



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 23, 2019
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
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Alissa Kispersky	Commissioner
Dave Evans	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **AUGUST 22, 2018, DECEMBER 17, 2018 AND JANUARY 9, 2019**

6. **BUSINESS ITEMS**

- A. **USE PERMIT APPLICATION 18-08: Early Development Services, Inc. (applicant/property owner: Shannan Watkins), is requesting the approval of a Use Permit for the conversion of, and second-story addition to, an existing commercial building permitted for a child day care center for up to a maximum of 60 (sixty)**

students and the expansion of two live-work units located at 1272-1284 Broadway Avenue in the Commercial Mixed Use zone (CMX).

RECOMMENDATION: In accordance with Seaside Municipal Code (SMC) section 17.14.030.B, Table 2-4 (Allowed Land Uses and Use Permit Requirements for Commercial Zones), daycare centers with 15 or more children are permitted in the CMX zoning district subject to receiving Use Permit approval from the Planning Commission.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 13, 2019
Seaside City Hall
7:00PM

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.

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

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DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, August 22, 2018
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:02 PM.

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

PLANNING COMMISSION

PRESENT: La Mica, Kispersky, Spalletta, Owens, Dodson, Oglesby
ABSENT: Ross

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Owens invited comments from the public and had no requests to speak.

5. **APPROVAL OF MINUTES**

A. **JULY 25, 2018 AND AUGUST 8, 2018**

On motion by Commissioner Keith Dodson and seconded by Commissioner Ian Oglesby and passed by the following vote the Planning Commission approved the Minutes of July 25, 2018.

RESULT:	Approved
AYES:	Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kispersky
NOES:	None
ABSTAIN:	John Owens

On motion by Commissioner Michael Spalletta and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission approved the Minutes of August 8, 2018.

RESULT:	Approved
AYES:	John Owens, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kisperskey
NOES:	None
ABSTAIN:	Keith Dodson

6. **BUSINESS ITEMS**

A. USE PERMIT APPLICATION NO. UP-18-05: TOM AND LYNETTE VAN HEUKEEM, PROPERTY OWNERS, AND ROBERT MANSURRAGO, APPLICANT, ARE REQUESTING A USE PERMIT TO LEGALIZE AN AS-BUILT EXTERIOR STAIRWAY AND ROOF DECK ON AN EXISTING ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 2050 MARIPOSA STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICTS (APN# 011-055-020). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

Senior Planner Medina introduced the item as a resident proposal to approve an existing, un-permitted exterior stairway on a residence. Mr. Medina spoke to the site plan of the lot and exhibited photos of the before and after of the installation of the stairway and how it relates to the surrounding structures. He noted that staff looked at privacy issues and there is no major impact on privacy and no comments were received from any property owners. The area of the deck is 250 square feet and the maximum square footage allowed by code is 250, compliant with the building code. Staff recommended opening the public hearing and approving the as built stairway per finding and conditions draft resolution. The Commission discussed the available records for structural changes and questioned the Building official regarding live load for the existing conditions and compliance with the tread and height limits for the spiral staircase.

The applicant, Lynette Van Keukeem, spoke to the purchase of the house with the intention to improve it and knowing the potential of an ocean view from the garage roof. The original plan was for a two story addition however water issues, the timing of the plan review and a looming sunset date, they resubmitted for the major remodel and a parapet wall over the garage with future intentions of a rooftop space. They did have an architect design the plans, but never received the permit because the architect fell ill. She cited that they proceeded to construct all aspects to code and requested the approval of the use permit.

Commissioner Dodson questioned the drainage of the roof to which she said it was designed with a slope for that purpose. Commissioner Kispersky said it is a great use of space to have a roof deck and is in support of the concept. Commissioner Oglesby clarified that she accepted responsibility but noted that Since the remodel was built, the regulations has changed between 39 to 42 inches for wall height. The applicant indicated she has a plan to raise the wall and make it compliant. On question, she reported the engineering was done for the intent of having a second story in the future.

Chair Owens invited comments from the public.

Robert Anderagos, architect for the applicant indicated he checked and confirmed the 2010 code for compliance. With the parapet, the wall is adequate height and there is adequate sloping to covers and downspouts. They would have to provide live load testing for the roof deck. He cited what he did was an after-the-fact assessment.

Building Official David Little answered Mr. Oglesby's question indicating to obtain a permit, a licensed person is required to verify the safety aspect. They will check for code compliance and structural stability.

Chair Owens expressed concerns regarding the footings and that we should treat the requirements like a second story addition. On question, Mr. Little answered questions about the requirement of a guard or a Parapet. He also explained the inspection process citing that if a project design complies with the code, the City is obligated to approve it. Then staff will follow up to inspect for compliance and verify it was built per plan. Chair Owens expressed concern that it is difficult to know after the facility is finished if all things were built according to the plans. He wanted assurances that the level of inspection that is necessary would be able to verify and be similar to one that was done during a build. Mr. Little said they will follow the letter of the law but not impose requirements that are not required. He guaranteed that he will mandate it meet the code requirements for safety or he won't

approve it. Commissioner Oglesby thanked him for making a clear commitment for safety as a standard. Mr. Medina followed up clarifying the other external issues such as architecture, privacy, functionality, neighborhood compatibilities or impacts to surrounding properties. Commissioner Kispersky expressed that Seaside needs a path to residential homes to legal status as we have too many properties that circumvent the system. By making the process easy and less painful, we will get greater compliance for safety. Commissioner La Mica expressed satisfaction with the staff commitment to ensure that the building is compliant with code. Commissioner Oglesby suggested the establishment of a fine or fee for people who requested permits after projects have been completed without permits. Chair Owens disagreed indicting that the City needs to be proactive instead of reactive and he does not trust the special inspectors. The only way he will be supportive is if they walls are opened up and fully inspected.

On motion by Commissioner Keith Dodson and seconded by Planning Commissioner Alissa Kisperskey and passed by the following vote the Planning Commission Approved the use permit as presented.

RESULT: **Approved**

AYES: Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kisperskey

NOES: John Owens

7. **REPORTS FROM COMMISSIONERS**

Chair Owens requested an update on the Granite Rock wall proposal. Chair Owens also questioned if there is a proposal to add any homes in the Del Rey Woods School area to which staff indicated that they held a tiny homes charrette and during that discussion they pieced properties for conceptual building site in that area. That was merely conceptual as part of staff efforts to be creative at increasing affordable housing opportunities. On question, staff reported that 169 Waring will be agendized for the next meeting for a report.

8. **REPORTS FROM STAFF**

Staff reported that the West Broadway Urban Village text amendments are moving forward to the second reading at the City Council. Staff also reported that there will be an update on the Campus Town Specific plan at a near future meeting.

9. **ADJOURNMENT**

On motion, the meeting was adjourned.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
COUNCIL CHAMBER

Monday, December 17, 2018
7:00 PM

1. **CALL TO ORDER**

Chair Spalletta called the meeting to order at 7:00 PM.

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

PLANNING COMMISSION

PRESENT: Kisperskey, La Mica, Spalletta

ABSENT: Owens, Dodson, Ross

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

No public comments were made.

5. **APPROVAL OF MINUTES**

A. **OCTOBER 24, 2018**

Action: Continued. There was no meeting on October 24, 2018

6. **BUSINESS ITEMS**

A. **PROPOSED TEXT AMENDMENTS TO SEASIDE MUNICIPAL CODE SECTIONS 6.04.165 (PERMIT REQUIRED FOR BEES) AND 17.52.020 (ANIMAL KEEPING).**

Kristin Mole a wildlife conservationist and Environmental Committee Member presented the first presentation that talked about the international issue and alarming decline in honey bee populations. She provided an overview about the importance of bees to ecosystems and agriculture. Tom Hughes, a local resident beekeeper in Seaside also spoke to backyard beekeeping and to the cumbersome process to obtain a permit for backyard beekeeping. He discussed the details of swarming, how to start a hive, bee behavior and the benefits of local hives for a homeowner. Associate Planner Rocha spoke to the proposed amendments to the municipal code as it relates to bees and to the proposed progressive amendments to Titles 6 and 17, adding guidelines to allow backyard bee keeping by right and establishing bee keeping standards and remedies for nuisances. She noted the proposed regulations were

taken from the only approved use permit.

She brought to the attention of the Commission the fruit connection project that was completed in collaboration with CSUMB Sustainable cities students.

Vice Chair Spalletta invited comments from the public.

- Laura Murphy, Resident and Environmental Committee Member and spoke in support of the amendment.

Commissioner Kispersky questioned what the new process would be for a new bee keeper to which staff explained if the regulation passed it would be permitted activity, by right, and there is no permit needed. It would expand the nuisance regulations to include conditions of approval so that if there is a neighborhood issue, there could also be a remedy.

On motion by Commissioner Kispersky, seconded by Commissioner La Mica and approved unanimously the Planning Commission approved the proposed text amendments and recommended that they be forwarded to the City Council for adoption.

RESULT:	Approved
AYES:	Arlington La Mica, Michael Spalletta, Alissa Kisperskey
NOES:	None

7. **REPORTS FROM COMMISSIONERS**

No reports.

8. **REPORTS FROM STAFF**

City Clerk Milton noted that the City Council has invited applicants for the City Council vacancy. The Deadline for applications is January 2, 2019.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, January 9, 2019
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:00 PM.

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

PLANNING COMMISSION

PRESENT: Owens, Spalletta, Dodson, Ross, La Mica, Kispersky, Evans

ABSENT: None

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Owens invited comments and had no request to speak.

5. **ELECTION OF OFFICERS**

Commissioner Dodson nominated Commissioner Owens as Chair, was seconded by Commissioner La Mica and approved unanimously.

Commissioner La Mica nominated Commissioner Spalletta as Vice Chair, seconded by Commissioner Dodson and unanimously approved.

6. **APPROVAL OF MINUTES**

A. **AUGUST 22, 2018 AND DECEMBER 17, 2018**

Action: Continued

7. **BUSINESS ITEMS**

A. **USE PERMIT APPLICATION NO. UP-18-09: DAVID HOWE, REPRESENTATIVE FOR PROPERTY OWNER, AND SUSAN MOSQUEDA, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF BEER, WINE AND SPIRITS UNDER A TYPE 41 AND TYPE 47 ALCOHOL LICENSE FOR A 121 SEAT RESTAURANT LOCATED AT 1760 FREMONT**

BOULEVARD, SUITE B-1(APN# 012-071-014), IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Senior Planner Medina provided the details of the historic and existing use of the site, the site plan and discussed the economic viability of the proposal and the neighborhood compatibility. The Commission questioned the ADA compliance to which staff confirmed they would be updated. The applicant spoke to the project and to their intent to offer breakfast and lunch with flare and elevate breakfast in a way that does not currently exist in Seaside. They spoke to the menu and hours of operation which may expand to dinner on Friday and Saturday but assured the Commission that they would be in compliance Alcohol Beverage Control regulations at all times. Their intent is to be a family establishment and not a bar.

Chair Owens invited comments from the public and had no requests to speak.

Vice Chair Spalletta said that the alcohol would be a good accompaniment and would be a financially sustainable offering. The Commission agreed.

On motion by Commissioner Keith Dodson and seconded by Planning Commissioner Alissa Kisperskey and passed by the following vote the Planning Commission Approved Resolution 19-01 approving the use permit for 1760 Fremont Blvd Suite B-1.

RESULT:	Approved
AYES:	John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Ian Oglesby, Alissa Kisperskey
NOES:	None

B. USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY OWNER, AND SEQUOIA DEVELOPMENT SERVICES, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW A WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT AT SOPER FIELD PARK LOCATED AT 220 COE AVENUE IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT (APN#031-051-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Senior Planner Medina spoke to the use permit application. He started by acknowledging that the application site is city-owned property and requires a use permit. The proposed change is the installation of a freestanding unmanned wireless telecommunication facility by way of replacement of an existing 70 foot sports field light with a new light tower and added equipment. He indicated that the surrounding land uses are residential, residential neighborhood and a high school. He the tower placement and equipment shelter from different view perspectives and detailed the site coverage the new tower would provide. He outlined the City regulations, and the planning commission authority. Mr. Medina outlined the proposed conditions of approval to address changes to discontinuation of use, maintenance, tree replacement, RF emissions, occupational safety and time period for the operation of the facility. Legal issues were discussed regarding the telecommunications act, and the requirement to review the application on a land use basis on RF Emissions if they are below a certain level established by the FCC, which this is. Mr. Medina answered

questions from the Commission.

On question Mr. Medina noted that residents in the required and an expanded zone were notified and public hearing notices were published legally. Currently there is a tower at Cutino park, but that is not Verizon. The Commission questioned and discussed the design of the tower and the possibility of disguising it, location options on the site, and expressed significant concern regarding the noise provided by the generator which would impact those using the field as well as the location of the generator next to the batting cage. The applicant noted that no other locations for the generator were considered.

Legal Counsel Michael Johnson stated the City as the property owner would be able to determine which additional equipment, if any would be allowed for an expansion. On question, Counsel responded that there are no legal restrictions regarding distance between towers.

Pete Schubert spoke representing Verizon wireless, the applicant agreed to accept the conditions as amended.

The Commission asked questions of the applicant including other sites considered, including the golf course site which has legal restrictions that do not allow for placement. He clarified that telecommunication companies are directed to look at City properties first.

Commissioner La Mica expressed concern about the location of the batting cage and asked if it could be moved away from the batting cages as that is a very popular location of youth during games and camps. The Commission expressed concern regarding the noise generated and the applicant suggested either buffering with noise continuation blankets to mute the sound, or with a block wall enclosure alternately they could substitute battery powered system. The commission requested that sound insulation be added as part of the conditions of approval and to consider the battery powered system.

Chair Owens invited Public Comments on the item.

Melissa questioned why the commission cannot consider health issues as part of the application. She requested to see reports that Verizon cited regarding the health effects to children in that proximity. She cited a study about rats and proximity to high frequencies that had negative impacts.

Legal counsel responded to public comments, about the study validity but cited that the legal rights of the City are pre-empted by federal law. It is required to comply with FCC rules and there will be a test performed at the end of construction to guarantee compliance with the FCC rules. That report can be made public.

Chair Owens did not think that this was a proper place for this tower, understanding the location was most cost effectiveness and reduced field down time and the location of the generator at the batting cages are incompatible with the sports and other uses of the field. Ms. Kisperskey agreed that the infrastructure is not appropriate where the community convenes. The enclosure for the generator will negatively impact the way that people are interacting on the field and impact the functions of the field. She also requested that if a structure is built it must be aesthetic and not chain link fence. Commissioners La Mica, Spalletta and Dodson agreed with comments citing sound, location and aesthetics of the

type of poll and structure of the generator of their greatest concerns.

On motion by Commissioner Ross, seconded by Commissioner Kisperskey and passed unanimously the Planning Commission continued the item to March 24th to request alternate proposals for both aesthetics and location of both the structure of the generator and of the tower, and to modify the conditions of approval to require battery supported generators instead of a combustion engine based on health and safety of fumes at a community park.

8. REPORTS FROM COMMISSIONERS

There were no reports from Commissioners.

9. REPORTS FROM STAFF

Medina introduced new Planning Commissioner Dave Evans and City Clerk Milton-Rerig informed the Commission that the City Council was to vote on the Council Vacancy applicants on January 17th at 7:00 PM.

10. ADJOURNMENT

On motion, the meeting was adjourned at 8:28 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Associate Planner

DATE: January 23, 2019

SUBJECT: **USE PERMIT APPLICATION 18-08: Early Development Services, Inc. (applicant/property owner: Shannan Watkins), is requesting the approval of a Use Permit for the conversion of, and second-story addition to, an existing commercial building permitted for a child day care center for up to a maximum of 60 (sixty) students and the expansion of two live-work units located at 1272-1284 Broadway Avenue in the Commercial Mixed Use zone (CMX).**

PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code (SMC) section 17.14.030.B, Table 2-4 (Allowed Land Uses and Use Permit Requirements for Commercial Zones), daycare centers with 15 or more children are permitted in the CMX zoning district subject to receiving Use Permit approval from the Planning Commission.

BACKGROUND

The 1274-1284 Broadway Ave site was constructed in 1986 as the Seaside Community Clinic (a medical clinic) through financial assistance by the City of Seaside using Community Development Block Grant funding.

In 1995, the medical clinic released its interest in the property to the Troia Group, a general partnership, which proceeded to lease the site to Monterey County for use as office space. The full fee and leasehold interest was ultimately transferred to the former Redevelopment Agency (RDA) in 2005. The former RDA proceeded to make additional improvements to the site in 2005 when Monterey County vacated the buildings and the City established a police substation on the site, which was later vacated in 2011.

In December of 2016, as part of the Long-Term Property Management Plan for the disposal of former RDA properties, the Seaside City Council entered into an agreement with the applicant for the purchase of the site pending the approval of a use permit for the child daycare center. The Planning Commission approved UP 16-08 on February 8, 2017 for the daycare center. However, the applicant has filed a new Use Permit application, keeping the previously approved scope of the maximum, 60 child daycare center and expanding the scope to include a second story addition to existing second floor, resulting in an expansion of the two employee housing

units and second floor area.

The 1274-1284 Broadway Avenue site is comprised of four parcels totaling 24,000 square feet in area (dimensions: 240' by 100') and is currently developed with two buildings and parking: Building A and Building B. Building A is 1,928 square feet (sf), Building B is 4,000sf with a second story that includes two residential units and a storage area totaling 836sf. In total, there is 5,928sf of commercial space and 836sf of residential area. There are three existing off-street parking areas existing on the west and east sides with access from Broadway Avenue, and through to the public alley at the rear of the site.

PROJECT DESCRIPTION

The project will result in a 3,111sf addition: Building A will remain the same as a single-story, 1,928sf daycare administrative facility. Building B will be increased on the first floor from 4,000sf to 4,053sf; the second floor will be increased from 836sf to 3,894sf, with the residential employee housing portion occupying 1,316sf. The overall commercial square footage will be 8,559sf. The gross area of both buildings will be 9,875sf.

The applicant is proposing to complete the following renovations to establish the new and expanded child daycare center and employee housing units on the project site:

1. Recondition the interior of the existing one-story building on the west side to provide administrative offices; and
2. Recondition the interior of the existing two-story building on the east side to provide classrooms, a kitchen, disable accessible bathrooms, a registration area, and an assembly area as needed to conform to latest code requirements per the State of California Department of Social Services for the operation of a 60 student child daycare center. The daycare center will serve children from pre-school age to 5th grade.
3. Increased square footage of two existing residential studio units on the second floor of Building B to include one bedroom per unit; and
4. The conversion of the rear parking area abutting the alley and the open-air courtyard between the existing buildings into a private open space recreation area.
5. Construction of a new six-foot tall cinder block wall to enclose the rear play/recreation area from the alley and the front open-air patio area from the public right-of-way on Broadway Avenue.
6. Stripe parking lots on the west and east sides to provide 21 standard parking stalls and two ADA parking stalls.
7. Replacement of all windows with energy efficient windows.
8. New stucco exterior stucco siding.

The daycare center would be open from 7 AM and to 5:30 PM Monday-Friday. A maximum of eight staff will be on-site. The operation of the daycare center will typically provide care for a maximum of 60 preschool age children. A kitchen facility will be provided for snacks and hot meals.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt Class 1, Section 15301(E)(2) from the California

Environmental Quality Act. Class 1 consists of minor additions to existing structures provided that the project is in an area where all public services are available to allow for maximum development permissible in the General Plan and is not in an environmentally sensitive area.

Evidence: The is located within a heavily urbanized area of the community that is a mixture of single and multi-family housing and mixture of retail and office structures sited on a main arterial roadway with available infrastructure.

STAFF ANALYSIS AND FINDINGS

USE PERMIT FINDINGS

In accordance with S.M.C. Section 17.14.030.B (Table 2-4 Commercial Zone Land Use and Requirements), an application for a daycare center shall be filed under the Use Permit process to determine whether the following findings prescribed under SMC Section 17.52.070.F can be made concerning the proposed project:

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

The Seaside General Plan Land Use Designation for the project site is Commercial Mixed Use. The land use classification is intended to promote pedestrian oriented activity centers in the community with a mix of residential, commercial, office and civic uses with more specific development standards identified in the Zoning Code. Both employee housing and the day care center are land uses allowed with a Use Permit per Table 2-4. The day care center has specific development standards listed under SMC 17.52.050. The project would be consistent with the following General Plan Goals and Policies:

Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties:

Evidence: The proposed project will result in the merge of the four separate parcels into a single parcel for the establishment of two employee living units and a child day care center that will include exterior interior improvements to fully utilize the parcel for the indoor educational exterior recreation needs of the child day care center. The establishment of a new employment center will also encourage pedestrian activity and increase the likelihood of additional customers for convenience stores and restaurant uses.

Goal LU-4: Ensure that new development compliments

existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: **Require that all new development is compatible with surrounding uses, the site, and available infrastructure.**

Evidence: The project site consists of a parcel with adequate interior built square footage and exterior play area square footage to adequately accommodate a licensed daycare center for 60 children.

Evidence: The proposed project will include new exterior façade improvements that will include doors, windows, and paint on the building and new fencing, play equipment and landscaping within the open space area to improve the physical appearance of the site and adjoining properties.

Evidence: A new concrete block wall fence will be constructed on the south side adjacent to the alley to screen the outdoor play areas and provide sound attenuation of the play area from the single family dwellings bordering the south side of the alley.

Evidence: The project will allow for the efficient use of an existing infrastructure system with minor improvements in order to accommodate two employee housing units and a new daycare center for pre-school and school-aged children.

Evidence: The Zoning Code requires a minimum of one space per each employee during the busiest shift and one space per 10 children. A minimum of 14 parking spaces shall be provided. The project will provide a total of 23 parking spaces, with two designated as Accessible spaces.

**Urban Design
Goal UD-2:**

Create and preserve distinct neighborhoods and districts.

Policy UD-2.2: **Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.**

Evidence: The proposed project will include the installation of down lit light features at the entrance/exits to the site from the public right-of-way and within the interior of the site to ensure light sources are mainlined on-site and the installation of a new concrete block wall to reduce sound impacts from children playing outside within the recreational hours to the residential neighborhood to the south.

Economic Element

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.2: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted commercial facilities.

Evidence: The conversion of the existing office buildings into a child day care center and two employee housing units would allow for the full and efficient use of the entire site on a vacant commercial property facing a primary arterial roadway and would diversify the city's childcare services and childcare job opportunities for both pre-school and school-aged children.

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

Zoning Ordinance Conformance

This project is located within the Commercial Mixed Use (CMX) Zoning District. In accordance with Seaside Municipal Code Section 17.52.050.D, the following standards are used to assess the establishment of day care centers that include more than 15 children. The two existing employee housing units will be expanded from two studios to two one-bedroom units to be used exclusively by day care employees.

Parking

In accordance with Section 17.52.080.C.1 of the SMC, a minimum of one space per employee on largest shift plus one space for each 10 children authorized by the state license is required. The applicant has indicated that she would have eight staff members on-site during busiest shift.

Evidence: Per the Zoning Code, 14 parking spaces are required. A total of 23 parking spaces will be provided.

Evidence: The parking lots will be accessed from Broadway Avenue which is classified as an arterial street. The City staff has determined that the set-up of the parking lot will provide the necessary drop-off and pick-up locations for students and that the depth of the driveway aisle from the drive approach to the front entrance of the building will provide the necessary stacking for vehicles queuing on-site during the peak AM and peak PM loading/unloading periods to avoid any back-ups onto Broadway Avenue. Furthermore, the on-site circulation and parking is sufficient to allow for the loading/unloading of children completely on-site in order to avoid any impacts with traffic circulation and on-street parking on the adjoining collector street (Noche Buena Street) to the east and local street (Palm Avenue) to the south.

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

The proposed improvements for the two employee housing units and child daycare use

will consist of a second story addition, interior improvements, and exterior improvements consisting of: new fencing, new outdoor play equipment, parking lot striping, and pedestrian access requirements. The size of the project site will be in compliance with the maximum limits set by the State of California of one student per 35 square feet of net building area (net building area excludes bathrooms, hallways, storage rooms and offices) and 75 square feet per student for net exterior play area. The gross building area for the use is 9,875 square feet which will meet the minimum threshold of 2,100 square feet for a maximum of 60 students. The net play area is 4,900 square feet which would meet the minimum threshold of 4,500 square feet of open space of 60 students.

Evidence: The project site would be designed to meet maximum occupancy requirements as required for the interior education standards and exterior recreation standards for the establishment of a licensed 60 student child day care center.

2. 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.

Evidence: No additional utilities will be required.

3. 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.

Evidence: The project site is developed with the minimum interior and exterior square footage requirements standards necessary for a 60 student child day care center; the site will include the construction of a concrete block wall to safely enclose the outdoor play areas and entrances to the site from Broadway Avenue and provide sound attenuation for the surrounding land uses; the necessary off-street parking and proper queuing areas for the drop-off and pick-up of children at peak AM and PM periods will be provided.

CONCLUSION

Based on staff's analysis of the application, all of the findings prescribed by SMC Section 17.52.070.F can be made, as illustrated in the provided evidence. As such, staff recommends that the Planning Commission approve the application based on the findings and subject to the conditions of approval contained in the Draft Resolution provided as Attachment 1.

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW AN EXPANSION OF A CHILD DAY CARE CENTER AT 1274-1284 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE ZONING DISTRICT.

WHEREAS, Early Development Services, applicant, and City of Seaside, Property Owner, have applied for a Use Permit to allow:

1. The establishment of a 60 student child day care center, second story expansion to an existing commercial development, including additions to two employee housing units for the site located at 1274-1284 Broadway Avenue.

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing held on February 8, 2017; and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301(E)(2) meeting the following conditions:

***Evidence:** The proposed project would involve remodeling the interior of two existing commercial tenant spaces, a 3,111sf addition to one of the two existing structures, including the expansion of two employee housing units and the renovation of existing off-street parking lots to operate a child day care center. Exterior improvements will be limited to installation of landscaping, small play structures and installation of disable ramp and accessible paths of travel from the parking lots to the commercial buildings/paly structures. The proposed improvements would be exempt from further CEQA review.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-18-08:

1) 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 Commercial Mixed Use. The land use classification is intended to promote pedestrian oriented activity centers in the community with a mix of residential, commercial, office and civic uses with more specific development standards identified in the Zoning Code. A day care center is a specific land use that is allowed with a use permit per the defined development standards listed under

Section 17.52.050 of the SMC. The project would be consistent with the following General Plan Goals and Policies:

Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of underperforming and under-utilized commercial properties:

Evidence: The proposed project will result in the merger of the four separate parcels into a single parcel for the establishment of two employee housing units and a child day care center that will include exterior and interior improvements to fully utilize the parcel for the indoor educational and exterior recreation needs of the child day care center. The establishment of a new employment center will also encourage pedestrian activity and increase the likelihood of additional customers for convenience stores and restaurant uses.

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project site consists of a parcel with adequate interior building square footage and exterior play area square footage to adequately accommodate a licensed daycare center for 60 children.

Evidence: The proposed project will include new exterior façade improvements that will include doors, windows, and paint on the building and new fencing, play equipment and landscaping within the open space area to improve the physical appearance of the site and adjoining properties.

Evidence: A new concrete block wall fence will be constructed on the south side adjacent to the alley to screen the outdoor play areas and provide sound attenuation of the play area from the single family dwellings bordering the south side of the alley.

Evidence: The project will allow for the efficient use of an existing infrastructure system with minor improvements in order to accommodate two employee housing units and a new daycare center for pre-school and school-aged children.

Evidence: The Zoning Code requires a minimum of one space per each employee during the busiest shift and one space per 10 children. A minimum of 14 parking spaces shall be provided. The project will provide a total of 23 parking spaces, with two designated as ADA spaces.

Urban Design

Goal UD-2: Create and preserve distinct neighborhoods and districts.

Policy UD-2.2: Minimize potential light and sound impacts of new development and redevelopment on surrounding areas.

Evidence: The proposed project will include the installation of down lit light features at the entrance/exits to the site from the public right-of-way and within the interior of the site to ensure light sources are mainlined on-site and the installation of a new concrete block wall to reduce sound impacts from children playing outside within the recreational hours to the residential neighborhood to the west.

Economic Element

Goal ED-1: Establish a diverse and balanced mix of businesses that will generate a stable, long-term stream of revenue to fund city services.

Policy ED-1.2: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted commercial facilities.

Evidence: The conversion of the existing office buildings into two employee housing units and a child day care center would allow for the full and efficient use of the entire site on a vacant commercial property facing a primary arterial roadway and would diversify the city's childcare services and childcare job opportunities for both pre-school and school-aged children.

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

Zoning Ordinance Conformance

In accordance with Seaside Municipal Code Section 17.52.050.D, the following standards are used to assess the establishment of day care centers that include more than 15 children:

Parking

In accordance with Section 17.52.080.C.1 of the SMC, a minimum of one space per employee on largest shift plus one space for each 10 children authorized by the state license is required. The applicant has indicated that she would have eight staff members on-site during busiest shift.

***Evidence:** Per the Zoning Code 14 parking spaces are required. A total of 23 parking spaces will be provided*

***Evidence:** The parking lots will be accessed from Broadway Avenue which is classified as an arterial street. The City staff has determined that the set-up of the parking lot will provide the necessary drop-off and pick-up locations for students and that the depth of the driveway aisle from the drive approach to the front entrance of the building will provide the necessary stacking for vehicles queuing on-site during the peak AM and peak PM loading/unloading periods to avoid any back-ups onto Broadway Avenue. Furthermore, the on-site circulation and parking is sufficient to allow for the loading/unloading of children completely on-site in order to avoid any impacts with traffic circulation and on-street parking on the adjoining collector street (Noche Buena Street) to the east and local street (Palm Avenue) to the south.*

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.

The proposed improvements for the use will consist of minor interior improvements and exterior improvements consisting of new fencing, new outdoor play equipment, parking lot striping, and pedestrian access requirements. The size of the project site will be in compliance with the maximum limits set by the State of California of one student per 35 square feet of net building area (Net building area excludes bathrooms, hallways, storage rooms and offices) and 75 square feet per student for net exterior play area. The net building area for classroom instruction is 4,035 square feet which will meet the minimum threshold of 2,100 square feet for a maximum of 60 students. The net play area is 4,900 square feet which would meet the minimum threshold of 4,500 square feet of open space of 60 students.

***Evidence:** The project site would be designed to meet maximum occupancy requirements as required for the interior education standards and exterior recreation standards for the establishment of a licensed 60 student child day care 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.

Evidence: No additional utilities will be required.

- 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.

Evidence: The project site is developed with the minimum interior and exterior square footage requirements standards necessary for a 60 student child day care center; the site will include the construction of a concrete block wall to safely enclose the outdoor play areas and entrances to the site from Broadway Avenue and provide sound attenuation for the surrounding land uses; the necessary off-street parking and proper queuing areas for the drop-off and pick-up of children at peak AM and PM periods will be provided.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-18-08 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for Architectural Review approval (if applicable) shall substantially conform to the plans identified as “1274-84 Broadway Avenue Early Development Services” stamped as received on “December 14, 2018” and approved on January 23, 2019. Project plans are attached as Exhibit A.
2. Prior to the issuance of a Building Permit, the exterior design, outdoor lighting, landscaping, and signage improvements shall be reviewed and approved by the Board of Architectural Review. Additional design information shall be provided including, but not limited to, landscaping plans, colors and materials sample, roof plans and detailed elevations.

Public Works:

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
2. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.

- b. Depending upon the land disturbance proposed, a project specific Erosion and Sediment Control Plan (ESCP) may be required of the applicant prior to building permit issuance.
3. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170).
 - a. Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
 - b. Proposed site plans to show location of new and existing downspouts.
 - c. New Downspouts and/or overflow from new rain barrels to be directed to permeable surface.
 - d. Drainage shall not be directed to adjacent properties.
4. If the sum of new and redeveloped impervious site coverage area exceeds 2,500 square feet, the project must comply with Resolution R3-2013-0032 Post-Construction Stormwater Management Requirements promulgated by the Central Coast Regional Water Quality Control Board, as required by the City of Seaside's National Pollutant Discharge Elimination System Permit.(SMC 8.46.130)
 - a. On the building permit plans, include a summary of pre and post project impervious site coverage in table format.
5. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
6. Prior to paving or resurfacing the parking lot, the applicant must contact the Planning Division to determine if the improvements must comply with the State of California Low Impact Development Standards.

Fire Department:

1. The interior and exterior improvements shall be installed in accordance with the 2016 California Fire Code.

Building Department:

1. The interior and exterior improvements shall be installed in accordance with the 2016 California Building Code.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. 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.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
6. The project shall comply with the requirements and the applicable ordinances of the Transportation Agency of Monterey County (TAMC) for the change in land use from the previous office use.
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 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.
9. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the

applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.

10. 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 23rd of January, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-18-08

These permits are 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 (*if different from above*)

Date

GENERAL NOTES

1. EVERYTHING IS NEW AND PART OF THIS CONTRACT UNLESS OTHERWISE NOTED. SEE TOPOGRAPHIC MAP FOR MORE INFO.

KEYED NOTES

- 1 PARKING LOT #1- 11 STALLS
- 2 PARKING LOT #2- 12 STALLS
- 3 DRIVEWAY
- 4 ROLLING GATE
- 5 CARPORT COVERED PARKING
- 6 ACCESSIBLE PARKING STALL
- 7 12' WIDE MAINTENANCE GATES
- 8 BIKE RACK (2 BIKE TYPE)
- 9 EXTERIOR STAIR



VICINITY MAP

SHEET INDEX

- ARCHITECTURAL
- A0.1 TITLE SHEET AND SITE PLAN
 - 1 TOPOGRAPHIC SURVEY
 - A2.1 EXISTING FLOOR PLANS
 - A2.2 PROPOSED FLOOR PLANS
 - A3.1 PROPOSED EXTERIOR ELEVATIONS

PROJECT DATA

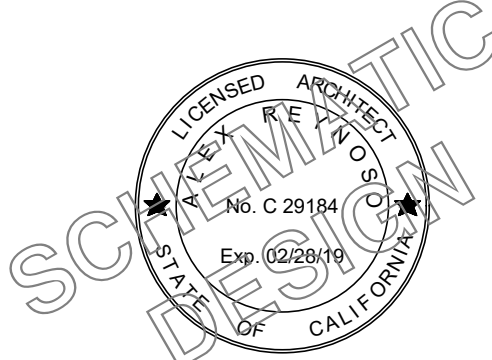
AP NUMBER:	012-193-008, 012-193-009, 012-193-010, 012-193-011
LOT AREA:	24,000 S.F.
PROPOSED LOT COVERAGE:	5,981 S.F. ÷ 24,000 = 24.9%
PROJECT ADDRESS:	1274 - 1284 BROADWAY AVENUE SEASIDE CA 93955
OWNER:	EARLY DEVELOPMENT SERVICES 1274 - 1284 BROADWAY AVENUE SEASIDE CA 93955
ZONING:	CMX - COMMERCIAL MIXED USE
OCCUPANCY GROUP USE:	@ BUILDING 'A' = B OCCUPANCY @ BUILDING 'B' = MIXED B,E, # R-3
CONSTRUCTION TYPE:	TYPE V - B
NUMBER OF STORIES:	@ BUILDING 'A' = 1-STORY @ BUILDING 'B' = 2-STORY
FIRE SPRINKLERS:	NONE @ BUILDING 'A' TO BE PROVIDED @ BUILDING 'B'
SCOPE OF WORK:	CHILD DAY CARE CENTER BUILDING ADDITION & REMODEL, ASSOCIATED SITE WORK & 23 PARKING STALLS INCLUDING 2 ACCESSIBLE STALLS
BUILDING AREA:	EXISTING @ BLDG 'A' = 1,928 SF PROPOSED @ BLDG 'A' = 1,928 SF @ BLDG 'B' : 1ST FLOOR = 4,000 SF 2ND FLOOR = 836 SF TOTAL = 6,764 SF COMMERCIAL = 5,928 SF RESIDENTIAL = 836 SF
	PROPOSED @ BLDG 'A' = 1,928 SF @ BLDG 'B' : 1ST FLOOR = 4,053 SF 2ND FLOOR = 3,894 SF TOTAL = 9,875 SF COMMERCIAL = 8,559 SF RESIDENTIAL = 1,316 SF
CODES:	2016 CBC, CMC, CPC, CFC, CALIFORNIA ELECTRICAL CODE WITH AMENDMENTS FOR ENERGY AND ACCESSIBILITY AND CURRENT NFPA STANDARDS, 2016 CALIFORNIA ENERGY CODE & 2016 CALIFORNIA GREEN BUILDING STANDARDS AMERICAN DISABILITIES ACT AND STANDARDS
THE PROJECT SHALL BE COMPLIANCE WITH USE PERMIT CONDITIONS OF APPROVAL, ALL LOCAL CODES AND ORDINANCES, APPROPRIATE DEVELOPMENT STANDARDS, AND CURRENT CITY POLICIES. ANY DEVIATION WILL BE GROUNDS FOR REVIEW BY THE CITY AND MY POSSIBLY RESULT IN REVOCATION OF THE USE PERMIT, PURSUANT TO PART 13 OF WMC CHAPTER 14-10. (CDD-P)	



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

THE INFORMATION ON THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED.



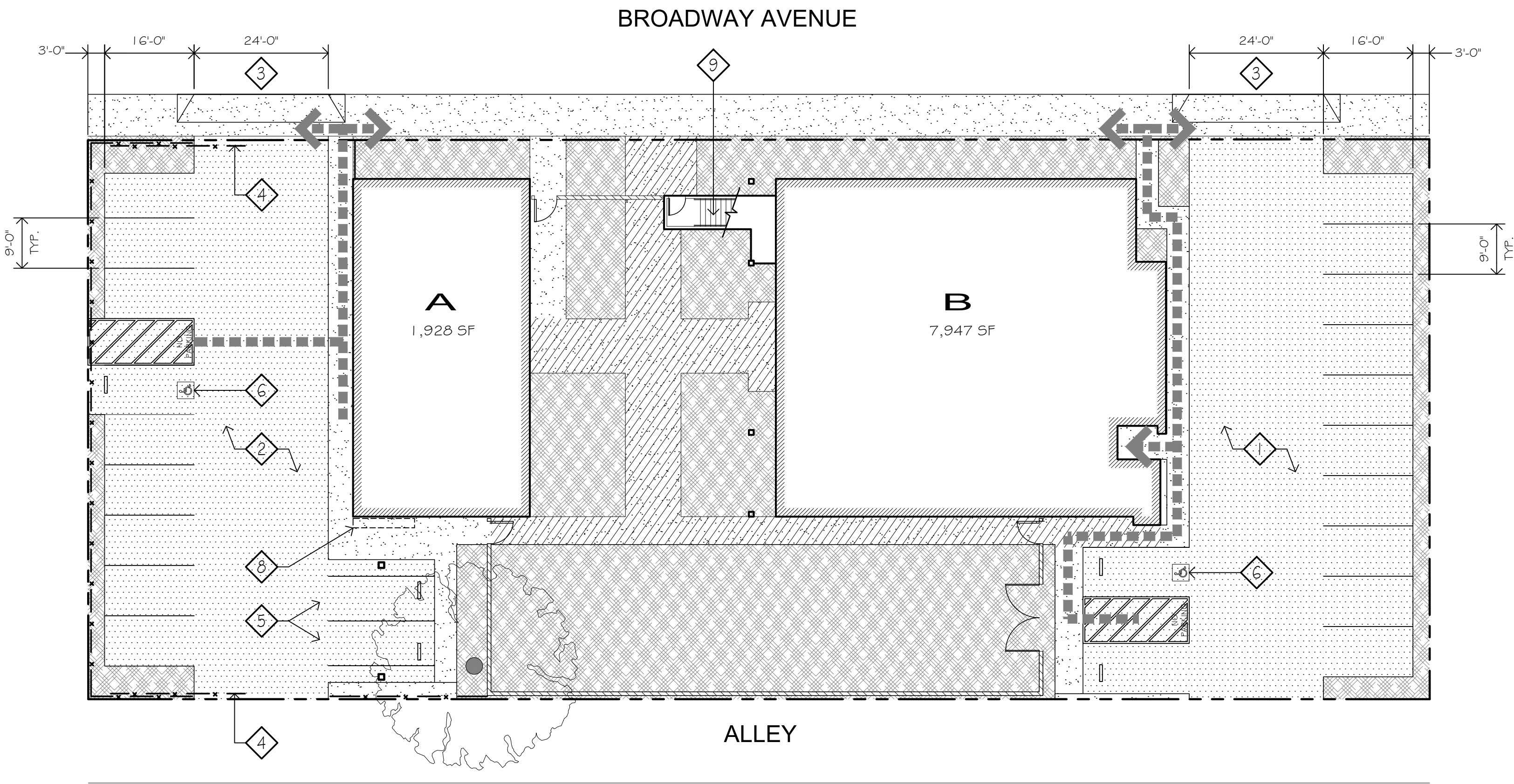
CLIENT
**EARLY
DEVELOPMENT
SERVICES**

PROJECT
**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**
1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET
**TITLE SHEET
& SITE PLAN**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/ENR/EV
CHECKED BY: -
FILENAME: -

A0.1



1 SITE PLAN
SCALE: 1/16" = 1'-0"

LEGEND

- BUILDING AREA
- LANDSCAPE AREA
- CONCRETE PAVING
- (E) CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- 6' HIGH - CHAIN LINK FENCE
- 6' HIGH - CMU WALL
- PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" x 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60" LEVEL AREAS (11B-403.7) NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% U.O.N. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. (11B-307) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" AND LESS THAN 80" (11B-307.4)

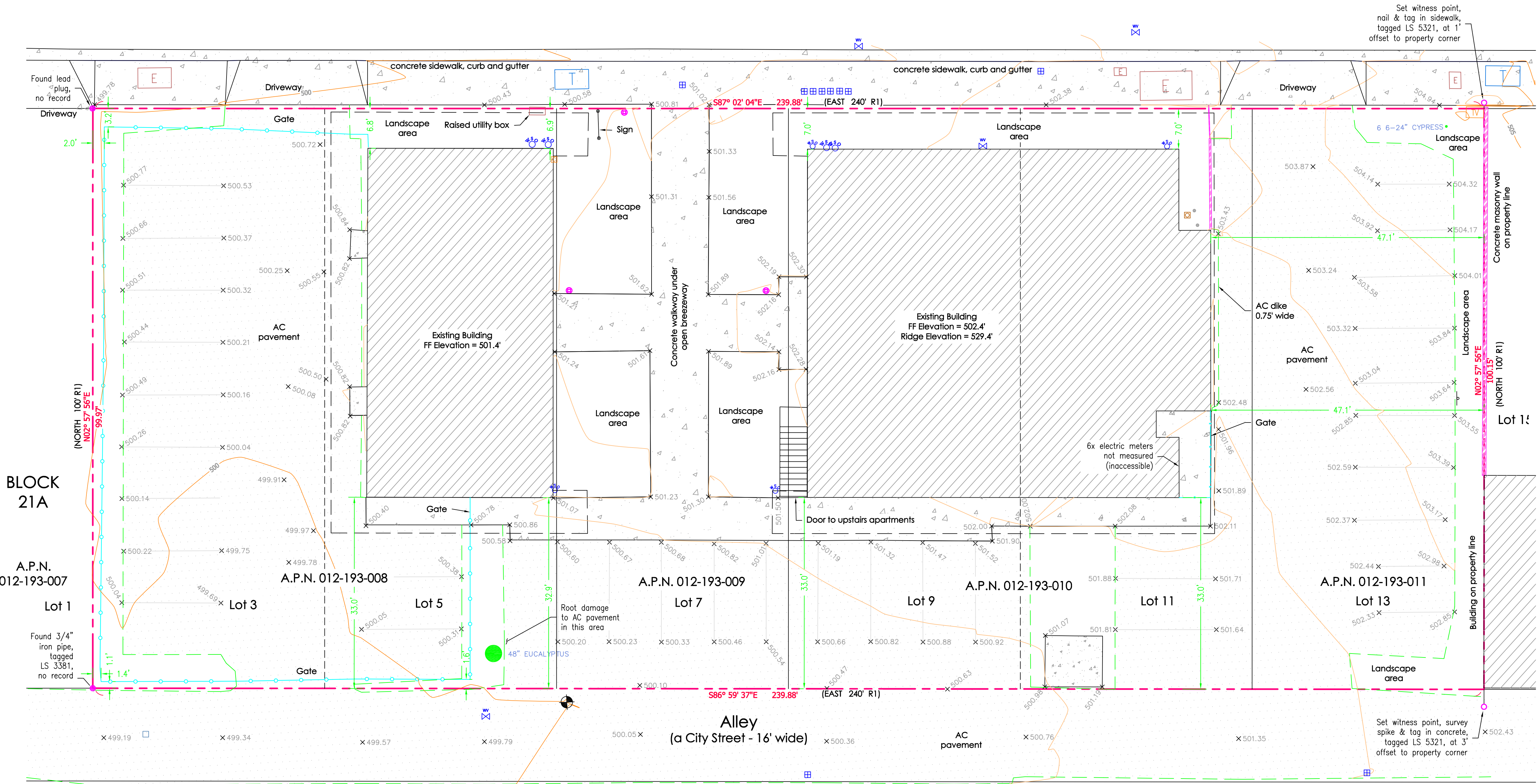
Broadway Avenue
(a City Street - 80' wide)

SURVEY
OF
A.P.N.s 012-193-008, -009, -010 & -011
AT 1272 TO 1284 BROADWAY AVENUE BEING
LOTS 3, 5, 7, 9, 11 & 13 OF BLOCK 21A
AS SHOWN ON
VOLUME 2 OF CITIES & TOWNS AT PAGE 9

SEASIDE, CALIFORNIA

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED
- SEWER CLEANOUT
- AREA DRAIN
- WATER VAULT
- WATER VALVE
- WATER METER
- HOSE BIB / WATER SHUTOFF
- ELECTRIC VAULT
- ELECTRIC RISER
- GAS METER
- TELEPHONE VAULT
- COMMUNICATION SERVICE
- CABLE TV VAULT
- SIGN
- BOLLARD
- TREE, TYPE AND DIAMETER SPECIFIED
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- BUILDING EAVE
- WIRE FENCE LINE
- CHAINLINK FENCE LINE
- EDGE OF PAVEMENT
- BUILDING
- AC PAVEMENT
- CONCRETE
- CONCRETE MASONRY WALL
- BENCHMARK



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SHANNAN WATKINS, IN OCTOBER, 2018.

DATED 11/14/2018



BASIS OF BEARINGS

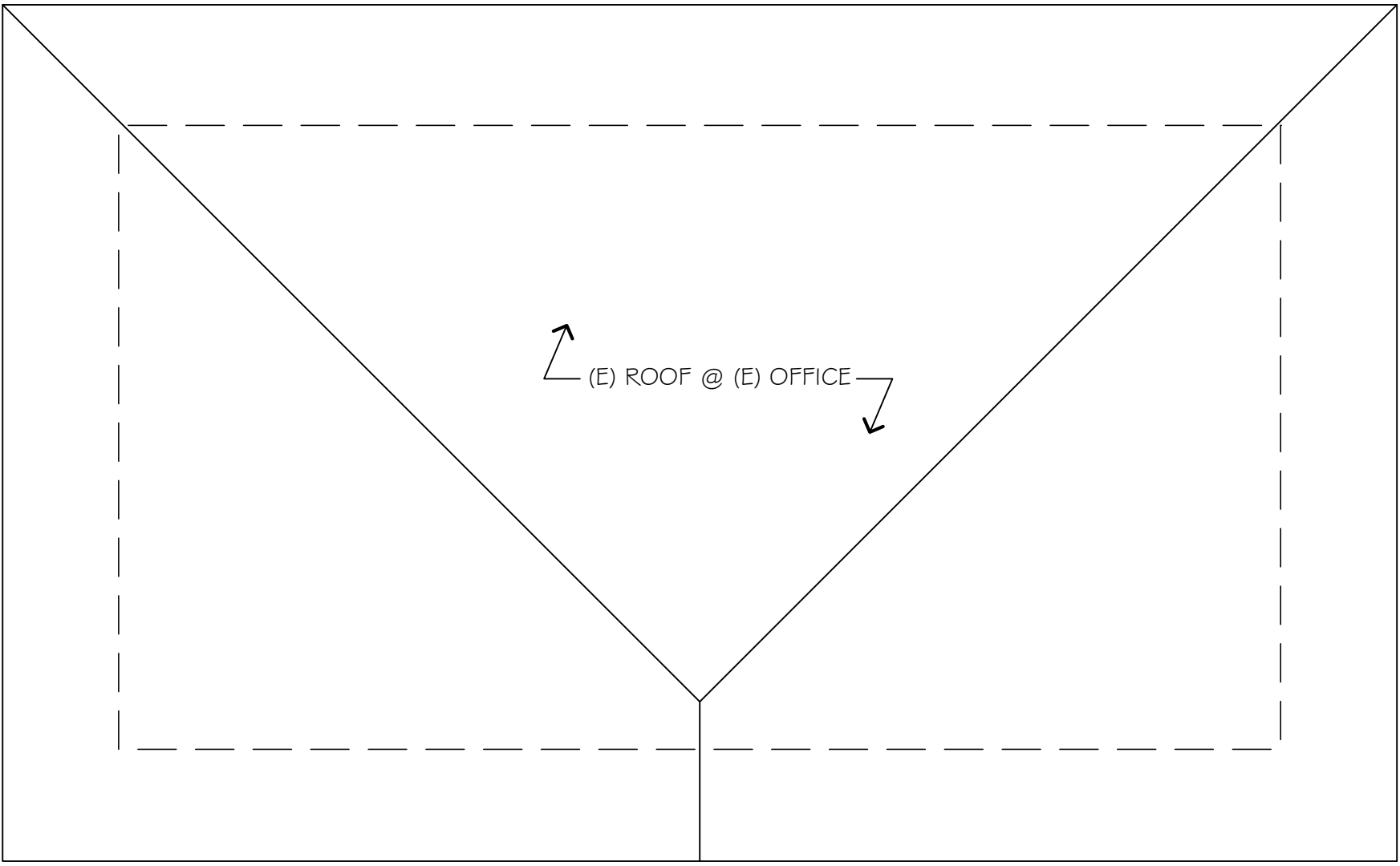
THE BEARING OF N 87°02'04\" W ALONG THE CENTER LINE OF BROADWAY AVENUE AS SHOWN ON THE MAP RECORDED IN VOLUME 25 OF SURVEYS AT PAGE 59 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

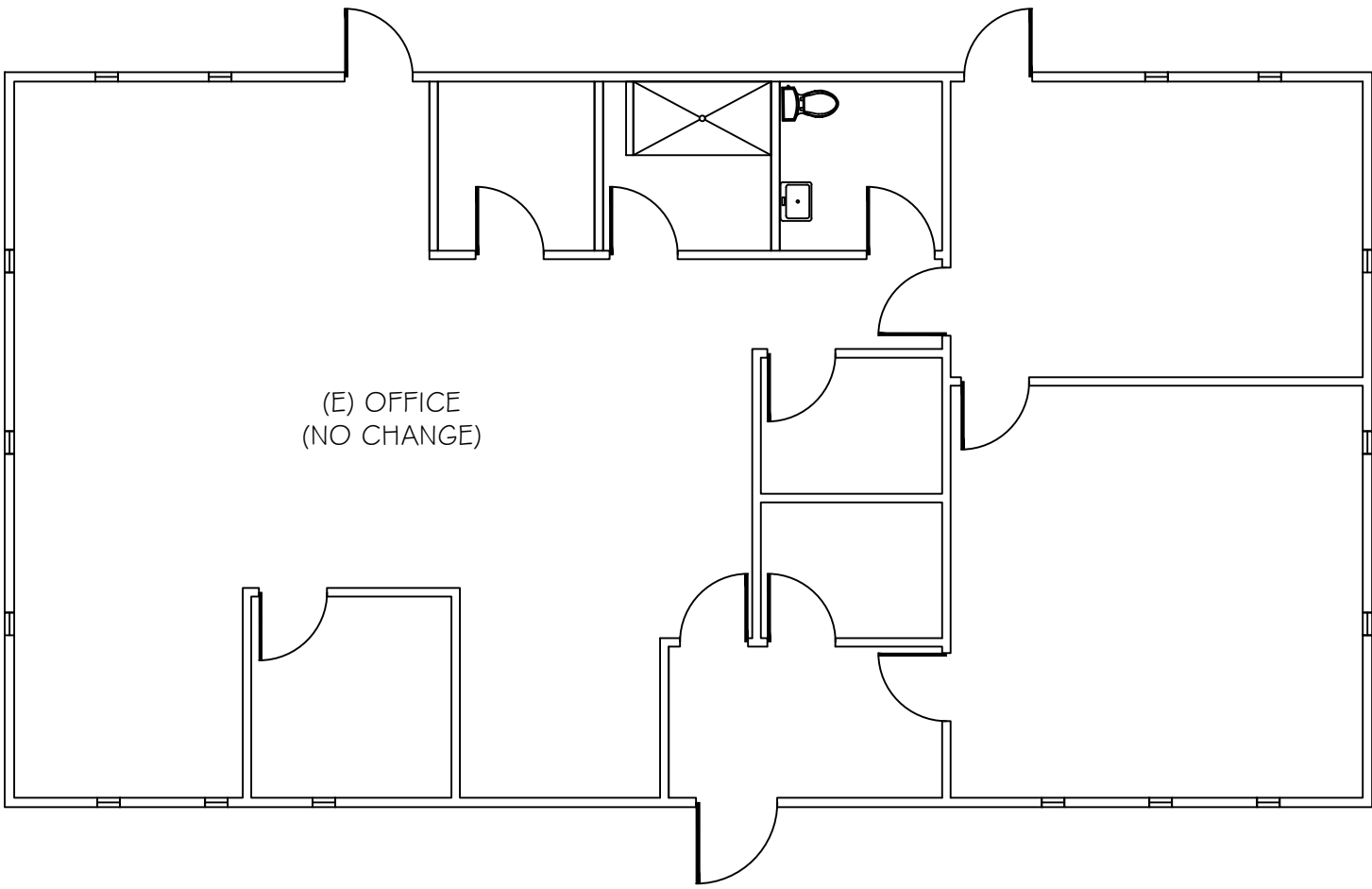
- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BENCHMARK TAKEN AS SET PK NAIL & WASHER SHOWN HEREON, ELEVATION = 500.00' (ASSUMED DATUM).

PREPARED FOR: Shannan Watkins
SURVEYED BY: POLARIS CONSULTING
P.O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

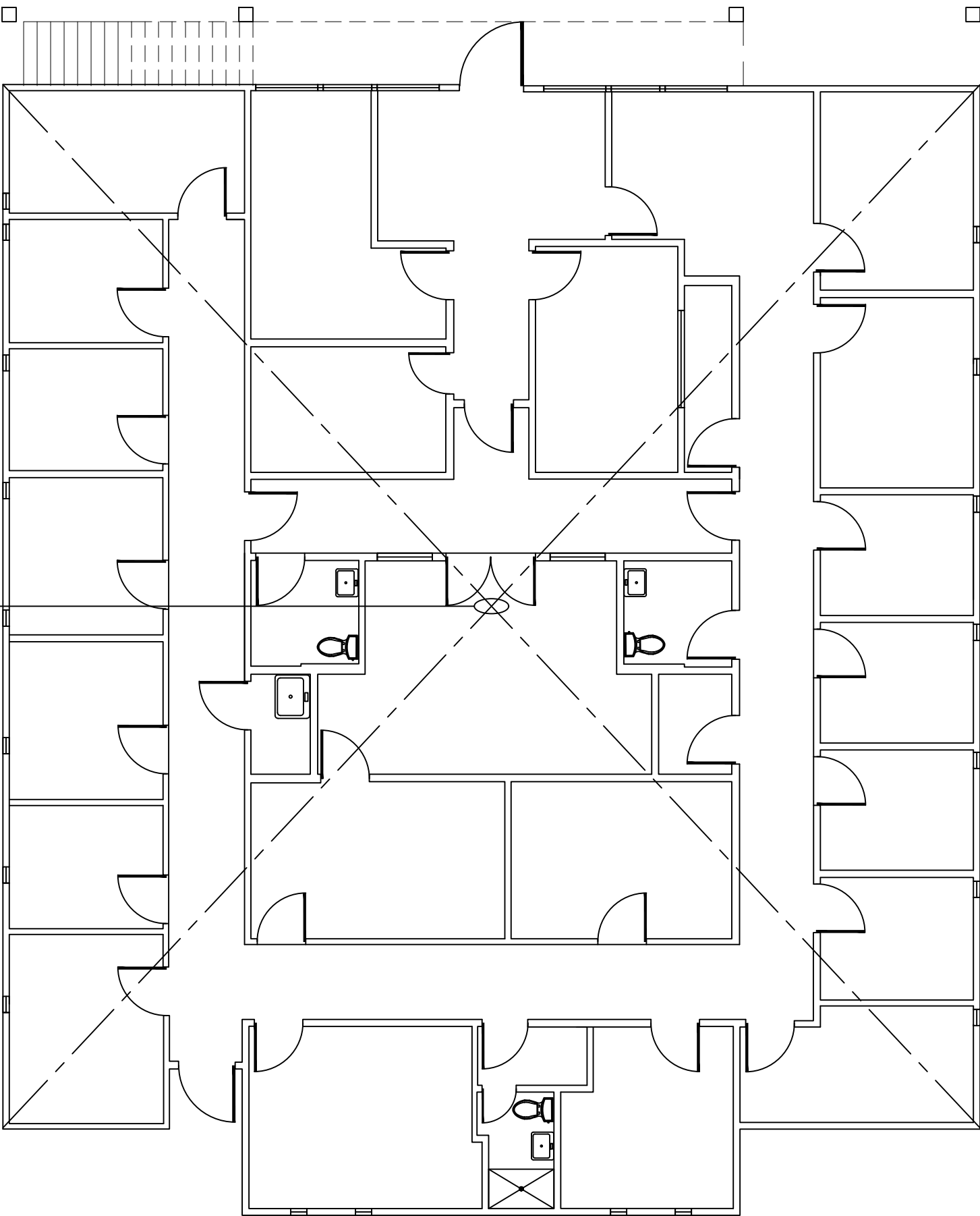
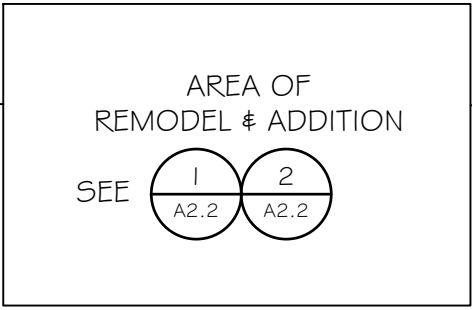
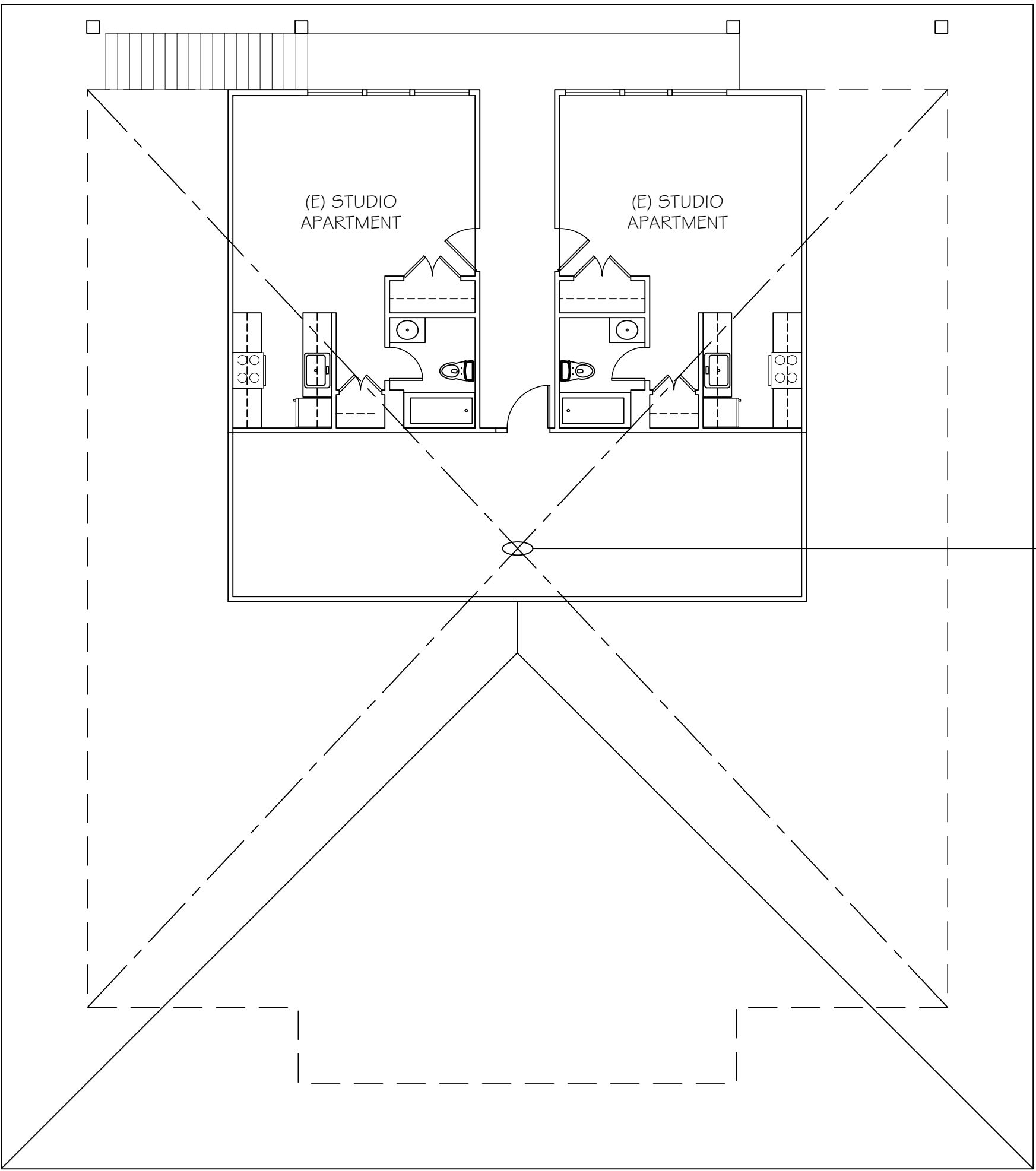
SCALE: 1\" = 10' VIEW: ARCH D DATE: November 14, 2018
FILE NAME: EDC Broadway Site.dwg JOB #18206 Sheet 1 of 1



(E) COURTYARD



(E) COURTYARD



2 (E) SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET
N

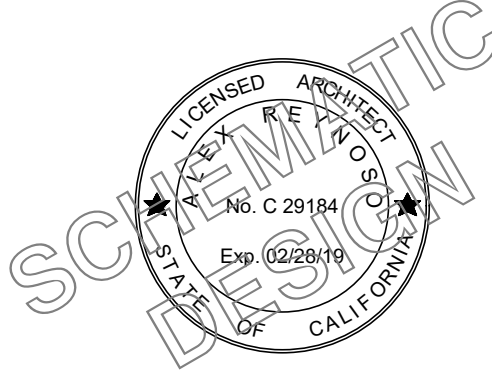
1 (E) FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
8 0 8 16 FEET
N



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

THE INFORMATION ON THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED.



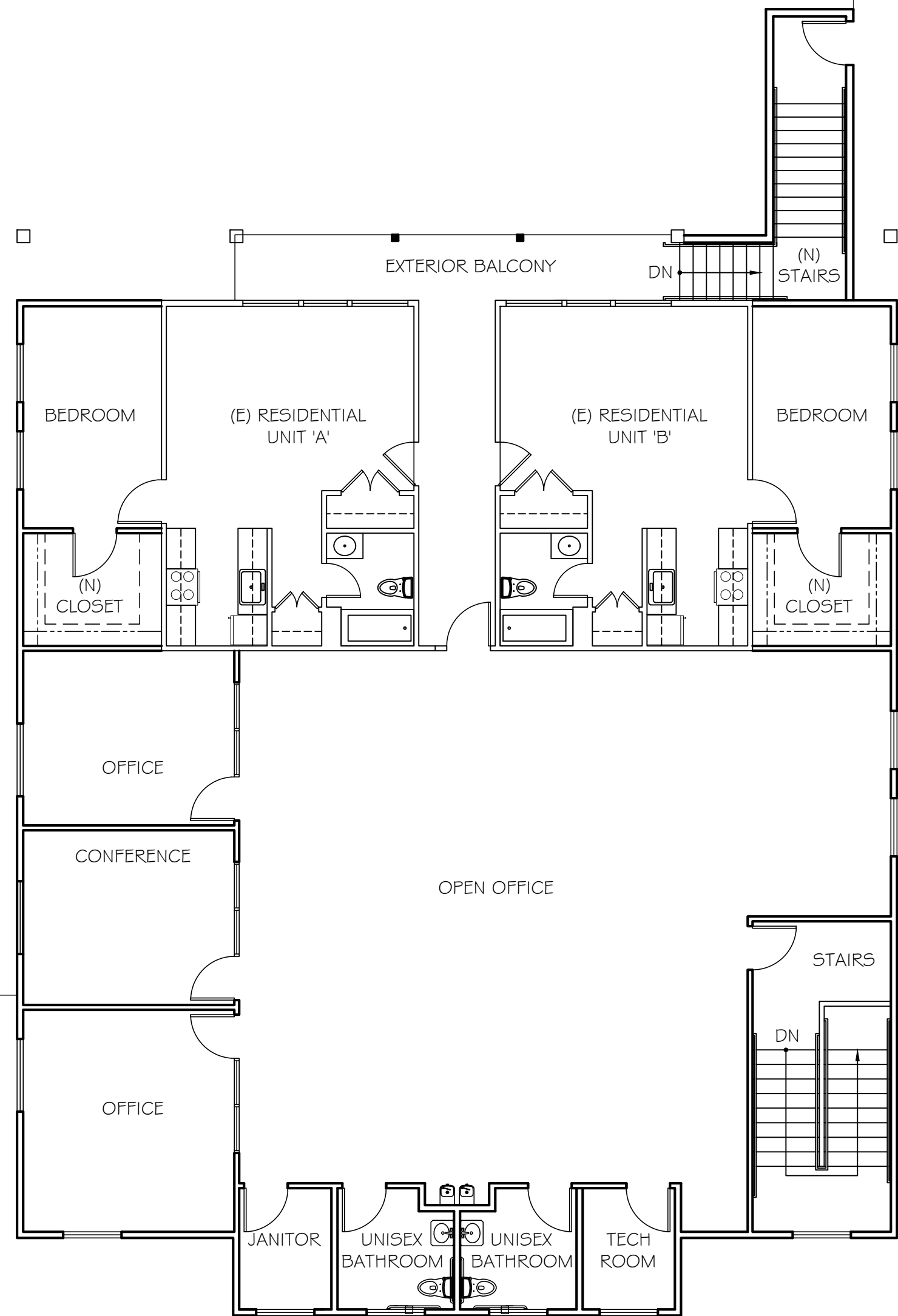
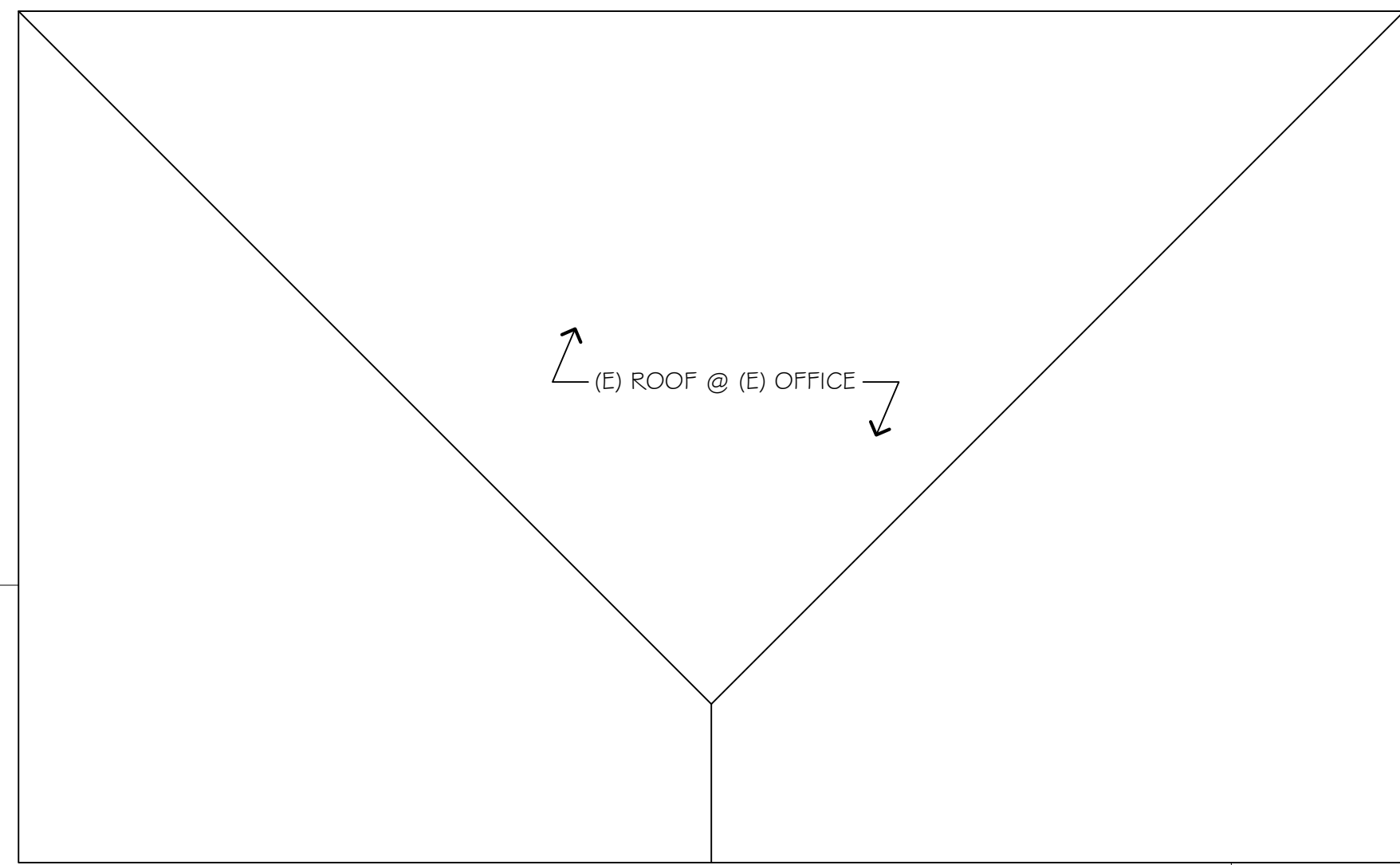
CLIENT
**EARLY
DEVELOPMENT
SERVICES**

PROJECT
**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**
1274 - 1284 BROADWAY
SEASIDE, CA 93955

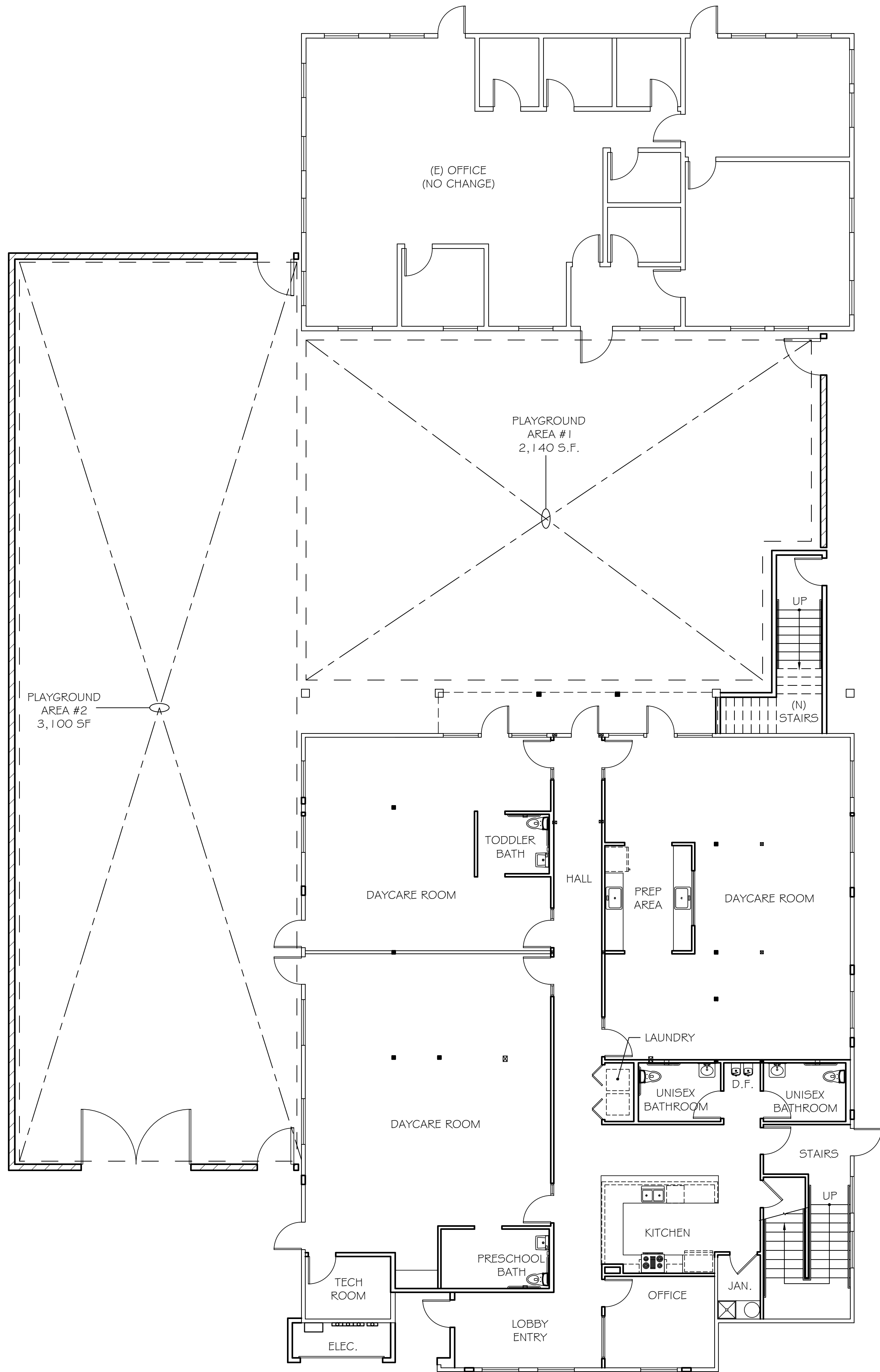
SHEET
**EXISTING FLOOR
PLANS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A2.1



2 (N) SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
8 0 8 16 FEET



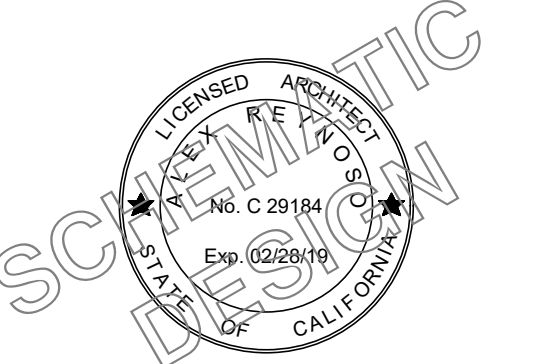
1 (N) FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
8 0 8 16 FEET



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

THE INFORMATION ON THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED.



CLIENT
**EARLY
DEVELOPMENT
SERVICES**

PROJECT
**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**
1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET
**PROPOSED
FLOOR PLANS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A2.2



4 NORTH ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



3 SOUTH ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



2 EAST ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET



1 WEST ELEVATIONS

SCALE : 1/8" = 1'-0"
8 0 8 16 FEET

LEGEND

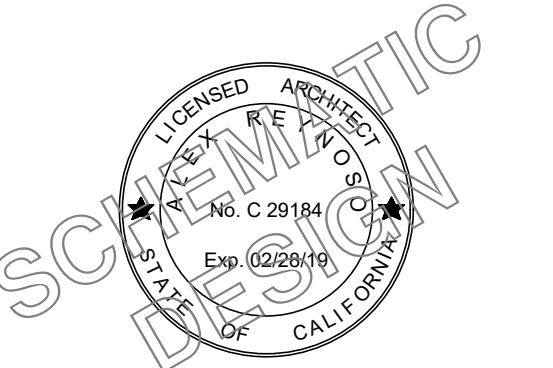
- ASPHALT SHINGLE ROOFING
- CEMENT PLASTER WALL FINISH
- WINDOW GLAZING
- WOOD SIDING
- WOOD FENCING
- WOOD TRELLIS
- DOORS



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES _____

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CLIENT

**EARLY
DEVELOPMENT
SERVICES**

PROJECT

**CHILD DAY CARE
BUILDING
ADDITION &
REMODEL**

1274 - 1284 BROADWAY
SEASIDE, CA 93955

SHEET

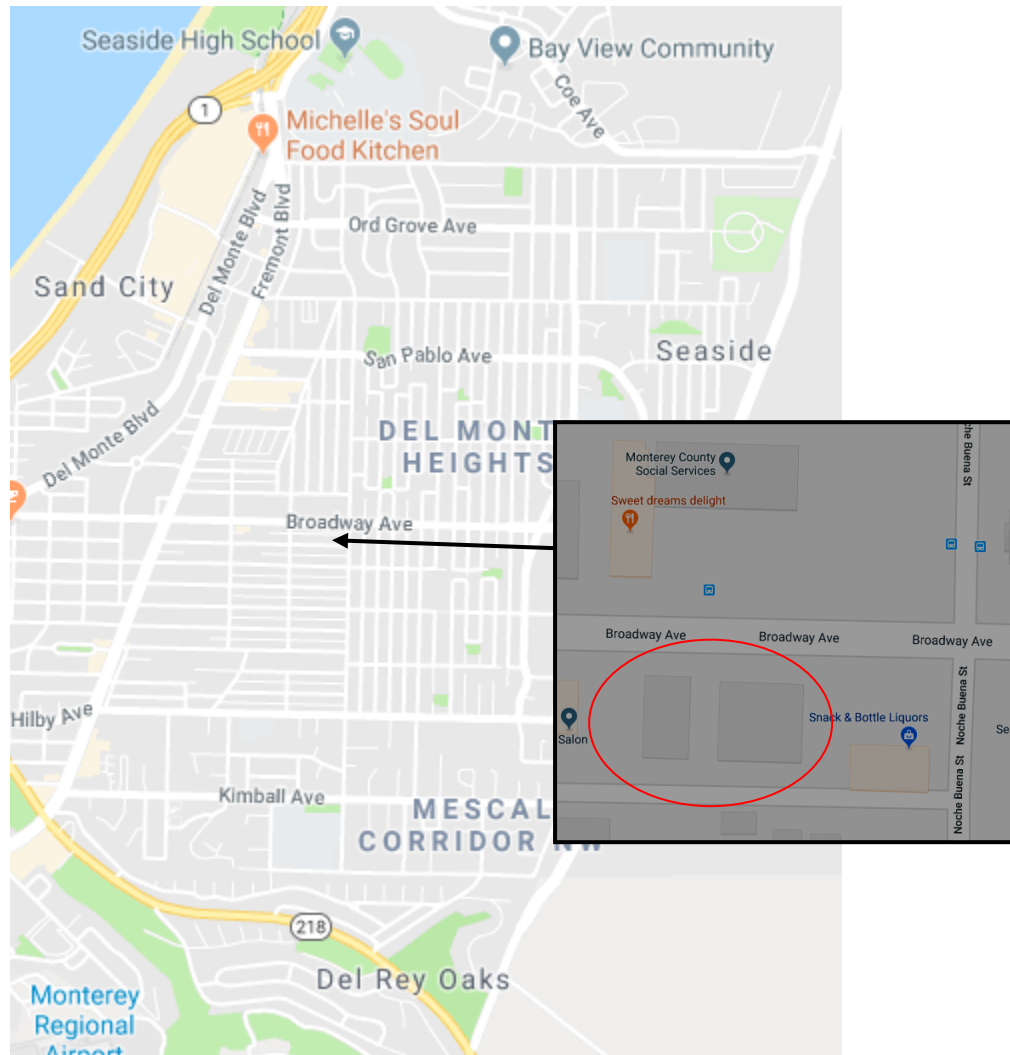
**PROPOSED
EXTERIOR
ELEVATIONS**

PROJECT NUMBER: 1832
ISSUED: 12-12-18
DRAWN BY: LV/AR/MLR/EV
CHECKED BY: -
FILENAME: -

A3.1

Location Map

Project Site: 1274-84 Broadway Avenue





1277 Broadway Ave

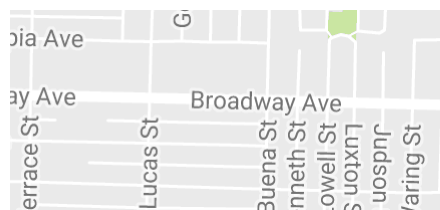
Street view, Broadway facing straight



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015





1267 Broadway Ave

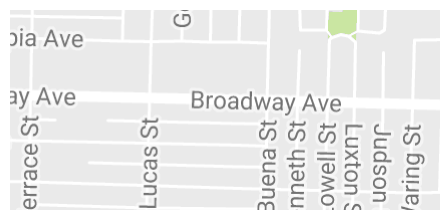
Street view, Broadway facing east



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015





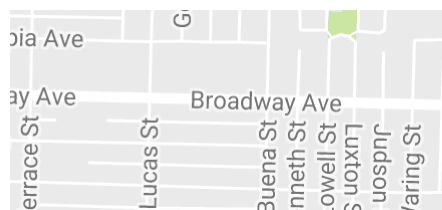
1291 Broadway Ave Street view, Broadway facing west



Image capture: Apr 2015 © 2017 Google

Seaside, California

Street View - Apr 2015



Attachment 4

Aerial Photo

Project Location: 1274-1284 Broadway Avenue

