOND SURFACING SEAL CONDITION-CONTRACTOR SHALL REMOVE (1) ASPHALT SECTION DOWNTOWN TO (1) EASE-GROUSE AND REPLACE WITH IN ASPHALT-THIS AREA IS IDENTIFIED ON THIS SITE PLAN AND WILL BE VERIFIED AND CONFIRMED BY G.C. DURING THE PRE-BID WALK.

017 -EASE DRAINAGE; PROTECT IN PLACE AND DO NOT ALLOW HAZARDOUS CONSTRUCTION WASTE TO ENTER.

021 - (1) STORAGE CONTAINER.

022 - (1) CARGO CORRAL, W/CLIE CARGO BUMPER, RP2, RED COLOR, INSTALLED BY G.C.

023 - (1) CONC. WHEELSTOPS, TYPE: AT STALLS FACING THE ACCESSIBLE PATH OF TRAVEL. (RE: SD-4-3)

026 -PROVIDE IN-WEET FIPS.

027 - (N) CONCRETE SLAB W/ ROCK SALT FINISH.

028 - (N) CONCRETE SLAB W/ STEEL TROVELED & MEDIUM BROOM FINISH.

030 -RE RETAINING WALL-TO REMAIN

039 -PROVIDE 6" CURBS ON BOTH SIDES.

043 -NEW DRIVEWAY AND ACCESSIBLE WALKWAY. (RE: CIVIL PLANS.)

UTILITIES

050 - (1) PARKING LOT LIGHT POLE WITH CONC. BASE TO REMAIN; RE-LENS AND RE-LAMP; PAINT POLE AND FIXTURES; PROVIDE AND INSTALL BIRD SPIKES ON LIGHT FIXTURE HEADS AND ARMS. (RE: ELECTRICAL DRAWINGS)

051 -RE-POWER POLES.

052 - (1) 645-METER TO REMAIN; COORDINATE W/ LANDLORD. (RE: PLUMBING DNGS.)

053 - (1) TRASH COMPACTOR; PROTECT IN PLACE.

054 - (N) UNDERGROUND GREASE INTERCEPTOR. (RE: PLUMBING DRAWINGS)

055 - (1) FIRE HYDRANT.

057 - (1) FIRE RISER TO REMAIN; COORDINATE W/ LANDLORD. (RE: CIVIL DNGS.)

058 - BACKFLOW PREVENTER AND PRESSURE REDUCING VALVE.

059 - WATER METER VALVE TO REMAIN.

[illegible]

## Smart & Final

COMMERCE  
600 CITADEL DRIVE  
COMMERCE, CA 90040  
TEL: (323) 869-7895  
FAX: (323) 869-7856

Smart & Final  
#455  
SEASIDE

LOCATION:  
1560 CANYON DEL REY  
SEASIDE, CA 93955

CONSULTANT:

SHEET TITLE

# COMMERCIAL CENTER SITE PLAN

|                    |           |
|--------------------|-----------|
| PROJECT ARCHITECT: | TC        |
| PROJECT MANAGER:   | SV        |
| DRAWN BY:          | AB        |
| CHECKED BY:        | JL/SV     |
| DRAWING SCALE:     | 1"=30'-0" |

COURTNEY+LE  
ARCHITECTS

801 South Myrtle Avenue  
Monrovia, California 91016  
(626) 275-6800 (626) 275-6801 FAX  
mail @ courtney-le-architects.com

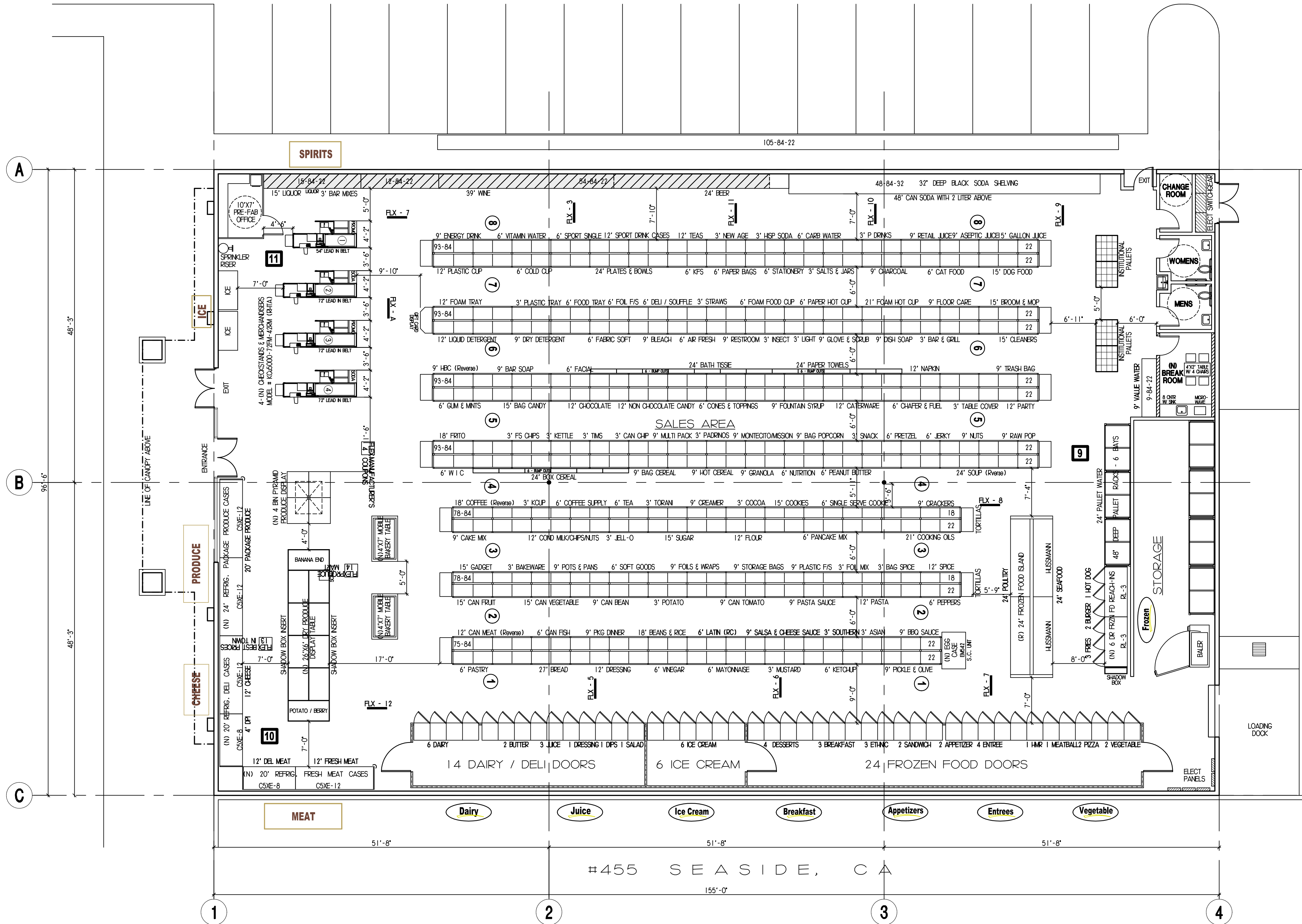
PROJECT NO.: 14031.02  
OWNER/AGENCY: 11/07/2014  
BID ISSUE: 02/09/2015  
CONSTRUCTION ISSUE:

SD-1

USE PERMIT SUBMISSION  
03/XX/2015

# Smart & Final®

#455 SEASIDE, CA



LEGEND:

Liquor Location - Existing

Liquor Shelving = 78 lf

Liquor Sales Area Calculation  
Total Wine and Liquor Shelving  
2'-3" x 78'-0" = 175.50 sf

Percentage of Liquor Area to Sales Area  
175 sf / 14,160 sf = 0.0123 or 1.2%

| PROJECT DATA                       |             | CORE + MIN. | REVISION   |  |
|------------------------------------|-------------|-------------|------------|--|
| GROSS BLDG                         | 14,958 S.F. |             |            |  |
| SALES AREA                         | 14,160 S.F. |             |            |  |
| STORAGE AREA                       | 798 S.F.    |             |            |  |
| GONDOLA                            |             | 1,307 L.F.  | 1,278 L.F. |  |
| LIQUOR / WINE                      |             | 39 L.F.     |            |  |
| PALLET IN LINE (6)                 |             | 24 L.F.     | 32 L.F.    |  |
| TOTAL                              |             | 1,370 L.F.  | 1,310 L.F. |  |
| PROMO PALLET                       | 7           |             |            |  |
| FROZEN FOOD                        |             |             |            |  |
| (WALK-IN BOXES & CASES = DR COUNT) |             |             |            |  |
| FROZEN WALK-IN BOX                 |             | 30          | 39         |  |
| COFFINS                            |             | 7           |            |  |
| REACH-IN DOOR CASES                |             | 5           |            |  |
| PROMO FROZEN FOOD                  |             | 0           | 2          |  |
| TOTAL                              |             | 42          | 41         |  |
| PRODUCE                            |             |             |            |  |
| PRODUCE WET RACK M/D               |             | 0 L.F.      | 20 L.F.    |  |
| PRODUCE PACKAGE M/D                |             | 24 L.F.     |            |  |
| TOTAL L.F.                         |             | 24 L.F.     |            |  |
| PRODUCE DRY TABLES                 |             |             |            |  |
| 16'x6' (0)                         |             | 0 L.F.      | 26 L.F.    |  |
| 26'x6' (1)                         |             | 26 L.F.     |            |  |
| TOTAL L.F.                         |             | 26 L.F.     |            |  |
| FRESH MEAT                         |             |             |            |  |
| FRESH MEAT M/D                     |             | 20 L.F.     | 12 L.F.    |  |
| FRESH MEAT ISLAND                  |             | 0 L.F.      |            |  |
| TOTAL L.F.                         |             | 20 L.F.     |            |  |
| DAIRY                              |             |             |            |  |
| (WALK-IN BOXES = DR COUNT)         |             | 6           | 5          |  |
| DELI                               |             |             |            |  |
| (WALK-IN BOXES = DR COUNT)         |             | 8           |            |  |
| DELI M/D (20 L.F.)                 |             | 5           | 22         |  |
| TOTAL DAIRY/DELI DRS               |             | 19          | 27         |  |
| EGG CASE                           |             | 4 L.F.      | 4 L.F.     |  |
| CHEESE ISLAND                      |             | 0 L.F.      | 0 L.F.     |  |
| PROMO DELI M/D                     |             | 0 L.F.      | 0 L.F.     |  |
| REFRIGERATED BEER/WINE             |             | 0 L.F.      | 0 L.F.     |  |

EXISTING FIXTURE PLAN  
CORE PLUS

1560 CANYON DEL REY  
SEASIDE, CA. 93955

Smart & Final®

600 Chabot Drive • City of Commerce, CA 90040 • (323) 869-7500 •

STORE #455  
DRAWING NO.  
FP-1  
455FP (SEASIDE)



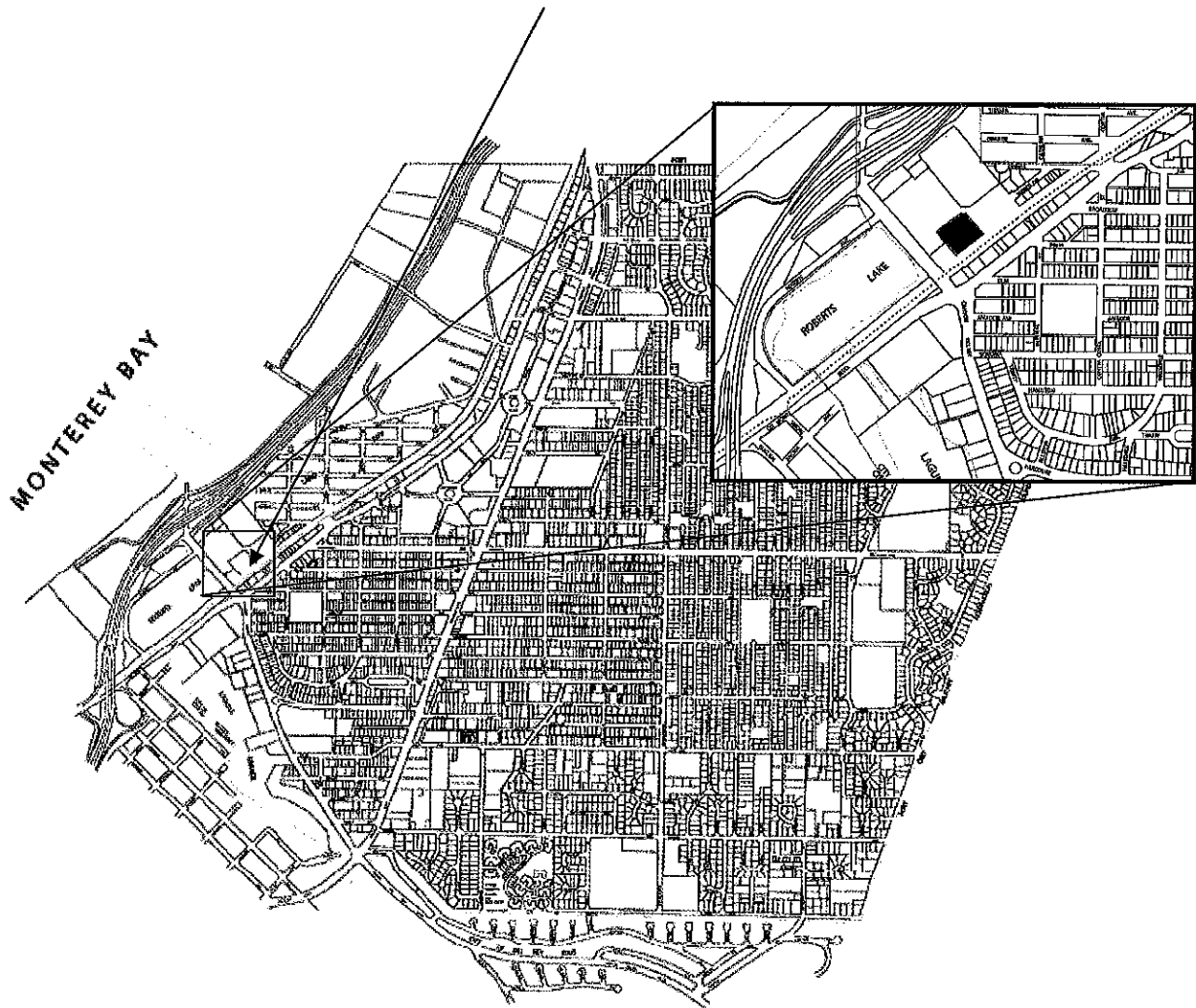
Attachment 1 Exhibit "A"

1560 Canyon del Rey Boulevard  
Existing and Proposed Front Elevations



## VICINITY MAP

Project Site: 1560 Canyon Del Rey Boulevard



Attachment 3  
Site Photographs Smart & Final 1560 Canyon del Rey



Front Elevation from parking lot



Front and North elevation from the parking lot

**Smart & Final #455 – Seaside**  
**1560 Canyon Del Rey Boulevard, Seaside CA 93955**

## **Project Description and Operational Statement**

### **Background:**

Smart & Final is a smaller faster warehouse store where businesses and households find great savings on quality foods and supplies. The store offers an assortment of merchandise that are offered at low warehouse prices. Smart & Final Extra! includes a greatly expanded selection of products in key categories like produce, fresh meat, frozen foods, dairy, deli and grocery basics. There are also sections for baby food and diapers and health and beauty care, packaged foods, non-alcoholic and alcoholic beverages, and dry goods. The stores also continue to carry a large selection of "Club Pack" sized products for stocking-up and a broad assortment of foodservice, janitorial and other supplies for businesses and organizations.

### **Project Description:**

The existing Smart & Final plans to do an interior remodel, minor exterior modification /paint, ADA upgrade and expansion of floor area towards the existing adjacent commercial space currently occupied by Staples Office Supply Store. The existing Smart & Final has an approximate area of +/- 14,958 sf and the additional area of +/-8,607 sf for a total of +/- 23,565 sf.

The application is for a Use Permit to allow the expansion of the existing liquor shelving sales area as required by City of Seaside Planning Department.

Smart & Final employs (estimate): 50 associates

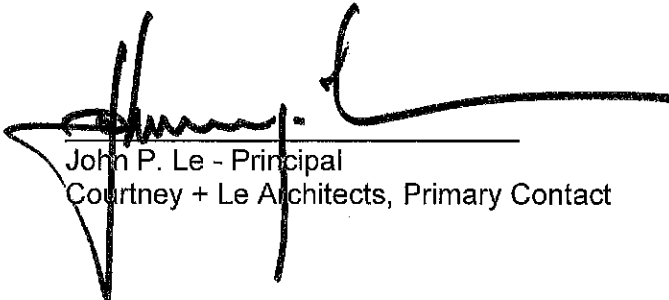
Hours of operation: Monday to Sunday 5:00 AM to 12:00 AM (midnight)

### **Justification:**

The area allotted for the alcoholic beverages will consist of less than 2% the total merchandise offered by the store, these beverages will only be available to the public over the legal age limit with proper identification

Security system will be in placed to monitor the store during and after business hours.

The sale of alcoholic beverage is an incidental part of the store operation and is not the primary business of Smart & Final



John P. Le - Principal  
Courtney + Le Architects, Primary Contact

RECEIVED  
CITY OF SEASIDE

MAY 04 2015

RESOURCE MANAGEMENT  
SERVICES

# City of Seaside

## Concentration of Off-Sale Liquor Licenses by Census Tract

