



A G E N D A

CITY OF SEASIDE
ZONING ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, September 23, 2019
5:00 PM

1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

3. **APPROVAL OF MINUTES**

4. **BUSINESS ITEMS**

- A. **MINOR USE PERMIT NO. 19-04: THRIVE YOUTH ESPORTS, LLC, APPLICANT, AND THE AND THE EDWARDS FAMILY TRUST, PROPERTY OWNER, ARE REQUESTING MINOR USE PERMIT APPROVAL TO ALLOW FOR THE OPERATION OF A VIDEO GAME CENTER WITHIN AN EXISTING TENANT SPACE LOCATED AT 620 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE MIXED USE (MX) ZONING DISTRICT (APN# 011-291-003). THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

RECOMMENDATION: Minor use permit required for gaming center. City Staff recommends the Zoning Administrator approve the permit.

5. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

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>

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CITY OF SEASIDE STAFF REPORT

Item No.: 4.A.

TO: Zoning Administration

BY: Rick Medina, Senior Planner

DATE: September 23, 2019

SUBJECT: MINOR USE PERMIT NO. 19-04: THRIVE YOUTH ESPORTS, LLC, APPLICANT, AND THE AND THE EDWARDS FAMILY TRUST, PROPERTY OWNER, ARE REQUESTING MINOR USE PERMIT APPROVAL TO ALLOW FOR THE OPERATION OF A VIDEO GAME CENTER WITHIN AN EXISTING TENANT SPACE LOCATED AT 620 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE MIXED USE (MX) ZONING DISTRICT (APN# 011-291-003). THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

PURPOSE & RECOMMENDATION

In accordance with Section 7.B.1.2 of the West Broadway Urban Village Specific Plan, Minor Use Permit approval is required for a gaming center.

City staff recommends approval of the gaming center in accordance with the draft Resolution provided as Attachment 1 to the Staff report.

BACKGROUND

The project site is located at 620 Broadway Avenue. The project site is developed with a two-story mixed use building consisting of two commercial lease areas on the first floor and four residential apartments on the second floor. The commercial space at 630 Broadway Avenue contains a barber shop. The project site is vacant. Location map is provided as Attachment 2. Project photo is provided as Attachment 3.

Project Description

Project description is provided as Attachment 4. The facility seeks to reach children

ages 8-14 through electronic gaming competitions. The project floor plan is provided as Attachment 1-Exhibit "A". The interior layout will consist of three gaming rooms where up to a maximum of 49 persons would be accommodated at one time. A viewing area for parents/guardians will be available at the front lobby.

Staff Analysis

The proposed use will be consistent with MX zoning of the West Broadway Urban Village which is focused on a mix and balance of retail and service oriented businesses which will attract pedestrians to lower Broadway Avenue. The proposed use will also attract and support an active ground floor use in West Broadway that will establish a unique business presently not available in the city.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A
 3. Attachment 2 - Location map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - Project Description
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**ZONING ADMINISTRATOR
RESOLUTION NO. ZA-19-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-19-04 TO ALLOW A GAMING CENTER IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT LOCATED AT 620 BROADWAY AVENUE, SEASIDE, CALIFORNIA.

WHEREAS, Edwards Family Trust, property owner, and Thrive Youth Esports, applicant, have applied for a Minor Use Permit for the purpose of allowing a gaming center located at 620 Broadway Avenue; and

WHEREAS, the proposed project requires approval by the Zoning Administrator, and it is the responsibility of the Zoning Administrator 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 Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing that the Zoning Administrator held on September 23, 2019; and

WHEREAS, the project is a Categorically Exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities, meeting the following conditions:

The proposed project involves the placement and operation of a gaming center within an existing commercial lease area.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Minor Use Permit Application No.MUP-19-04:

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

Evidence: The proposed project would permit the placement and operation of a gaming center that would provide a service oriented business which would activate the ground floor of a mixed use building; furthermore conditions of project approval will be required to ensure that the project remains in compliance with all City, County, and State requirements.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: The General Plan land use designation for the proposed project site is MX (Mixed Use). The purpose of the MX land use designation is to promote pedestrian and transit oriented activity centers where services are conveniently located adjacent to existing population centers.

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

Evidence: The proposed project would not alter the site's existing operating characteristics. All existing and planned future adjacent uses would continue to be commercial in nature and would be compatible with the existing and future allowed uses in the vicinity.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and absence of physical constraints.

Evidence: The site is currently served by all necessary municipal services and utilities.

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.

Evidence: The project as approved and conditioned would ensure that the health, safety, and welfare of the public are protected.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-19-04 subject to the following terms and agreements:

Building:

1. The maximum occupancy is 49 persons.
2. The interior space shall be designed to comply with the 2016 California Building Code for occupancy and restrooms.

Fire Department.

1. Compliance shall be maintained with all requirements of the Seaside Fire Department.

Standard:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped “Received City of Seaside August 24, 2019, Community Development Department” provided as Attachment 1 to these Conditions.
2. Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.69.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
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. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
5. 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 15 days from the date of its approval.
6. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
7. 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.
8. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue

in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).

9. Should the applicant decide to use the City Standard “S-480” Dispersion Trench, the Standard should be completed and the length and width of the required Dispersion Trench shall be filled in and the Standard sticky backed or stapled onto the building plans. Denote the trench location on the plans keeping 10’ clear to any structure or property line. Maintenance of the storm water retention system shall be by the owner(s).

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 23rd of September, 2019.

Rick Medina

Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-19-04
RESOLUTION No. 19-01

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 Zoning Administrator.

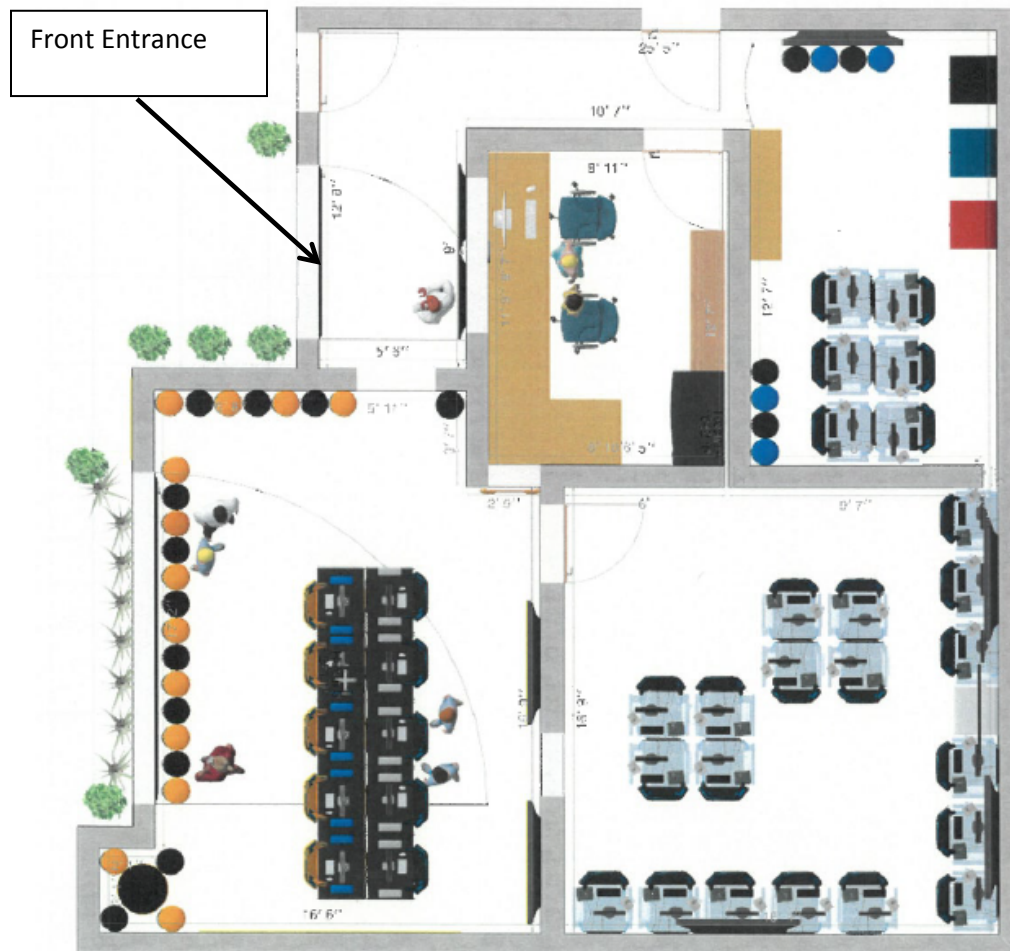
Applicant's Signature

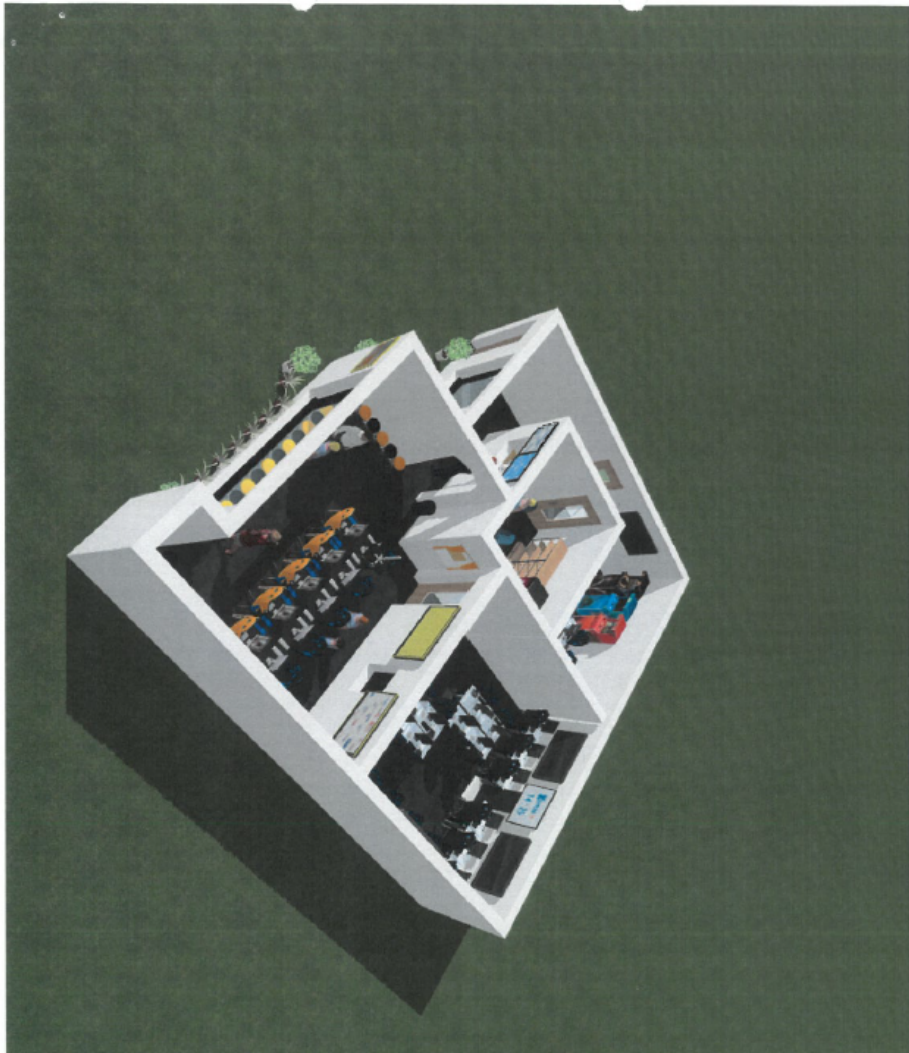
Date

Property Owner's Signature *(if different from above)*

Date

Floor Plan

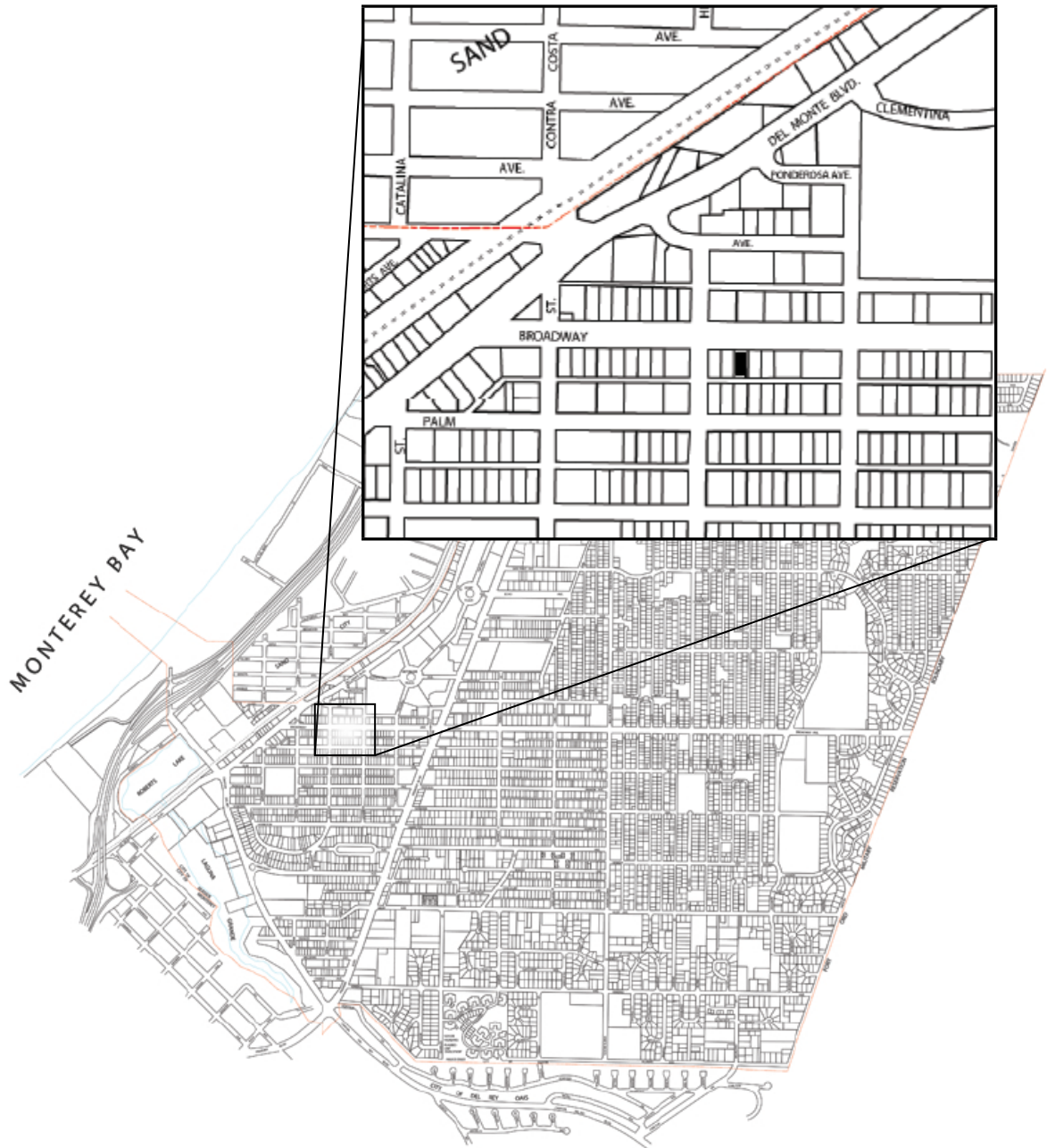




Attachment 2

Location Map

Project Site: 620 Broadway Avenue



Attachment 3

Site Photo

Project Site: 620 Broadway Avenue



Project Description

The purposed use for 620 Broadway Ave (Edwards Building) would be the operation of a Video Game Center for kids.

THRIVE YOUTH eSPORTS seeks to reach children ages 8 to 14 years old through electronic gaming competition. More and more kids in today's society shy away from traditional sports (basketball, baseball and football for example) because of myriad of issues ranging from social anxiety to lack of confidence and physical handicap but video games are a way to meet the needs of these children to help them socially adapt, gain valuable skills in teamwork, feel the thrill of competition and get them around their contemporaries in a fun and safe environment. Our plan is a fully functioning eSports arena hosting up to 24 gamers at a time, competing in game titles that include Fortnite, Apex Legends, Mario Kart, NBA 2K19 and Madden 19. Offering a variety of games expands the opportunities for kids to try new things, meet people they would otherwise not meet and compete in multiple titles simultaneously. Each child will receive a team jersey furthering the sense of inclusion and compete in a league championship at the end of each season. The facility will offer event viewing for parents in a comfortable environment with full concession offerings and a branded merchandise store with clothing, vehicle decals and headwear. The merchandise store will also offer strategy guides and other gaming peripherals such as headsets and controllers for those looking to take their game to the next level. In addition to the aforementioned planned we also intend to host labs and/or fieldtrip opportunities for homeschool kids in the community who are always looking for new ways to enrich their children's lives. In general, this will be a fun safe place for kids to build social skills, learn and enjoy competition.