



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

SPECIAL MEETING
Conference Room
440 Harcourt Avenue
Wednesday, October 31, 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. **Approval of Special Meeting Minutes for the October 24, 2018 Water Allocation Committee.**
5. **BUSINESS ITEMS**
 - A. **WATER ALLOCATION No. WAC-18-06: GEORGE PINCHAM, APPLICANT, IS REQUESTING 0.216 ACRE-FEET OF WATER TO ALLOW FOR A FIVE (5) STATION HAIR SALON/BARBER SHOP TO BE LOCATED AT 620 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT.**

PURPOSE & RECOMMENDATION:
In accordance with Ordinance 892, the applicant is requesting additional water for a new hair salon.
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&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>

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		MEETING MINUTES	
CITY OF SEASIDE			City Hall 440 Harcourt Avenue
Water Allocation Committee			OCTOBER 24, 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		
	A. Special Meeting on October 10, 2018		
	On Motion by Riedl, seconded by Stearns, minutes were adopted with the following corrections:		
	1. The second on the motion to adopt the water allocation for WAC-18-05 was made by Ottmar. Riedl was listed as making second on minutes		
	2. Second to adjourn the meeting was made by Ottmar. Riedl was listed as making the second.		
5.	NEW BUSINESS		
	Request for an Allocation of 0.227 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.		
	Rick Medina presented staff report. Explained that the project would be for a new eight station beauty salon/hair cutting business within a vacant lease area at Suite A-1 at 800 Broadway Avenue within the City Center shopping center. Mr. Medina stated that the project was previously occupied with a four station beauty salon day spa and that the new business would be requesting water for four additional hair cutting stations. The project would provide a total of 29 points per the City’s water allocation process which would meet the minimum of 20 points as required by the City’s Ordinance No. 892.		

	Public comment was opened. With no comments, public comment was closed.			
	Motion made by Member Stearns and seconded by Member Riedl to approve the water allocation			
6.	<u>ADJOURNMENT 5:25 p.m.</u>			
	AYES	3	COMMITTEE MEMBERS	Overmeyer, Stearns, Ottmar
	NOES	0	COMMITTEE MEMBERS	None
	ABSENT	0	COMMITTEE MEMBERS	None
	RECUSED	0	COMMITTEE MEMBERS	None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Water Allocation Committee

BY: Rick Medina, Senior Planner

DATE: October 31, 2018

SUBJECT: **WATER ALLOCATION No. WAC-18-06: GEORGE PINCHAM, APPLICANT, IS REQUESTING 0.216 ACRE-FEET OF WATER TO ALLOW FOR A FIVE (5) STATION HAIR SALON/BARBER SHOP TO BE LOCATED AT 620 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT.**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for a new hair salon.

BACKGROUND

WATER IMPACT

Existing Use:
Group I– Retail 0.00007 x 1,022 sq. ft. = 0.072 AF

Proposed Use;
Group III – Hair Salon 0.0567 x five stations = 0.284 AF

Amount Needed = 0.216 AF

STAFF ANALYSIS

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

Commercial Project Criteria	Determination	Points Received
<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 5 full time employees	5
<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 be forced to relocate his business outside the city which would lead to a loss of services and a growing small business enterprise within the community. The project will qualify to receive 7 points.	7
Total		23

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 23 points.

Presently, Mr. Pincham is operating a single station barber shop at 1137 Broadway Avenue. The current location is a Successor Agency owned property which will in the next year will be sold and developed as part of a new mixed use commercial development. As part of the relocation of his business, Mr. Pincham business plan includes the expansion of his hair cutting business to provide five stations. If water is not provided, Mr. Pincham would be forced to relocate his business outside the city which would result in not only the loss of general services

for the community, but more importantly the loss of a successful, growing small business enterprise. The proposed business will also fill a vacant tenant space within the West Broadway Urban Village Specific Plan that has been vacant for the past 18 months.

City staff recommends that 0.216 AF be allocated to the hair salon located at 620 Broadway Avenue per the conditions of approval provided as Attachment 1. The floor plan is provided as Attachment 1- Exhibit A. The aerial photo site plan and site location map are provided as Attachment 2. Site photo of front façade is provided as Attachment 3.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Floor Plan
 3. Attachment 2 - Location Map
 4. Attachment 2 - Aerial Photo
 5. Attachment 3 - Site Photo
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Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

Conditions of Approval
File No. WAC-18-06
October 31, 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 “Side Effects” stamped as received on “October 9, 2018” located at 620 Broadway Avenue.

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-18-06

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

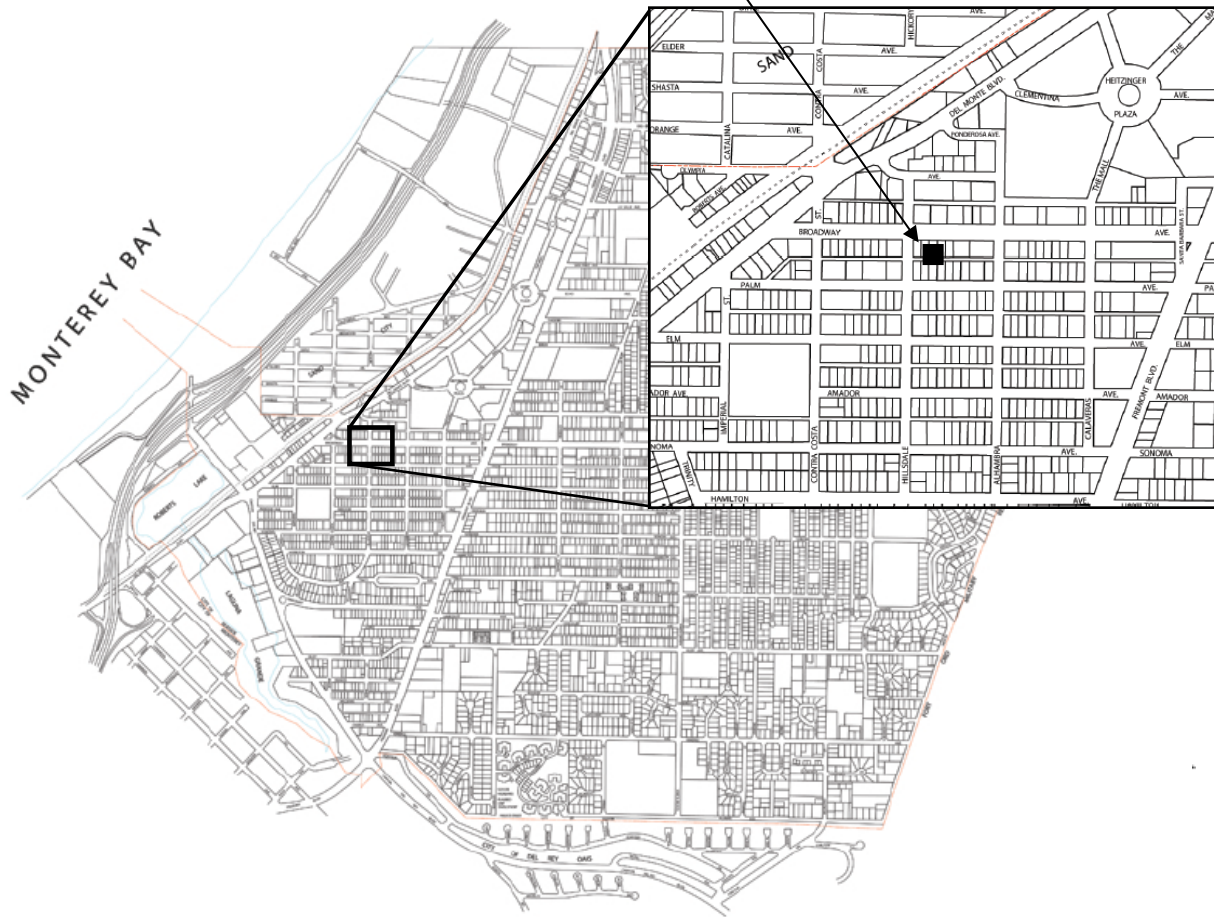
Date

Property Owner's Signature

Date

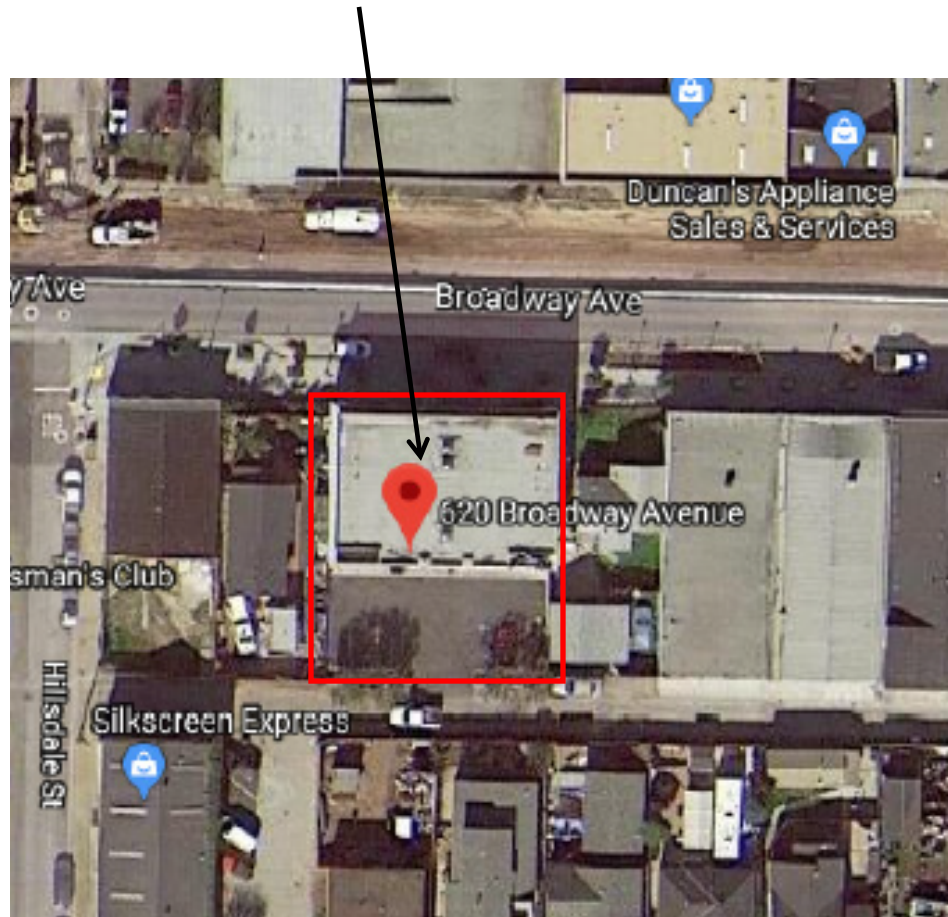
Location Map

Project Site: 620 Broadway Avenue



Aerial Photo

Project Site: 620 Broadway Avenue



Attachment 3

Site Photo



620 Broadway Avenue – Front Facade