



AGENDA
CITY OF SEASIDE
WATER ALLOCATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, August 28, 2019
5:30 PM

1. CALL TO ORDER

2. ROLL CALL WATER ALLOCATION COMMITTEE

Rick Medina, Senior Planner
Kurt Overmeyer, Economic Development Director
Rick Riedl, City Engineer
Gloria Stearns, Community Development Director

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. BUSINESS ITEMS

A. REQUEST FOR AN ALLOCATION OF 0.8 AF OF WATER (WR-19-22). KIM GRANT, APPLICANT, IS REQUESTING 0.8 ACRE FEET FOR AN 80-BED DORMITORY AT THE MEADOWBROOK SWIM & TENNIS CENTER LOCATED AT 1533 KIMBALL AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT.

RECOMMENDATION: In accordance with Ordinance 892, the applicant is requesting additional water for a proposed 80-bed dormitory at the Meadowbrook Swim & Tennis Center.

It is recommended that the Water Allocation Committee approve a water allocation of 0.8AF for a proposed 80 bed dormitory at the Meadowbrook Swim & Tennis Center.

B. REQUEST FOR AN ALLOCATION OF 0.157 AF OF WATER (WR 19-23). JOSE CORTEZ AREVALO, APPLICANT, IS REQUESTING 0.157 ACRE FEET (AF) FOR A PROPOSED BAKERY AND TAQUERIA, INCLUDING AN INDOOR DINING AREA, WITHIN A GROCERY STORE LOCATED AT 1950 FREMONT AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

RECOMMENDATION: In accordance with Ordinance 892, the applicant is requesting additional water for a proposed bakery and taqueria, including an indoor dining area within a grocery store.

It is recommended that the Water Allocation Committee approve a water allocation of 0.157AF for a proposed bakery and taqueria, including an indoor dining area (Group II) within a grocery store (Group I) at 1950 Fremont Avenue.

C. REQUEST FOR AN ALLOCATION OF 1.0436 ACRE FEET OF WATER (WR-19-24). WALTER GEORIS, APPLICANT, IS REQUESTING 1.0436 ACRE FEET (AF) FOR A PROPOSED 60-SEAT RESTAURANT LOCATED AT 600 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE.

RECOMMENDATION: In accordance with Ordinance 892, the applicant is requesting water for the conversion of an existing retail use to a 60 seat restaurant at 600 Broadway Avenue.

It is recommended that the Water Allocation Committee approve a water allocation of 1.0436AF for the conversion of an existing retail use to a 60 seat restaurant at 600 Broadway Avenue.

6. STAFF COMMUNICATION

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD
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, 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Water Allocation Committee

BY: Beth Rocha, Associate Planner

DATE: August 28, 2019

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.8 AF OF WATER (WR-19-22). KIM GRANT, APPLICANT, IS REQUESTING 0.8 ACRE FEET FOR AN 80-BED DORMITORY AT THE MEADOWBROOK SWIM & TENNIS CENTER LOCATED AT 1533 KIMBALL AVENUE IN THE OPEN SPACE RECREATION (OSR) ZONING DISTRICT.**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for a proposed 80-bed dormitory at the Meadowbrook Swim & Tennis Center.

It is recommended that the Water Allocation Committee approve a water allocation of 0.8AF for a proposed 80 bed dormitory at the Meadowbrook Swim & Tennis Center.

BACKGROUND

Meadowbrook Tennis Club offers tennis instruction featuring the exclusive Kim Grant Tennis Academy. Their summer camps are known worldwide and have hosted athletes from Brazil, China, France, Korea, and many other countries. Players would live on-site in the dorms/cabin style housing or in previously oriented nearby housing under 24 hour adult supervision.

WATER IMPACT

Amount Needed = 0.8 AF

STAFF ANALYSIS

The proposed project consists of four portable buildings that would be used to house 20 students each during summer and winter break tennis camps. The camps will run for three months in the summer and one month in the winter. Students will use existing bathroom facilities already on the site.

Prior to filing the allocation request with the City of Seaside, the applicant filed a Request for Determination of Water Needs with Monterey Peninsula Water Management District (MPWMD), given the limited number of months of the year during which the dormitory would be in operation (Attachment 2). After reviewing the information provided in the letter, MPWMD staff has determined that a Group IV modified factor (MPWMD Rule 24, Table 2) would be appropriate due to the limited number of months when the camp is active. The factor will be 0.01 AF/bed, which is half of the standard factor. Total water needed for the 80 beds is 0.8 acre-feet.

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, it has been determined that the proposed project would meet the minimum standard of 20 points. The key factor with the proposed business is the number of full and part time jobs that will be created.

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 \$ = \$1821.23 City's Share of Sales Tax Revenue 1% of \$195,000.00= \$1950.00	1
<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 4 full time and 10 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 1553 Kimball Avenue.	1
<u>Removal of Blight</u>	The new business will remodel new	

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	modular structures.	
<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 swim and tennis club, as summer camps, tennis tournaments, and holiday breaks will be dependent on on-site housing. The project will qualify to receive 7 points.	7
Total		20

City staff recommends that 0.8 AF be allocated to Meadowbrook Swim & Tennis Center located at 1533 Kimball Avenue per the following attachments:

Attachment 1 - Conditions of Approval; and
Attachment 2 - MPWMD Determination Letter; and
Attachment 3 - Site Plan; and
Attachment 4 – Floor Plan

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
2. Attachment 2 - MPWMD Determination Letter
3. Attachment 3 - Site Plan
4. Attachment 4 – Floor Plan

**Conditions of Approval
File No. WR-19-22
August 28, 2019**

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 "1533 Kimball Avenue" stamped as received on "January 16, 2019". A total of 0.8 acre feet of water is authorized.
2. The water allocation is valid only for the implementation of four modular dormitories, housing a maximum of 80 students, which comply with the Monterey Peninsula Water Management District Group IV - Modified Water Use Regulations. 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 6 months of the water allocation 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.

Water Allocation Committee

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. WR-19-22

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



May 28, 2019

Kim Grant
Meadowbrook Swim and Tennis
1533 Kimball Ave
Seaside, CA 93955

Subject: Request for Determination of Water Needs for an 80-Bed Dormitory at Meadowbrook Swim and Tennis, 1533 Kimball Ave, Seaside (APN: 012-414-040-000)

Dear Ms. Grant:

This letter is in response to your May 9, 2019, letter requesting a modified Water Factor for a proposed 80-bed dormitory at the Meadowbrook Swim & Tennis Center in Seaside. The proposed project consists of four portable buildings that would be used to house 20 students each during summer and winter break session tennis camps. The camps will run for three months in the summer and one month in the winter. Students will use existing bathroom facilities already on the site.

After reviewing the information provided in the letter, staff has determined that a Group IV modified factor (MPWMD Rule 24, Table 2) would be appropriate due to the limited number of months when the camp is active. The factor will be 0.01 AF/bed, which is half of the standard factor. Total water needed for the 80 beds is 0.8 acre-feet. The City of Seaside will need to allocate water to your property in order for the project to proceed. Please submit a set of approved plans and a signed Water Release and Water Permit Application.

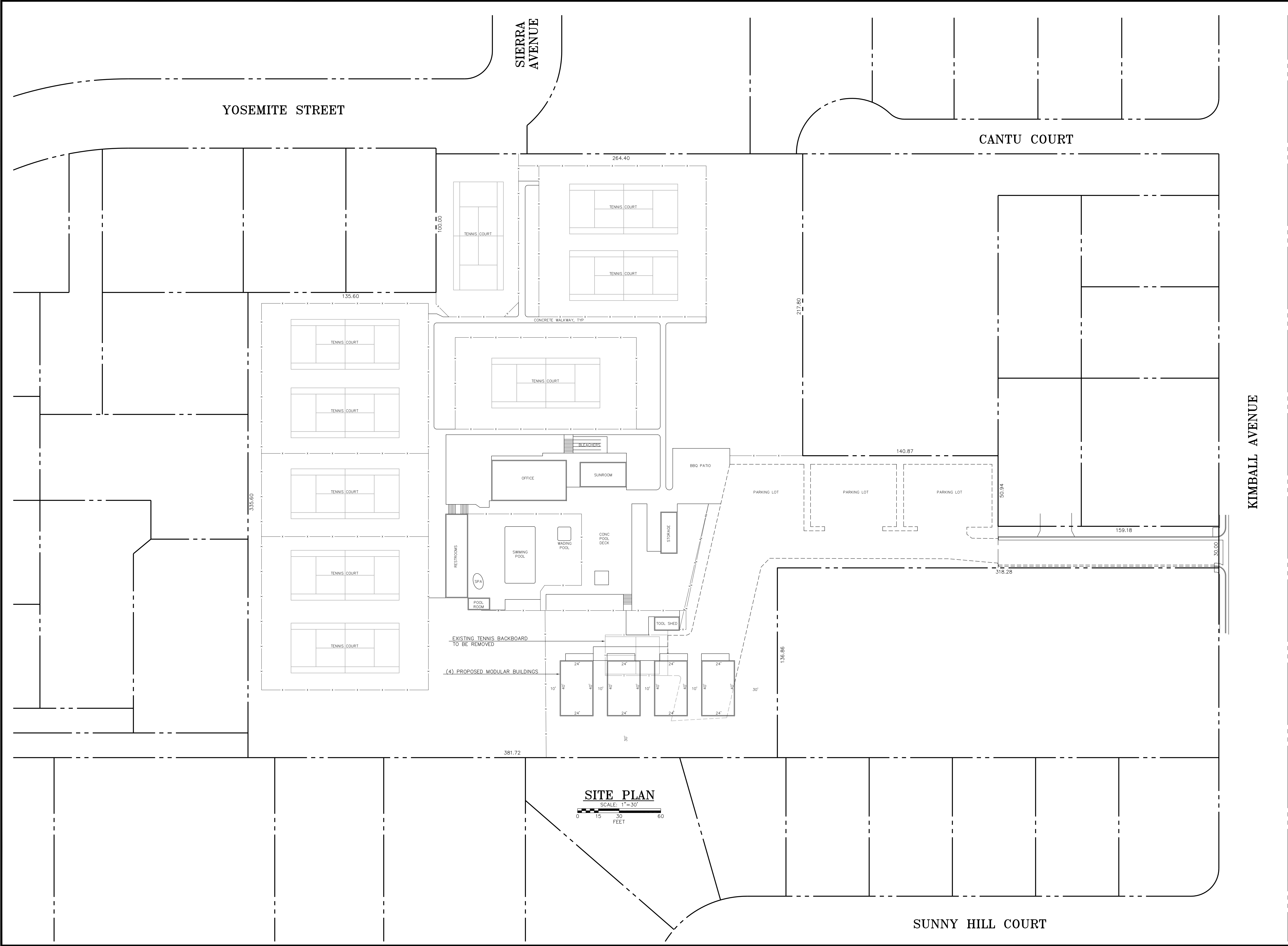
The information in this letter is based on the District's current rules and regulations. The District's Rules and Regulations are subject to revision by action of the Board of Directors. New Water Permit applications submitted to the District are subject to the rules in effect at the time the complete application is received. The determination of a Group IV factor is an appealable decision by the District's General Manager pursuant to Rule 70.

If you have any questions, please call the Permit and Conservation Office at 658-5601.

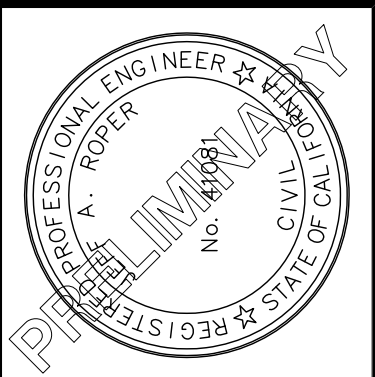
Sincerely,

Stephanie Kister Campbell

Stephanie Kister Campbell
Conservation Analyst

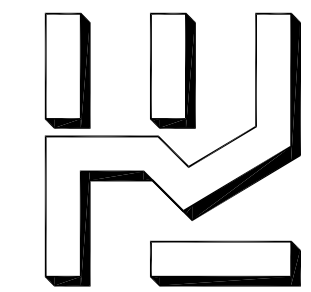


SITE PLAN
SCALE: 1"=30'
0 15 30 60
FEET



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 jeff@roperengineering.com



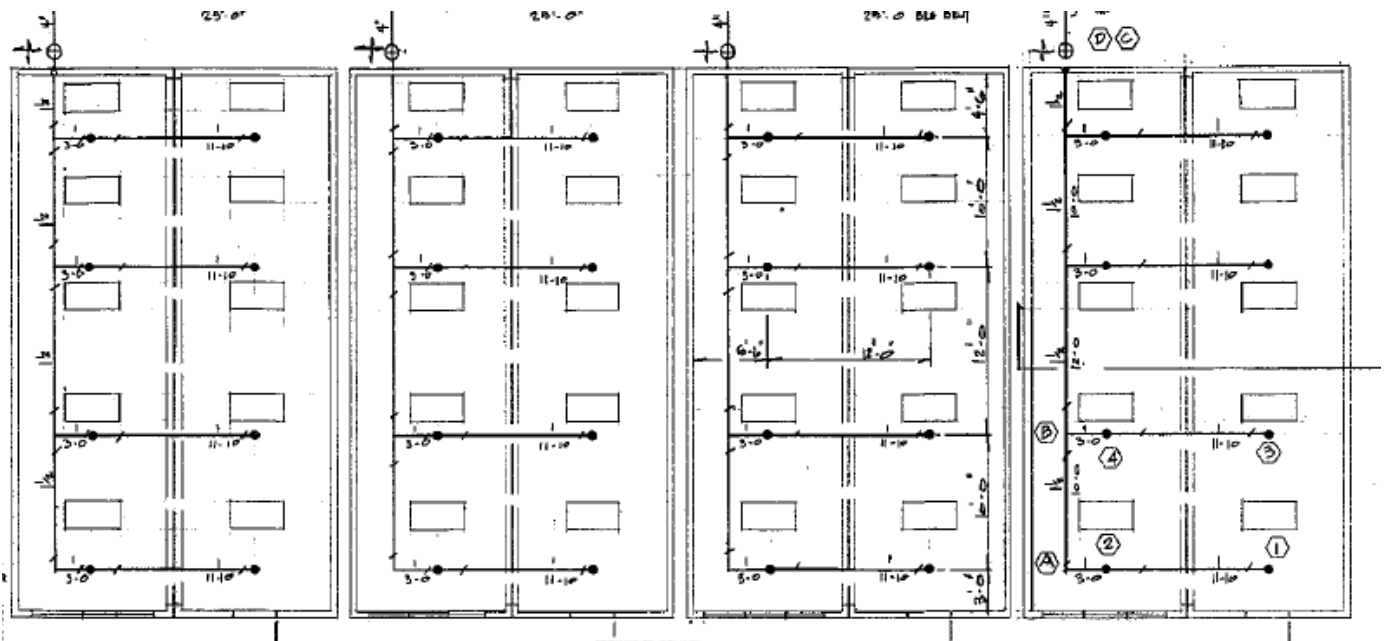
NEW MODULAR BUILDINGS FOR
KIM GRANT TENNIS
1533 KIMBALL AVENUE APN 012-414-040

SITE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 9, 2018
REVISED:	
JOB NO.:	18041
SHEET	

C1

Attachment 4
Floor Plan





CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Water Allocation Committee

BY: Beth Rocha, Associate Planner

DATE: August 28, 2019

SUBJECT: **REQUEST FOR AN ALLOCATION OF 0.157 AF OF WATER (WR 19-23). JOSE CORTEZ AREVALO, APPLICANT, IS REQUESTING 0.157 ACRE FEET (AF) FOR A PROPOSED BAKERY AND TAQUERIA, INCLUDING AN INDOOR DINING AREA, WITHIN A GROCERY STORE LOCATED AT 1950 FREMONT AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting additional water for a proposed bakery and taqueria, including an indoor dining area within a grocery store.

It is recommended that the Water Allocation Committee approve a water allocation of 0.157AF for a proposed bakery and taqueria, including an indoor dining area (Group II) within a grocery store (Group I) at 1950 Fremont Avenue.

BACKGROUND

The grocery store business at 1950 Fremont Avenue was recently leased by a new tenant who decided to add two new secondary uses to the space: a bakery and taqueria, including associated indoor dining. The grocery business is classified as a Group I use and the two added uses are Group II, which results in the need for a water allocation.

WATER

IMPACT

Amount Needed = 0.157 AF

STAFF ANALYSIS

The proposed project consists of a remodel to an existing grocery store (7,490.38sqft), including the new floor area of a bakery and taqueria with an indoor dining area (1,212sqft).

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:

	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: \$ XX City's Share Property Tax Revenue 0.18% of \$XX = \$XX City's Share of Sales Tax Revenue 1% of \$1,000,000.00 = \$10,000.00	5
<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	2 FT 4 PT	6
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	Fremont Ave	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 Bldg, remodel of existing structure	3

Vacant Property, complete redevelopment = 7 pts		
<u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.		7
Total		26

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 26 points. The key factor with the proposed business is the number of full and part time jobs that will be created.

City staff recommends that 0.157 AF be allocated to 1950 Fremont Avenue per the following attachments:

Attachment 1 - Conditions of Approval
Attachment 2 – Floor Plan

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Floor Plan
-

**Conditions of Approval
File No. WR 19-23
August 28, 2019**

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 "1950 Fremont Avenue" stamped as received on "August 16, 2019". A total of 0.157 acre feet of water is authorized.
2. The water allocation is valid only for the implementation of proposed bakery and taqueria, including an indoor dining area within a grocery store that complies with the Monterey Peninsula Water Management District Group I and Group II Water Use Regulations. 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 6 months of the water allocation 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.

Water Allocation Committee

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. WR 19-23

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.

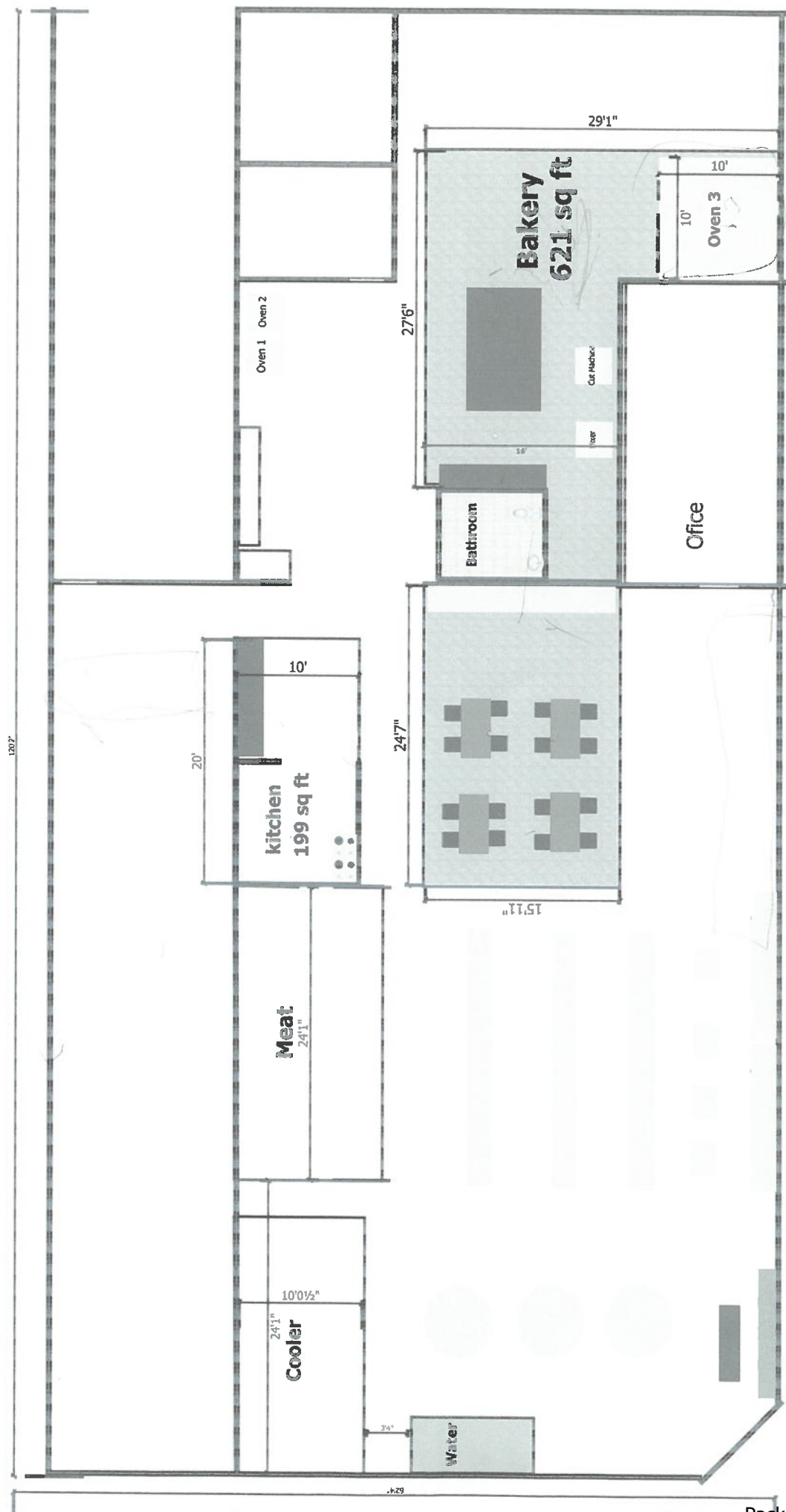
Applicant's Signature

Date

Property Owner's Signature

Date

512-3527





CITY OF SEASIDE STAFF REPORT

Item No.: 5.C.

TO: Water Allocation Committee

BY: Beth Rocha, Associate Planner

DATE: August 28, 2019

SUBJECT: **REQUEST FOR AN ALLOCATION OF 1.0436 ACRE FEET OF WATER (WR-19-24). WALTER GEORIS, APPLICANT, IS REQUESTING 1.0436 ACRE FEET (AF) FOR A PROPOSED 60-SEAT RESTAURANT LOCATED AT 600 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE.**

PURPOSE & RECOMMENDATION

In accordance with Ordinance 892, the applicant is requesting water for the conversion of an existing retail use to a 60 seat restaurant at 600 Broadway Avenue.

It is recommended that the Water Allocation Committee approve a water allocation of 1.0436AF for the conversion of an existing retail use to a 60 seat restaurant at 600 Broadway Avenue.

BACKGROUND

The proposed project consists of the conversion of a former 2,235sqft retail use to a 60-seat restaurant.

WATER IMPACT

Amount Needed = 1.0436AF

STAFF ANALYSIS

The proposed project consists of the conversion of a former retail use to a 60 seat restaurant.

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:

	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: \$ 15,500 City's Share Property Tax Revenue 0.18% of \$500,000 = \$900 City's Share of Sales Tax Revenue 1% of \$1,460,000 = \$14,600	7
<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	12 FT 18 PT	10
<u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points	Broadway Ave	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	Vacant Bldg, remodel of existing structure	3
<u>Business Retention</u> Seven (7) points will be awarded		7

for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.		
Total		32

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 32 points. Key factors with the proposed business are the revenue generation and the number of full and part time jobs that will be created.

City staff recommends that 1.0436AF be allocated to 600 Broadway Avenue per the following attachments:

Attachment 1 - Conditions of Approval
Attachment 2 – Floor Plan

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Site Plan
-

**Conditions of Approval
File No. WR-19-24
August 28, 2019**

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 "600 Broadway Avenue" stamped as received on "August 15, 2019". A total of 1.043AF feet of water is authorized.
2. The water allocation is valid only for the implementation of a 60 seat restaurant that complies with the Monterey Peninsula Water Management District Group III Water Use Regulations. 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 6 months of the water allocation 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.

Water Allocation Committee

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. WR-19-24

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

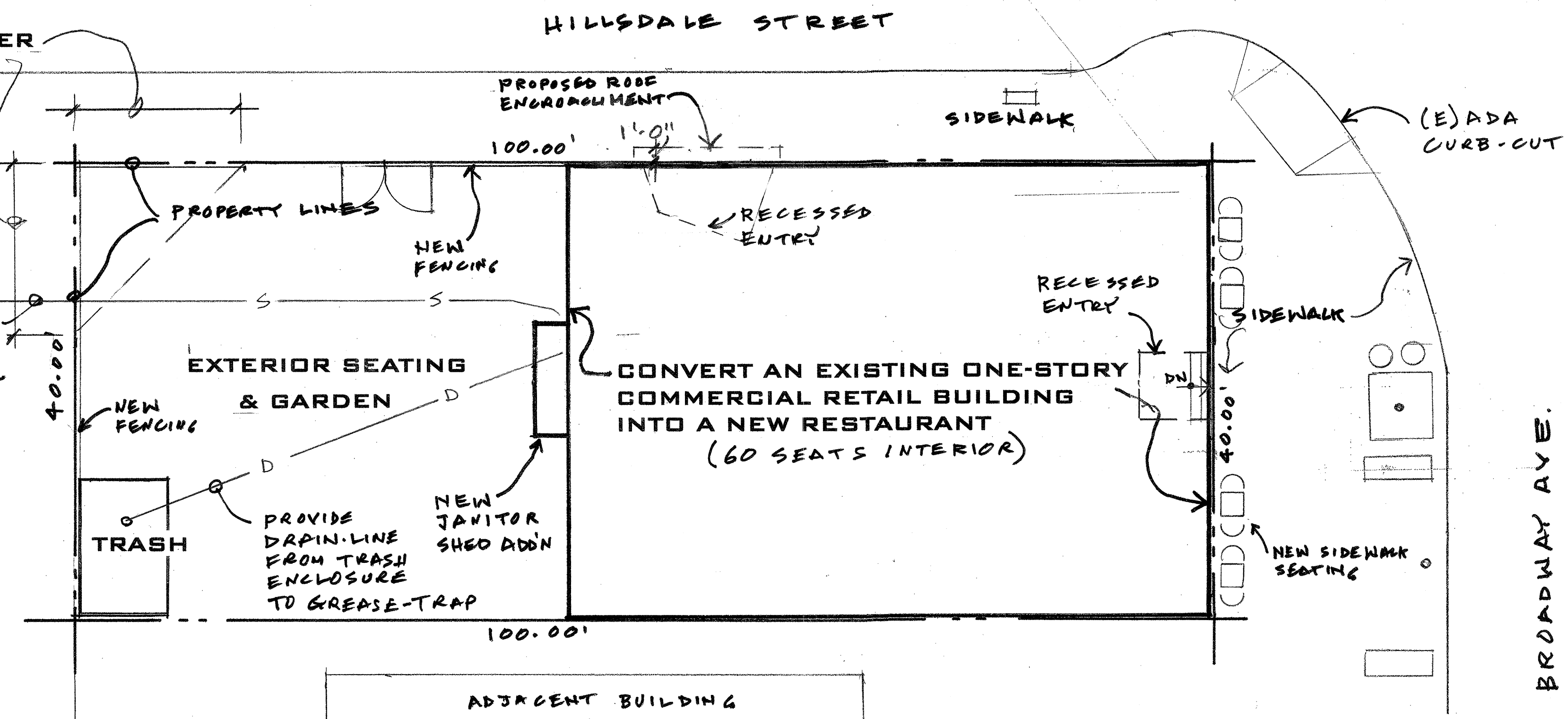
Date

Property Owner's Signature

Date

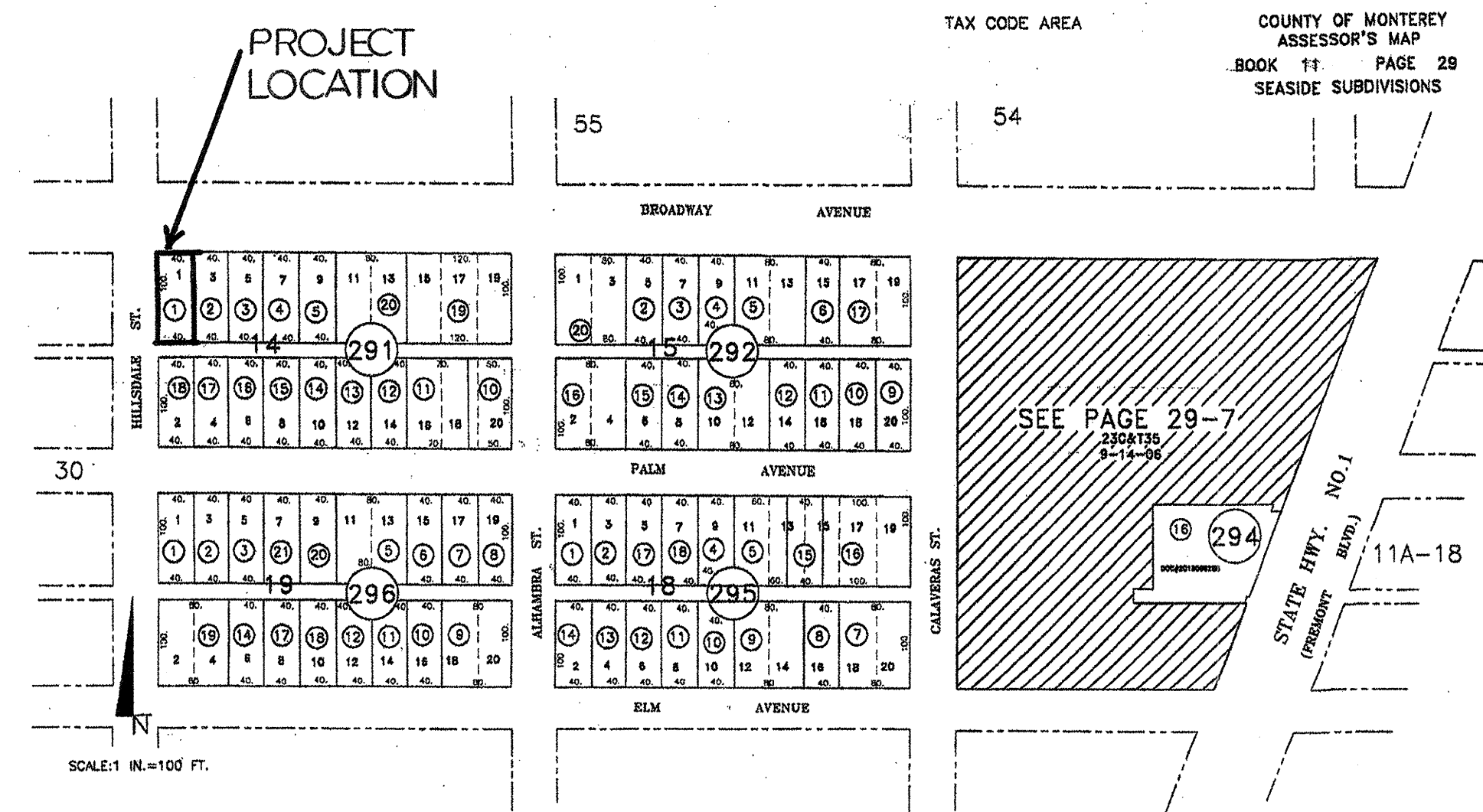
SEE-THROUGH FENCING AT CORNER

VERIFY LOCATION
OF (E) SEWER
MAIN IN
ALLEY.
ASSESS
CONDITION
OF (E) SEWER
LATERAL AND
REPLACE IF
NECESSARY



SITE PLAN

1/8" = 1' - 0"



LOCATION PLAN

PLANNING INFORMATION

PROJECT DESCRIPTION:	CONVERT AN EXISTING ONE-STORY COMMERCIAL RETAIL BUILDING INTO A NEW RESTAURANT
ZONING:	C
LOT SIZE:	4,000. SQ. FT.
PROJECT ADDRESS:	600 BROADWAY AVE. SEASIDE, CA
APN:	011-291-001
LEGAL DESCRIPTION:	VISTA DEL REY TRACT, BLOCK 14, LOT 1
OWNERS:	WALTER GEORIS 4 PILOT ROAD CARMEL VALLEY, CA 93924 (831) 915-6503
FLOOR AREA:	EXISTING COMMERCIAL SPACE: 2,235. SQ. FT. (CONVERT TO NEW RESTAURANT)
SHED ADDITION TO REAR:	24. SQ. FT.
GRADING:	NONE
CONSTRUCTION TYPE:	B
OCCUPANCY:	GROUP M
APPLICABLE CODES:	2016 CBC, CMC, CPC, CEC 2016 CA ENERGY CODE

CONVERT EXISTING STORE TO A NEW RESTAURANT
600 BROADWAY AVE.
SEASIDE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

JAN. 27, 2019

1.