



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

SPECIAL MEETING
Conference Room
440 Harcourt Avenue
Wednesday, October 24, 2018
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL WATER ALLOCATION COMMITTEE**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. **Minutes from 10/10/18**
5. **BUSINESS ITEMS**
 - A. **REQUEST FOR AN ALLOCATION OF AF of WATER(WAC 18-05). JARROD LEVINE, APPLICANT, IS REQUESTING 0.227 ACRE-FEET OF WATER TO ALLOW FOR AN EIGHT (8) STATION HAIR SALON LOCATED AT 800 BROADWAY AVENUE, SUITE A-1 IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT**

PURPOSE & RECOMMENDATION:
In accordance with Ordinance 892, the applicant is requesting additional water for a new hair salon doing business under the “Fantastic Sams” franchise.
6. **STAFF COMMUNICATION**
7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
SPECIAL
Seaside City Hall

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

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		MEETING MINUTES DRAFT	
CITY OF SEASIDE			City Hall 440 Harcourt Avenue
Water Allocation Committee			OCTOBER 10, 2018
			5:00 P.M.
1.	CALL TO ORDER AT – 5:00 P.M.		
2.	ROLL CALL – ESTABLISHMENT OF QUORUM		
	MEMBERS	Kurt Overmeyer, Gloria Stearns, Rick Riedl	
	PRESENT:	Kurt Overmeyer, Gloria Stearns, Scott Ottmar for Rick Riedl	
	ABSENT:	None	
3.	PUBLIC COMMENT – None		
4.	APPROVAL OF MINUTES		
	None		
5.	NEW BUSINESS		
	A Request for an Allocation of 0.201 AF of Water (WAC 18-04). BMW OF MONTEREY, APPLICANT, IS REQUESTING 0.201 ACRE- FEET OF WATER FOR THE EXPANSION OF THE SHOWROOM AND RELATED AUTOMTIVE SERVICES AT 1725 AUTOCENTER PARKWAY IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT Rick Medina presented staff report. Explained that the project would be for the proposed addition of 2,871 square feet to an existing automotive warehouse to establish a Mazerati dealership. The new dealership would be the third on the site. The two existing are for a Chrysler and Volkswagen brands. Mr. Medina stated that the project would meet the minimum 20 points as required by the City’s Ordinance No. 892. Public comment was opened. Jon Wizard addressed the Committee on the City’s water allocation policies. He stated that he felt the City should be considering projects for affordable housing which apparently has not been a type of project that the City’s water allocation is being targeted toward. Motion made by Member Stearns and seconded by Member Riedl to approve the water alolocation		
6.	<u>ADJOURNMENT 7:14p.m.</u>		
	<u>On motion by Member Stearns and Seconded by Member Riedl and carried by the following vote the WAC adjourned the regular meeting at 5:10 p.m.</u> AYES 3 COMMITTEE Overmeyer, Stearns, Ottmar MEMBERS		

	NOES	0	COMMITTEE MEMBERS	None
	ABSENT	0	COMMITTEE MEMBERS	None
	RECUSED	0	COMMITTEE MEMBERS	None

DRAFT



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Water Allocation Committee

BY: Rick Medina, Senior Planner

DATE: October 24, 2018

SUBJECT: REQUEST FOR AN ALLOCATION OF AF of WATER(WAC 18-05). JARROD LEVINE, APPLICANT, IS REQUESTING 0.227 ACRE-FEET OF WATER TO ALLOW FOR AN EIGHT (8) STATION HAIR SALON LOCATED AT 800 BROADWAY AVENUE, SUITE A-1 IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for a new hair salon doing business under the “Fantastic Sams” franchise.

BACKGROUND

WATER IMPACT

Existing		Use:
Group III – Hair Salon	$0.0567 \times \text{four stations} = 0.227$	
Proposed		Use:
Group III – Hair Salon	$0.0567 \times \text{eight stations} = 0.454 \text{ AF}$	
<u>Amount Needed = 0.227 AF</u>		

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
<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: \$10,000 City's Share Property Tax Revenue 0.18% of \$ = \$1,000,000.00 City's Share of Sales Tax Revenue 1% of \$.00 \$= \$5,000	3
<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 anticipates employing 8 full time and 4 part time employees.	8
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	The project is located on Broadway Avenue.	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 new business will remodel an existing commercial structure.	3
<u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of a business which could generate revenue for the City and/or significant employment.	If water is not granted, the applicant would incur a major impact on the viability of the remodeled building as an auto dealership. The project will qualify to receive 7 points.	7
Total		29

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 29 points. The key factor with the proposed business is the number of full and part time jobs that will be created. Additionally, the proposed business will be compatible with adjoining businesses in that the hair cutting salon is located at the northwest corner of the shopping center so that the available parking spaces generally do not interfere with the existing retail businesses and the employees and customers can possibly patronize other businesses in the City Center Shopping Center and West Broadway neighborhood.

City staff recommends that 0.227 AF be allocated to the hair salon located at 800 Broadway

Avenue per the conditions of approval provided as Attachment 1. The site plan and site location are provided as Attachment 2. Site photos are provided as Attachment 3. The floor plan is provided as Attachment 1- Exhibit A.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Floor Plan
 3. Attachment 2 - Site Location
 4. Attachment 3 - Site Photos
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Conditions of Approval
File No. WAC-18-05
October 24, 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 “Fantastic Sams” stamped as received on “October 19, 2018” located at 800 Broadway Avenue, Suite A-1.

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-18-05

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.

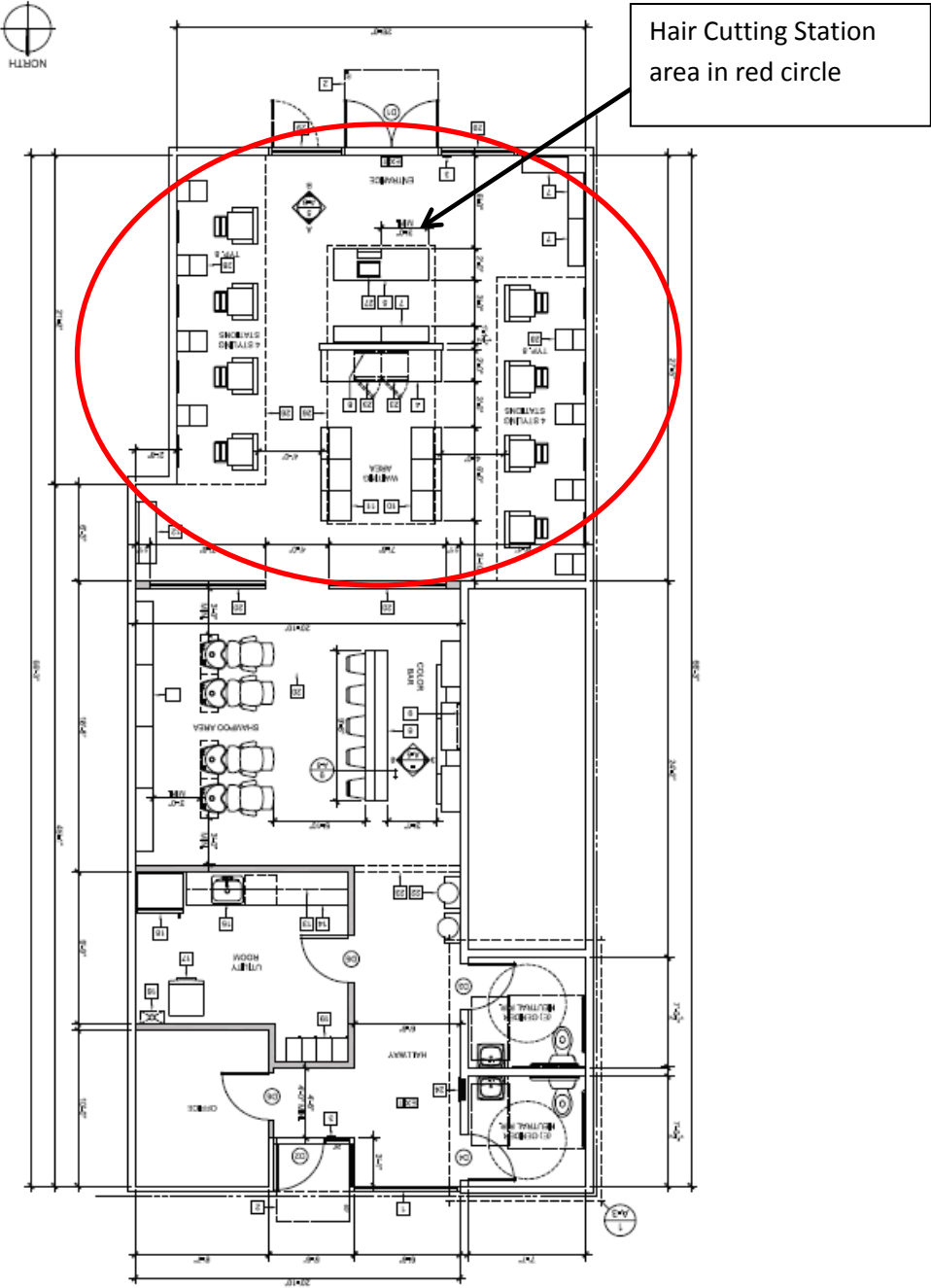
Applicant's Signature

Date

Property Owner's Signature

Date

Parking Lot Frontage



Broadway Avenue Frontage

Attachment 2

Project location: 800 Broadway Avenue, Suite A-1



Attachment 3

Site Photos



Front façade from interior parking lot



Façade from Broadway Avenue