



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

REGULAR MEETING
Conference Room
440 Harcourt Avenue
Wednesday, December 19, 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**
5. **BUSINESS ITEMS**

A.

Request for an Allocation of 0.216 AF of Water (WAC 18-07). HEYDAR MORAHEDI, APPLICANT, IS REQUESTING 1.292 ACRE-FEET OF WATER TO ALLOW FOR AN 80 SEAT RESTAURANT LOCATED AT 766 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT.

RECOMMENDATION:

In accordance with Ordinance 892, the applicant is requesting additional water for a new restaurant

6. **STAFF COMMUNICATION**
7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Regular
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.

Conditions of Approval
File No. WAC-18-07
December 19, 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 “766 Broadway Avenue” stamped as received on “November 30, 2018”.
2. The water allocation is valid only for the implementation of an 80-seat restaurant. Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void.
3. Applicant must secure a Building Permit for the improvements within 60-days of the permit being issued.

Standard:

4. 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.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. 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.
7. 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.
8. 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.

9. 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.

10. Water conservation fixtures shall be provided in the proposed project.

WATER ALLOCATION APPLICATION NO. WAC-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).

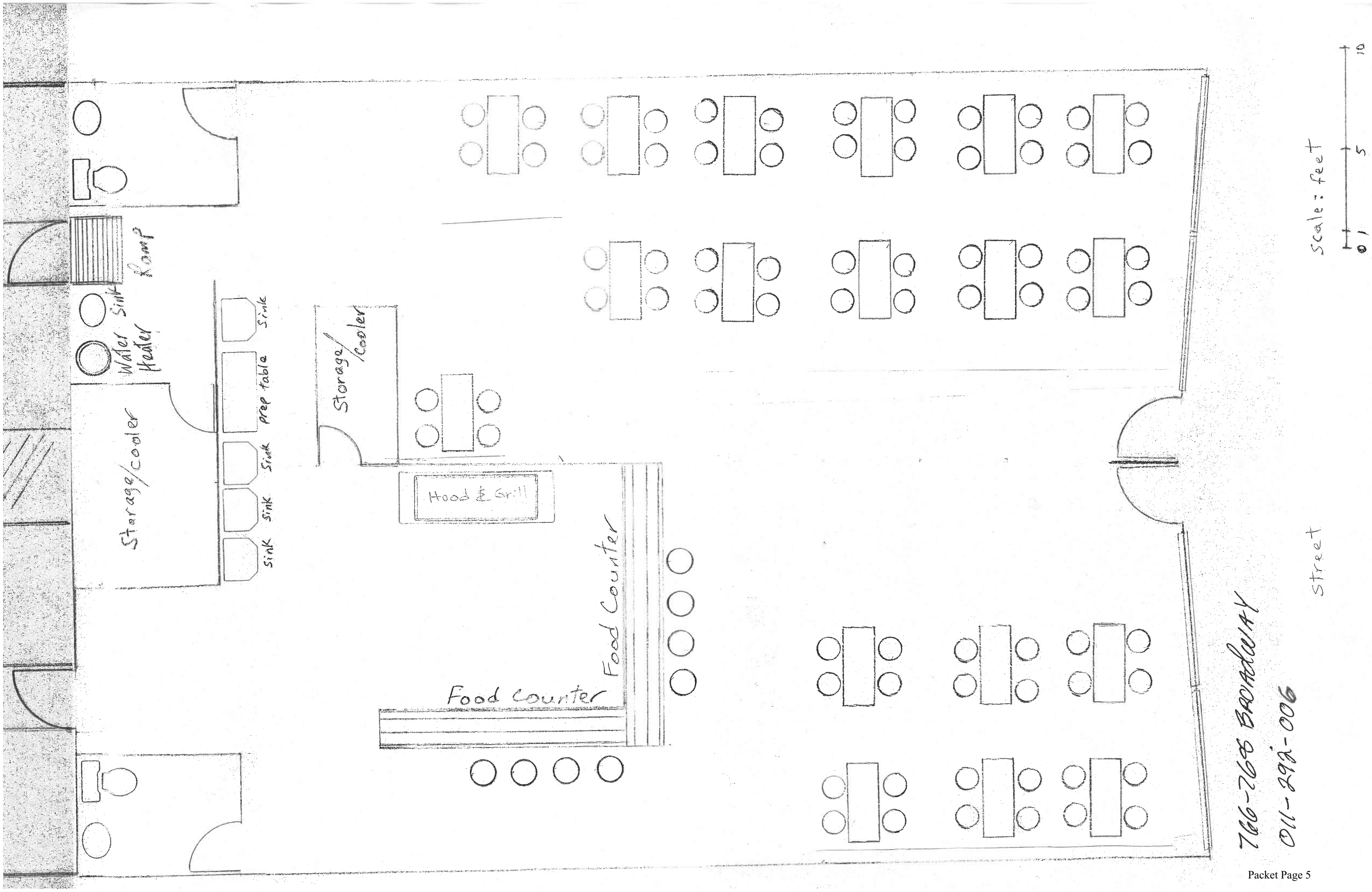
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date



766-268 BROADWAY
011-292-006

Street

Scale: feet



Location Map

Project Site: 766 Broadway Avenue



Attachment 3

766 Broadway Avenue



View of front facade