



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, October 23, 2019
7:00 PM

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
Dave Evans	Commissioner
William Silva	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. REGULAR MEETING MINUTES OF SEPTEMBER 25, 2019

6. BUSINESS ITEMS

A. RECEIVE AND PROVIDE INPUT ON THE DRAFT SAFE ROUTES TO SCHOOL PLAN PRESENTED BY ECOLOGY ACTION

RECOMMENDATION: Review and provide comments on the following elements of the draft Safe Routes to Schools Plan: 1) Draft community goals for collision reduction and student mode shift; and 2) Project recommendations for 10 Seaside schools.

B. USE PERMIT APPLICATION NO. UP-19-13: 500 BROADWAY PARTNERS, LLC, APPLICANT, AND BENNY ENEA, PROPERTY OWNER, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW FOR A NIGHTCLUB WITHIN AN EXISTING 2,154 SQUARE-FOOT BUILDING WHICH WILL INCLUDE ENTERTAINMENT (I.E. COMEDY, LIVE MUSIC, DJ), A CLASS 47 ALCOHOL LICENSE, AND BONA FIDE MEALS LOCATED AT 500 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION: That the Planning Commission approve the use permit in accordance with the draft Resolution provided as Attachment 1 to the staff report.

In accordance with the Zoning standards of the Mixed Use zoning in the West Broadway Urban Village Specific Plan, a use permit is required to allow for a nightclub business.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

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

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.: 6.A.

TO: Planning Commission

BY: Leslie Llantero, Assistant Engineer

DATE: October 23, 2019

**SUBJECT: RECEIVE AND PROVIDE INPUT ON THE DRAFT SAFE ROUTES
TO SCHOOL PLAN PRESENTED BY ECOLOGY ACTION**

PURPOSE & RECOMMENDATION

Review and provide comments on the following elements of the draft Safe Routes to Schools Plan: 1) Draft community goals for collision reduction and student mode shift; and 2) Project recommendations for 10 Seaside schools.

BACKGROUND

The Transportation Agency for Monterey County (TAMC) received a planning grant to prepare a Safe Routes to Schools Plan for the cities of Seaside and Marina. The Seaside & Marina Safe Walking & Biking to School: Complete Streets Plan (Plan) will identify safe access routes to all K-12 public schools in Seaside and Marina and recommend infrastructure and non-infrastructure improvements.

The Plan is funded through a \$360,876 Caltrans Sustainable Transportation Planning Grant and \$47,077 of TAMC Measure X Safe Routes to School Program funds. The planning effort is a partnership between the Monterey Peninsula Unified School District, cities of Seaside and Marina, TAMC, Monterey County Health Department and Ecology Action.

The Plan builds on the goals of the Measure X Safe Routes to School Program to ensure that children across Monterey County have access to safe, healthy and affordable transportation options. Seaside and Marina have both been identified as high priority cities due to the high rates of youth biking and walking collisions and obesity.

The two-year planning process will identify safe access to all K-12 public schools in Seaside and Marina and recommend infrastructure and non-infrastructure

improvements. The planning effort launched in late August with two community workshops, one in Seaside and one in Marina. In the Fall of 2018, the planning team comprised of TAMC, Monterey County Health Department, City of Seaside Public Works, City of Marina Public Works, and Ecology Action staff invited school staff and community members to participate in walking audits at each of the 15 schools. The walking audits allowed the team and school community to observe morning drop-off issues as well as opportunities for infrastructure improvements. The list of recommended infrastructure and non-infrastructure improvements was presented to each school community for review and input in Spring 2019.

DRAFT PLAN ELEMENTS

The Safe Routes to Schools planning team seeks Committee input on the following elements of the Draft Safe Routes to Schools Plan:

1. Collision reduction and mode shift goals

Establishing goals for collision reduction and student mode shift is a requirement of the Caltrans active transportation planning process. The planning team will seek input from the Traffic Advisory Committee, Planning Commission, and Council on the goals below:

- Collision Reduction: zero collisions involving bicyclists or pedestrians that result in injury or death.
- Mode Shift: the majority of children arrive to school by bus, carpool, bike, scooter, skateboard or walking.

2. Project recommendations

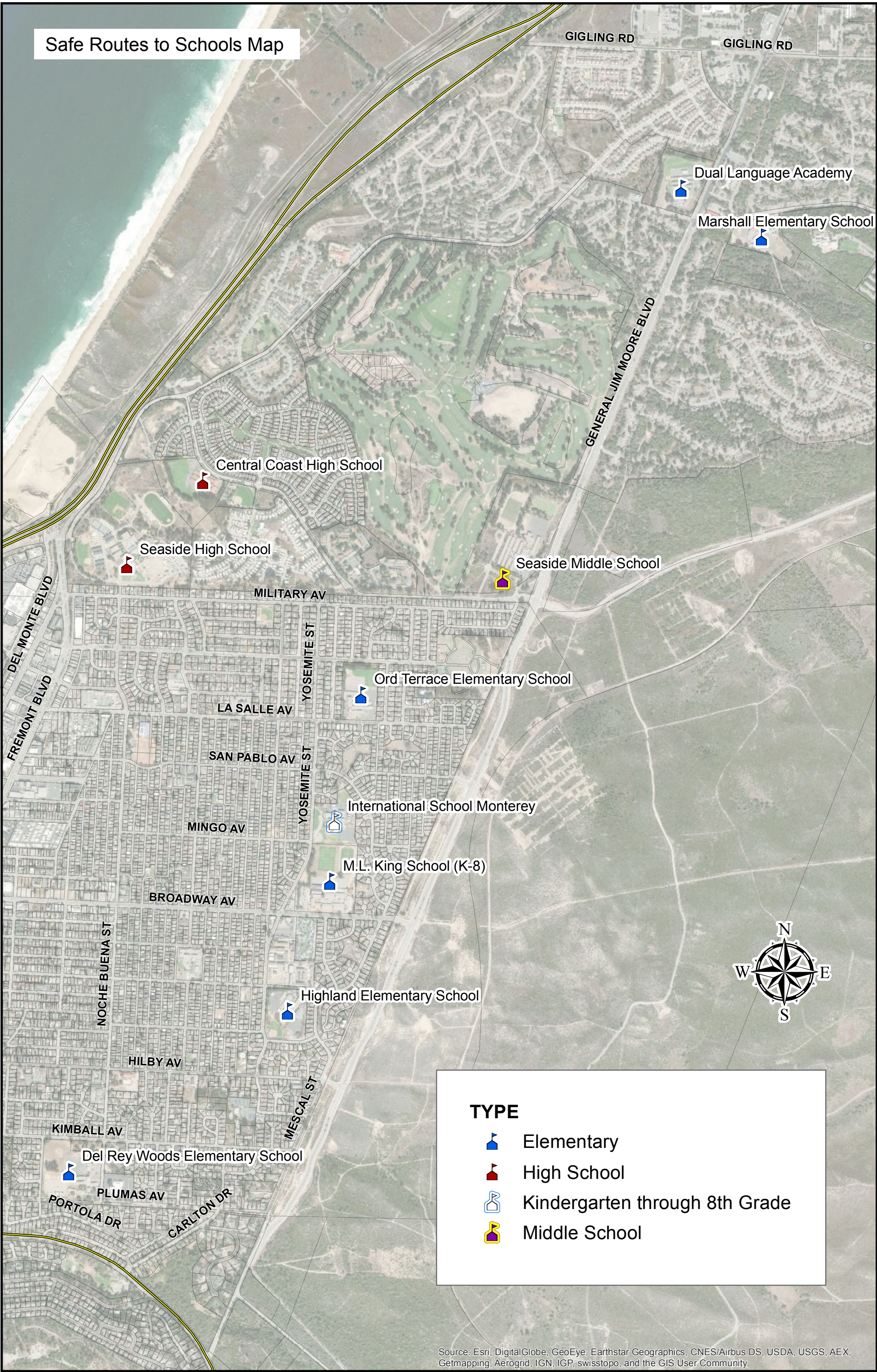
The recommendations included in Attachment 2 include all 10 schools in the City of Seaside. Recommendations were established based on community input from the public meeting, walking audits, and comments sent through the project website. The planning team worked with Alta Planning + Design to establish infrastructure recommendations that respond to issues identified through community input.

The goal of the recommendations is to improve the safety and comfort of students and families walking and biking to school and to reduce school congestion by improving the efficiency of school drop-off and pick-up.

ATTACHMENTS

1. School Map
 2. DRAFT_Seaside Infrastructure Recommendations
-

Safe Routes to Schools Map



TYPE

-  Elementary
-  High School
-  Kindergarten through 8th Grade
-  Middle School

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CENTRAL COAST HIGH			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Coe Avenue between Monterey Road and Dahlia Drive	Convert bike lanes on both sides of roadway to buffered bike lanes.	ROW acquisition required.	Long
Trail entrance on Coe Avenue (north of school)	Remove two of three bollards to allow for easier bicycle access		Short
Trail north of school between Coe and Monterey	Formalize pathway between existing trail and Monterey Avenue, south of retention pond. Explore Class I facility on east side of Monterey between Fremont and new pathway.		Long
Coe Avenue between trail entrance and Seaside Community Center driveway	Install sidewalk or pathway on south side of street	Look at moving pathway to school property if sidewalk at street level is not feasible.	Long
Coe Avenue at Dahlia Drive - Phase 1	Refresh crosswalk markings		Short
Coe Avenue at Dahlia Drive - Phase 2	Install compact roundabout.		Long
Coe Avenue at Sea Ridge Court - Phase 1	Refresh crosswalk markings		Short
Coe Avenue at Sea Ridge Court - Phase 2	Install compact roundabout.		Long
Community center driveway	Fill sidewalk gaps between community center parking lot and school driveway		Long
		See Citywide recommendations for Monterey Road. Seaside High improvements at Monterey/Fremont also apply to Central Coast High.	

DEL REY WOODS ELEMENTARY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Parallel to Plumas Avenue - Phase 1	Install Class I facility in PG&E land (under utilities) between Del Rey Woods Elementary and Highland Street.	ROW Acquisition req'd, Funded through ATP	Medium
Parallel to Plumas Avenue - Phase 2	Install Class I facility in PG&E land (under utilities) between Highland and General Jim Moore, and between Noche Buena and Fremont Boulevard. Extend to Laguna Grande Court for Phase 3		Long
Noche Buena Street at Plumas Avenue	Install curb extensions. Install ramp and high-visibility crossings across Plumas Avenue to connect to future Class I facility parallel to Plumas Avenue		Medium
Plumas Avenue at Tweed Street	Rearrange traffic diverters to be ADA-compliant and allow for wheelchair and bicycle access. Install curb extensions at each crosswalk leg.		Medium
Tweed Street at Kimball Street	Install curb extensions and refresh high-visibility crosswalk		Medium
Parking lot between Noche Buena Street and northern school entrance - Phase 1	Stripe pedestrian area on outside of parking lot. Restripe parking lot to show parking spaces and path of travel		Short
Parking lot between Noche Buena Street and northern school entrance - Phase 2	Install path on north and west sides of parking lot to allow for pedestrian access. Restripe parking lot to show parking spaces and path of travel		Medium
Noche Buena Street between Kimball Avenue and Plumas Avenue	Conduct speed survey and install traffic calming measures and/or bike lanes.		Medium
Kimball Avenue at San Lucas Street	Remove crosswalk across Kimball on western side. Replace crosswalk on eastern side with offset crosswalk and median. Install street lighting. Recommend that the school unlock gate at this location before and after school.		Medium
Tweed Street between Plumas Avenue and Kimball Avenue	Install traffic calming features to make Tweed Street a bicycle boulevard. Widen eastern sidewalk or move utility poles out of sidewalk	As identified in the 2018 TAMC Active Transportation Plan	Long
Noche Buena Street at Kimball Avenue	Install curb extensions on all crosswalk legs		Medium
Noche Buena Street between school drop-off loop entrance and exit	Remove white curb or install signs reminding drivers to not leave their vehicles in loading zone		Short
Plumas Avenue	Install S1-1 with W16-9P School Advance Crossing signs as appropriate. Install time-restricted 3-minute loading zone signs adjacent to school.		Short
			Short
			Short
School parking lot at Noche Buena/Plumas	Allow student dropoff in dropoff loop. Maintain parking spaces as staff parking.		Short
Noche Buena at church parking lot	Remove stairway between sidewalk and street		Medium
		See Citywide recommendations for Noche Buena and Kimball	

DUAL LANGUAGE ACADEMY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Normandy Road at Naples Road	Install ADA-compliant curb ramps		Medium
Normandy Road at school driveway	Install ADA-compliant curb ramps		Medium
Normandy Road between Selerno Road and Naples Road - Phase 1	Extend red curb east to the Naples Road intersection		Short
Normandy Road between Selerno Road and Naples Road - Phase 2	Install curb extension at corner of Normandy/Naples		Medium
School campus between Normandy Road drop off and parking lot	Install ADA-compliant path. Remove pathway that extends from corner of General Jim Moore to school parking lot.		Long
School parking lot - Phase 1	Install high-visibility crosswalk from new path to existing crosswalk on north side of parking lot. Pave dirt and install parking on east side of parking lot. Install high-visibility crosswalk from new parking to existing pedestrian space on southeast corner of school. Remove wooden ramp on west side of driveway.		Long
School parking lot - - Phase 2	Upgrade painted pedestrian space to sidewalk. Reconfigure parking lot to add driveway exit at intersection of Normandy/Naples and additional parking.		Long
		See Marshall for recommendations for Gen. Jim/Normandy	

HIGHLAND ELEMENTARY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Sonoma Avenue at existing crosswalk that connects Del Monte Manor and school	Install raised crosswalk and curb extensions		Medium
Yosemite Street back entrance ramp	Improve ramp access		Medium
Yosemite Street between Sonoma Avenue and mid-block crosswalk	Convert east side of Yosemite Street to pick-up/drop-off area		Short
Mid-block crosswalk on Yosemite Avenue north of Wanda Avenue	Install offset crosswalk with ADA-compliant curb ramps and street lighting.		Medium
Sonoma Avenue at Yosemite Street	Install compact roundabout.		Long
Sonoma Avenue between Yosemite Street and Mescal Street	Install slotted speed humps. Install centerline diverters or turtles to prevent U-turns		Medium
Neil Park	Repave and widen existing paths. Install curb ramps at path entrances.	Part of citywide path linking parks	Long
		See Citywide recommendations for Yosemite, Sonoma, Waring/Flores	

INTERNATIONAL SCHOOL OF MONTEREY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
School parking lot	Make staff parking only. Install right-turn only sign and arrow at parking lot exit.		Short
School drop-off loop - Phase 1	Convert staff parking to loading during pick-up/drop-off times and visitor parking off-peak times.		Short
School drop-off loop - Phase 2	Install curb ramps at school driveway entrance and exit. Install ADA compliant path between Yosemite Street and school that connects with crosswalk in dropoff loop.		Long
Yosemite Street at Westminster Court	Install ADA-compliant curb ramps on both sides of crosswalk	To be installed as part of Pavement Management Program - Summer 2020	Medium
Path between Westminster Court at Stuart Park path	Remove bollard on east end of path	Prop 68 Grant Funding? Spring 2020	Short
San Pablo Avenue at Mescal Street	Shift existing crosswalk across San Pablo Avenue/Mescal Street northwest to avoid drain. Install curb extensions on both sides of crosswalk and landing on south side.		Medium
Pedestrian bridge between Stuart and Cunningham Parks	Promote pedestrian bridge as alternate drop-off location		Short
Pedestrian bridge between Stuart and Cunningham Parks	Replace bridge with design that allows greater visibility onto/from bridge. Upgrade to be ADA-compliant		Long
Lincoln Cunningham Park paths	Repave and widen existing paths. Install curb ramps at path entrances.	Part of citywide path linking parks	Medium
Path between Stuart Park and school	Upgrade to be ADA-compliant. Install curb ramps at path entrances. Open gates outside school hours	Part of citywide path linking parks	Medium
Yosemite Street at Mingo Avenue	Install curb extensions on all crosswalk legs	To be installed as part of Pavement Management Program - Summer 2020	Medium
Portola Leslie Park entrance from Yosemite Street	Upgrade ramp to be ADA-compliant		Medium
Yosemite Street between Mingo Avenue and Westminster Court	Add centerline diverters to prevent left turns into or out of school drop-off loop. Daylight school loop exit.		Short
		See Citywide recommendations for Yosemite	

KING ELEMENTARY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Broadway Avenue east of school driveway entrance	Install high-visibility offset crosswalk across Broadway Avenue and lengthen/widen center median to serve as pedestrian refuge island. Install curb extensions on both sides of crosswalk and install RRFB.		Medium
Broadway Avenue between Ancon and Yosemite	Explore options to accommodate parent travel into school parking lot; either install left turn pocket that is long enough to accommodate school queue, or install roundabout at Broadway/Ancon and prevent left turns into school.	Project would need to be coordinated with roundabout at Broadway/Yosemite	Long
School driveway entrance	Install standard driveway approach. Install red curb striping on both sides to daylight intersection.		Medium
Broadway Avenue at Yosemite Street	Study roundabout at this intersection. If not feasible, install curb extensions on all corners of intersection		Medium
School entrance	Install ADA-compliant ramp from Broadway Avenue to school entrance		Medium
Portola Leslie Park path	Upgrade to be ADA-compliant. Open gates outside school hours. Extend path to Broadway, east of school driveway. Install curb ramps at path entrances.	Part of citywide path linking parks	Medium
Sidewalk on west side of staff parking lot	Remove bollard blocking sidewalk access		Short
		See Citywide recommendations for Broadway and Yosemite	

MARSHALL ELEMENTARY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Dirt south of Normandy Road between existing trail and school driveway entrance	Install trail/pathway		Long
Normandy Road between school driveway exit and Parker Flats Cut Off	Install trail/pathway on south side of Normandy Road		Long
School driveway entrance	Install curb extension on western side to prevent parked cars	Consider bus turning radius in design	Medium
Normandy Road between General Jim Moore Boulevard and school driveway entrance	Widen sidewalk on north side of Normandy Road to 10' multi-use path	Would serve as FORTAG spur trail	Medium
Normandy Road between school driveway entrance and Parker Flats Cut Off Road	Install Class III facility. Study feasibility of bicycle boulevard treatments along the corridor, especially near school	Consider installing bike lanes. Installing bike lanes requires parking removal from both sides of roadway	Medium
General Jim Moore Boulevard at Normandy Road	Install ramp from trail along General Jim Moore Boulevard onto Normandy Road		Medium
General Jim Moore Boulevard trail	Install wayfinding northbound to show access to school		Short
Normandy Road at Carentan Road	Install ADA-compliant curb ramp at northwest corner of intersection		Medium
Normandy Road at Chapel Drive	Install raised crosswalk and ADA-compliant curb ramps		Medium
Chapel Drive	Close sidewalk gaps on west side between church driveway and Normandy Road.		Long
Chapel Road at Chapel Drive	Install ADA-compliant curb ramps and high-visibility crosswalk across Chapel Road		Medium
General Jim Moore Boulevard at Normandy Road	Install protected intersection with leading pedestrian intervals. Install sign indicating that cyclists should use pedestrian signal phase.		Long
Ardennes Circle at end of school pathway	Upgrade crosswalk to standard high-visibility	Install neighborhood amenities such as benches/lighting at end of trail?	Short
Path from Ardennes Circle to Normandy	Repave trail		Medium

ORD TERRACE ELEMENTARY			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
Diagonal parking spaces on La Salle Avenue in front of school	Install wheel stops in parking spaces. Angle parking spaces at 45 degrees to accommodate center median. Move accessible parking onto campus closer to school entrance.		Short
La Salle Avenue at Lindberg Court	Install curb extensions on both ends of crosswalk and southeastern corner. Add high visibility crosswalk across Lindberg Court. Reconfigure crosswalk across LaSalle as offset crosswalk. Install median on either side of Lindberg Court to east/west of school driveway entrances, with median serving as pedestrian refuge island at crosswalk.		Medium
La Salle Avenue at Lincoln Street (east)	Install curb extensions on both legs of crosswalk. Remove crosswalk across La Salle and restripe crosswalk across Lincoln.		Medium
Western school driveway (east side of driveway)	Install curb extension to roadway drain in order to narrow entrance/exit. Install high visibility crosswalk across school driveway		Medium
Loading zone on La Salle Avenue	Widen sidewalk on north side between Lincoln and western school driveway. Add striping in roadway to demarcate loading zone.		Medium
Lincoln Street at Ord Grove Avenue	Install curb extensions on all crosswalk legs. Design southwest corner to accommodate driveway		Medium
Ord Grove Avenue at Buchanan Street	Install curb extensions on all crosswalk legs		Medium
Ord Grove Avenue in loading zone near Buchanan Street	Install loading zone (R25C(CA)) signs.	Review ADA guidelines before installation.	Short
Yosemite Street at La Salle Avenue	Update high visibility crosswalks. Install curb extension on southeast corner. Update STOP bars/STOP legends. Install new curb ramps at northern corners		Medium
		See Citywide recommendations for La Salle, Ord Grove, Yosemite	

SEASIDE HIGH				
Location	Recommendation	Notes		Timeframe (Short/Medium/Long term)
Highway 1/Monterey Road/Fremont Boulevard	Install high visibility yellow crosswalks at crossings of California and Fremont. Install curb extensions on both sides of Fremont Boulevard crosswalk to shorten crossing distances. Realign northbound approach to Hwy 1 northbound ramp and departure lane striping on Fremont Street to reduce lane widths to 12'. Construct wider median adjacent to NB left turn lane to provide a pedestrian/bike refuge area and install offset crosswalks on the south leg of Fremont Blvd in order to implement a two stage crossing that shortens the crossing distance, reduces pedestrian exposure, improves the interaction between drivers and pedestrians waiting to cross, and allows signal timing flexibility for shorter traffic signal cycles. Install leading pedestrian interval at crossings of Fremont and California and install school signage at all applicable intersection approaches. Install pedestrian pathway on south side.	Pending Caltrans feedback. Coordinate improvements with future regional project at this intersection.		Long
Ord Avenue stairs onto school	Formalize path from top of stairs onto campus. Install ADA accessible ramp next to stairway.			Medium
Ord Avenue at Monterey Road	Install sidewalk on south side of Monterey Road between Ord Avenue and Fremont Boulevard. Move crosswalk across Ord Ave. to intersection. Install landing on east side of Ord Avenue between new crosswalk and stairs. Install curb extension on west side of crosswalk.			Long
Ord Avenue at Noche Buena	Install compact roundabout. Extend sidewalk on east side of Noche Buena to Ord Ave.			Long
Ord Avenue on school campus	Install raised crosswalk and stop/yield signs east of the first school dropoff loop. Allow bus access only to eastern drop-off loop and restrict parent entry. Install sidewalk on south side of Ord Avenue between Noche Buena and new crosswalk. Formalize pathway from north side of Ord Avenue into campus.	This requires students who want to park on campus to enter through Monterey Avenue. Buses need access to eastern drop-off loop		Long
Noche Buena at Military Avenue - Phase 1	Daylight intersection and use bollards to install curb extensions	Currently studying options to improve safety. Curb extensions using bollards may prohibit safe traffic movements		
Noche Buena at Military Avenue - Phase 2	Install curb extensions on all corners to shorten crossing distance across Military Avenue	City is currently studying options, including roundabout, to improve safety.		Medium
Ord Grove Avenue at Noche Buena Street - Phase 1	Daylight intersection and use bollards to install curb extensions	Currently studying options to improve safety. Curb extensions using bollards may prohibit safe traffic movements		
Ord Grove Avenue at Noche Buena Street - Phase 2	Install curb extensions on all corners to shorten crossing distance across Ord Grove Avenue	City is currently studying options, including roundabout, to improve safety.		Medium
Noche Buena Street at La Salle Avenue - Phase 1	Daylight intersection and use bollards to install curb extensions			Short
Noche Buena Street at La Salle Avenue - Phase 2	Install curb extensions on all corners			Medium
Fremont Boulevard between Monterey Road and Military Avenue	Formalize path to Class I facility between Military Avenue and Monterey Road			Medium
		See Citywide recommendations for Military, Noche Buena and Ord Grove		

SEASIDE MIDDLE			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
South side of school between drop-off driveway and Coe Avenue (approximately 350 feet north of Coe Avenue)	Upgrade informal pathway to Class I facility		Medium
School parking lot	Upgrade crosswalk to yellow high-visibility raised crosswalk. Install ADA-compliant curb ramps. Update speed hump sign to be MUTCD-compliant		Medium
School campus	Create new roadway adjacent to school buildings to connect school driveway with bus drop-off area, with new drop-off area adjacent to school buildings. Restrict current drop-off loop to bus drop-off and staff parking.		Medium
Coe Avenue at Peralta Avenue	Consider roundabout	Would require roundabout installation at intersection of Coe Avenue/General Jim	Long
Coe Avenue at Peralta Avenue	Relocate bollards to allow for easier bike/pedestrian access. Remove chainlink fence blocking the sidewalk from Peralta Avenue.		Medium
Coe Avenue between Dahlia Drive and General Jim Moore Boulevard	Remove bike lane from south side of road. Install two-way separated bikeway on north side of road	ROW acquisition required.	Long
Military Avenue at Peralta Avenue	Install diverters to prevent eastbound traffic on Military Avenue east of Peralta Avenue.		Medium
Peralta at Coe Avenue	Block Peralta Avenue north of Military Avenue. Install landscaped trail that allows for emergency access to Coe Avenue.		Medium
		See Citywide recommendations for Military	

CITYWIDE RECOMMENDATIONS			
Location	Recommendation	Notes	Timeframe (Short/Medium/Long term)
2nd Avenue between Gigling Road and existing Class I path just north of Lightfighter Drive	Install Class I shared-use path	Army property	Medium
All schools	Install Secure Bike Parking		Short
All schools	Where feasible, change speed limits to 15 mph around schools	Vehicle Code does not permit this for streets that are not residential streets. Speed survey required for collector & arterial streets to modify speed limit.	Medium
All schools	Conduct comprehensive school signage inventory and install missing signage. Upgrade stop signs near schools to flashing stop signs. Ensure that sign placement maintains ADA access on sidewalks.		Medium
All schools	Review ADA accessibility guidelines and construct accessible paths between public right-of-way and school entrances where needed		Long
Broadway Avenue/Obama Way east of Fremont Boulevard	Road diet to install protected bikeways or buffered bike lanes. Install protected bikeway on north side of Broadway between Yosemite and Mescal. Study feasibility of Safe Routes to Schools Corridor treatments, especially near school.	Match current design between Del Monte Boulevard and Fremont Boulevard. Per Seaside Draft General Plan. This will require further evaluation.	Long
Chapel Drive between Normandy Road and Gigling Road	Construct FORTAG major spur trail in utility right of way adjacent to Chapel Drive. Consider possible fire station project in final design.	Provides connection between Campus Town project and Marshall Elementary, Dual Language Elementary, and Seaside Middle School	Long
Fremont Boulevard between Military Avenue and Canyon Del Rey Boulevard	Study options for 2-way landscaped bikeway in median. If not feasible, install Class II bike lanes and a buffer where possible.		Long
General Jim Moore Boulevard between Divarty Street and Normandy Road	Install Class I shared-use path	As identified in the 2018 TAMC Active Transportation Plan	Long
Gigling Road between 6th Division Road and 7th Avenue	Install Class II bike lanes between 6th Division Road and General Jim Moore, and Class IV bike facility on south side of Gigling Road between General Jim Moore and 7th Avenue.	As identified in the 2018 TAMC Active Transportation Plan + Campus Town development plan	Medium
Gigling Road between General Jim Moore and 7th Avenue	Install trail crossing at Gigling Road at terminus of FORTAG trail. Construct meandering trail on north side of Gigling Road, per Campus Town development plans.	Provides connection between Campus Town project and Marshall Elementary, Dual Language Elementary, and Seaside Middle School	Long
Kimball Avenue between Fremont Boulevard and Mescal Street	Study feasibility of Safe Routes to Schools Corridor treatments, especially near school.	Expansion of recommendation in the 2018 TAMC Active Transportation Plan	Medium
LaSalle Avenue	Study feasibility of Safe Routes to Schools Corridor treatments, especially near school.		Medium
Mescal Street/Plumas Avenue between Hilby Avenue and Tweed Street	Install separated bikeway. Install sidewalks to close sidewalk gaps	As identified in TAMC Active Transportation Plan.	Long
Military Avenue	Study feasibility of Safe Routes to Schools Connector treatments, especially near school.		Medium
Mingo Avenue between Noche Buena and Yosemite	Study feasibility of Safe Routes to Schools Connector treatments, especially near school.		Medium
Monterey Road between Buna Road and 6th Division Road	Install Class II bike lanes	As identified in the 2018 TAMC Active Transportation Plan. Would require parking removal between Mindanao Place and 6th Division Road. This is Army property.	Long
Noche Buena Street near Seaside High and Del Rey Woods Elementary	Study feasibility of Safe Routes to Schools Corridor treatments near schools.		Medium
Ord Grove Avenue + Hacienda Street	Study feasibility of Safe Routes to Schools Connector treatments, especially near school.		Medium
Parker Flats Cut Off Road between Gigling Road and Normandy Road	Study traffic volumes and consider removing center line and installing advisory bike lanes.		Medium
Sonoma Avenue from Mescal to Canyon Del Rey	Study feasibility of Safe Routes to Schools Corridor treatments, especially near school.		Medium
Waring Street + Flores Street between Plumas Avenue and Military Avenue	Study feasibility of Safe Routes to Schools Connector treatments, especially near school.		Medium
Yosemite Street between Military Avenue and Hilby Avenue	Study feasibility of Safe Routes to Schools Corridor treatments, especially near school. Explore converting Yosemite to 1-way between Mingo and La Salle.	With diverters. As identified in the 2018 TAMC Active Transportation Plan.	Medium



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: October 23, 2019

SUBJECT: USE PERMIT APPLICATION NO. UP-19-13: 500 BROADWAY PARTNERS, LLC, APPLICANT, AND BENNY ENEA, PROPERTY OWNER, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW FOR A NIGHTCLUB WITHIN AN EXISTING 2,154 SQUARE-FOOT BUILDING WHICH WILL INCLUDE ENTERTAINMENT (I.E. COMEDY, LIVE MUSIC, DJ), A CLASS 47 ALCOHOL LICENSE, AND BONA FIDE MEALS LOCATED AT 500 BROADWAY AVENUE IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN MIXED USE (MX) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE & RECOMMENDATION

That the Planning Commission approve the use permit in accordance with the draft Resolution provided as Attachment 1 to the staff report.

In accordance with the Zoning standards of the Mixed Use zoning in the West Broadway Urban Village Specific Plan, a use permit is required to allow for a nightclub business.

BACKGROUND

The applicant is requesting approval of a Use Permit for the change in use of an existing 2,154 square foot commercial building from the previous bar use to a nightclub. The previous bar use was established in 1963 and operated continuously under a Class 48 (On-Sale General) Alcohol License until its closure in 2019. The new nightclub land use will modify the interior of the establishment to provide for entertainment as the primary emphasis of the business operations consisting of

comedy acts, live music, and DJ services in addition to the serving of alcohol under a Class 47 alcohol license (On-Sale General with food). Per the Class 47 alcohol license requirements, food sales must be provided during business hours when alcohol is made available.

The project is located at the southeast corner of Broadway Avenue and Contra Costa Street. The adjoining land uses consist of Multi-Family housing to the south, vacant commercial lot to the west, vacant commercial building to the east and commercial restaurant and commercial car wash to the north. Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

The project site is located within and subject to the goals and policies of the West Broadway Urban Village Specific Plan (WBUVSP) that was adopted in 2010. A link to the WBUVSP is provided below:
<http://www.ci.seaside.ca.us/DocumentCenter/View/386/Adopted-West-Broadway-Urban-Village-Specific-Plan-PDF?bidId=>. The land use zoning designation of the site is Mixed Use in the West Broadway Urban Village Specific Plan , which allows a nightclub with a use permit.

PROJECT DESCRIPTION

Proposed Use

The building floor plan includes a 200 square-foot entertainment area/dance area, a 64 seat dining area, an eight seat bar area, and a kitchen. A 200 square-foot outdoor patio will be located at the rear of the site. Deliveries will be provided at the rear from an existing driveway on Contra Costa Street.

The exterior will be modified to consist of new exterior colors (See Attachment 4), a raised parapet on the front and side elevations, down-lit exterior lighting on the west side (Contra Costa Street) to provide accent lighting and lighting on the sidewalk, and signage on the front (Broadway Avenue) and west side (Contra Costa Street).

The nightclub will be open daily per the following schedule:

Sunday – Thursday: 4 PM to 11 PM

Friday –Saturday: 4 PM to 1:30 AM

The comedy acts will be featured on Friday and Saturday from 6 PM to 11 PM. Activities on Sunday through Thursday will consist of live music, comedy, and DJ events on a rotating schedule. A total of six employees will be on-site. Applicant will have security personnel on-site for all entertainment events.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Existing Facilities. Class 1 activities consist of minor alterations to the interior and exterior of a building.

Evidence: The proposed project will consist of minor facade alterations (e.g. awnings, parapets, exterior lighting, and outdoor patio) and interior modifications to accommodate the seating, bar, and kitchen for a nightclub.

STAFF ANALYSIS AND FINDINGS

Use Permit Findings

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

Adjacent Land Uses

This project is located within the Mixed Use (MX) Zoning District, which allows nightclubs, subject to use permit approval. The surrounding land uses consist of a vacant lot, coffee shop, and residence to the west, a 12-unit multi-family apartment building used for transition all housing by the Salvation Army to the south, a vacant commercial lease area to the east, and a restaurant, Chamber of Commerce office and self-service car wash to the north.

Development Standards

The proposed improvements will be limited to interior modifications and minor exterior façade improvements (e.g fenestration, parapets, outdoor patio, signs). There will be no expansion of the existing building. The existing site has no off-street parking which establishes the site as a legal nonconforming with off-street parking. The driveway providing access to the rear of the site will continue to be used for deliveries only.

Until a parking district is adopted for the WBUVSP, the standards within Chapter 17 of the Seaside Municipal Code (SMC) shall apply. Based on the site not having any off-street parking spaces, the following standards shall apply:

1. Section 17.72.030.C.2.a: The existing number of spaces shall be maintained on site and additional parking provided for additional floor area. No additional parking required.

2. Section 17.72.030.C.2.b: If use is changed to one that requires more parking than previous use, the difference between the previous use and new use shall be provided. The proposed nightclub will match the same assembly classification associated with the former bar use. **No additional parking shall be required.**

3. Section 17.72.030.C.2.c: The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access. The driveway providing access to the rear of the site will remain available for deliveries and trash pick-up. No additional Parking shall be provided.

In accordance with Title 24 of the 2016 California Building, an existing site with no existing parking shall not be required to provide a disable parking stall if the occupancy classification of the nightclub remains the same as the previous bar use.

The proposed project will be consistent with the following policies:

1. The proposed façade improvement will utilize paint colors, awnings, parapets, signage and marquee displays for acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue.
2. The façade improvements will emphasize three dimensional detailing with the use of awnings over windows, parapet moldings, and neon sign as an effective means of integrating the architectural edge with the adjoining sidewalk.
3. Alcoholic Beverage Control License; The applicant is requesting a change in the type of Alcohol License for the premise from a Class 48 (On-sale General - Beer, Wine and Spirits) to a Class 47 (On-sale General with a bona fide eating place). A liquor license Type 48 allows for the sale of alcoholic beverages in an establishment that designated for patrons who are 21 years of age and older, in contrast to a liquor license Type 47 that's used when serving alcohol on premises of a bona fide eating place. Currently there are 27 of this type within Census tract 140. 17 of these licenses are for restaurants to sell beer and wine, five are for restaurants with on-sale general with the others for grocery and social clubs.

The Department of Alcoholic Beverage Control (ABC) has determined that there is an over-concentration of on sale licenses within Census Tract 140, which will require the finding of a Public Convenience or Necessity (PCN) for the new alcohol license on the project site by city prior to the approval by the ABC. When the City receives applications for a PCN, the applications are referred to the Police Department. In response to the proposed project, the Police Department has recommended conditions that include security at the front door checking identification of patrons, a camera surveillance system, and sufficient lighting for the site, both inside and out.

City staff finds that the Alcohol License would be necessary to establish a nightclub and that the entertainment emphasis of the business will create an upscale environment consistent with the goals and policies of the WBUSP. The project will also fill a void in the lack of entertainment facilities that would attract both local residents and visitors from the peninsula and greater Monterey County.

2. 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 Mixed Use WBUVSP overlay. The MX land use classification is intended to accommodate an integrated mix of high density residential, commercial uses. The West Broadway Mixed-Use corridor will be Seaside's main street and the heart of the Urban Village. The Urban Village will become a mixed-use downtown center that is oriented towards the pedestrian and contains vibrant retail activity, public gathering spaces. The proposed project is consistent with the following General Plan Goals and Policies:

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1-1: **Create a Central Business District**

Evidence: The proposed project will provide a vibrant commercial entertainment facility to allow for evening activity which is currently lacking within the core downtown of the West Broadway Urban Village Mixed-Use Corridor.

Policy LU-1.3 : Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence : The proposed project will provide an entertainment land use that will enhance the the identity of West Broadway as an evening attraction and attract visitors.

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 reestablish and repurpose an existing location which has been used as an on-sale general alcohol beverage facility only serving alcohol as a bar into a vibrant and updated facility that will include entertainment and food. The bar area of the of the facility will only be open when entertainment and food is provided.

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.

Evidence: The proposed façade improvement will utilize paint colors, awnings,

parapets, signage and marquee displays for acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue.

Evidence: The façade improvements will emphasize three dimensional detailing with the use of awnings over windows, parapet moldings, and neon sign as an effective means of integrating the architectural edge with the adjoining sidewalk.

Evidence: Noise from microphones, persons talking, and music will be contained within the building. In the event noise can be heard from the property line of adjacent residential uses to the south, the applicant will be responsible to add additional sound attenuation within the building to address noise issues and/or complaints.

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.

Exception: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water District to document that the food service will be in compliance with the Group III standards for a bar with limited food service.

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.

Exception: The granting of the 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.

ATTACHMENTS

1. Attachment 1
 2. Attachment 1 - Exhibit A
 3. Attachment 1 - Exhibit A facade Improvements
 4. Attachment 2 - Location map
 5. Attachment 3 - Site Photos
-

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-19-13 TO ALLOW A NIGHTCLUB WITH ENTERTAINMENT AND A TYPE 47 ON-SALE OF ALCOHOLIC BEVERAGE LICENSE IN THE MIXED-USE (MX) ZONING DISTRICT LOCATED AT 500 BROADWAY AVENUE (APN 011-303-013).

WHEREAS, Benny Enea, Property Owner, and 500 Broadway Partners, Applicant, have filed an application for Use Permit approval, to allow for a nightclub with entertainment and a Type 47 on-sale Alcohol License issued by the State Department of Alcohol Beverage Control located at 500 Broadway Avenue in the Mixed-Use (MX) Zoning District on property located at 500 Broadway Avenue (APN 011-303-013); and,

WHEREAS, Chapter 7 of the West Broadway Urban Village Specific Plan allows for a nightclub in the MX zoning district subject to use permit approval; and,

WHEREAS, a duly notice public hearing has been held on October 23, 2019; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of Use Permit Application No. 19-13 on October 23, 2019 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the proposed use is Categorically Exempt Class 1, Section 15301.a from the California Environmental Quality Act (CEQA); therefore,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No.19-13:

USE PERMIT FINDINGS

- 1. 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

Adjacent Land Uses

This project is located within the Mixed Use (MX) Zoning District, which allows nightclubs, subject to use permit approval. The surrounding land uses consist of a vacant lot, coffee shop, and residence to the west, a 12-unit multi-family apartment building used for transition al housing by the Salvation Army to the south, a vacant

commercial lease area to the east, and a restaurant, Chamber of Commerce office and self-service car wash to the north.

Development Standards

The proposed improvements will be limited to interior modifications and minor exterior façade improvements (e.g. fenestration, parapets, outdoor patio, signs). There will be no expansion of the existing building. The existing site has no off-street parking which establishes the site as a legal nonconforming with off-street parking. The driveway providing access to the rear of the site will continue to be used for deliveries only.

Until a parking district is adopted for the WBUVSP, the standards within Chapter 17 of the Seaside Municipal Code (SMC) shall apply. Based on the site not having any off-street parking spaces, the following standards shall apply:

1. Section 17.72.030.C.2.a: The existing number of spaces shall be maintained on site and additional parking provided for additional floor area. **No additional parking required.**
2. Section 17.72.030.C.2.b: If use is changed to one that requires more parking than previous use, the difference between the previous use and new use shall be provided. The proposed nightclub will match the same assembly classification associated with the former bar use. **No additional parking shall be required.**
3. Section 17.72.030.C.2.c: The change shall not eliminate the only portion of the site that can be used for the required or existing parking or access. The driveway providing access to the rear of the site will remain available for deliveries and trash pick-up. **No additional Parking shall be provided.**

In accordance with Title 24 of the 2016 California Building, an existing site with no existing parking shall not be required to provide a disable parking stall if the occupancy classification of the nightclub remains the same as the previous bar use.

The proposed project will be consistent with the following policies:

1. The proposed façade improvement will utilize paint colors, awnings, parapets, signage and marquee displays for acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue.
2. The façade improvements will emphasize three dimensional detailing with the use of awnings over windows, parapet moldings, and neon sign as an effective means of integrating the architectural edge with the adjoining sidewalk.

3. Alcoholic Beverage Control License; The applicant is requesting a change in the type of Alcohol License for the premise from a Class 48 (On-sale General - Beer, Wine and Spirits) to a Class 47 (On-sale General with a bona fide eating place). A liquor license Type 48 allows for the sale of alcoholic beverages in an establishment that designated for patrons who are 21 years of age and older, in contrast to a liquor license Type 47 that's used when serving alcohol on premises of a bona fide eating place. Currently there are 27 of this type within Census tract 140. 17 of these licenses are for restaurants to sell beer and wine, five are for restaurants with on-sale general with the others for grocery and social clubs.

The Department of Alcoholic Beverage Control (ABC) has determined that there is an over-concentration of on sale licenses within Census Tract 140, which will require the finding of a Public Convenience or Necessity (PCN) for the new alcohol license on the project site by city prior to the approval by the ABC. When the City receives applications for a PCN, the applications are referred to the Police Department. In response to the proposed project, the Police Department has recommended conditions that include security at the front door checking identification of patrons, a camera surveillance system, and sufficient lighting for the site, both inside and out.

City staff finds that the Alcohol License would be necessary to establish a nightclub and that the entertainment emphasis of the business will create an upscale environment consistent with the goals and policies of the WBUSP. The project will also fill a void in the lack of entertainment facilities that would attract both local residents and visitors from the peninsula and greater Monterey County.

2. 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 Mixed Use WBUVSP overlay. The MX land use classification is intended to accommodate an integrated mix of high density residential, commercial uses. The West Broadway Mixed-Use corridor will be Seaside's main street and the heart of the Urban Village. The Urban Village will become a mixed-use downtown center that is oriented towards the pedestrian and contains vibrant retail activity, public gathering spaces. The proposed project is consistent with the following General Plan Goals and Policies:

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1-1: **Create a Central Business District**

Evidence: The proposed project will provide a vibrant commercial entertainment facility to allow for evening activity which is currently lacking within the core downtown of the West Broadway Urban Village Mixed-Use Corridor.

Policy LU-1.3: Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: The proposed project will provide an entertainment land use that will enhance the identity of West Broadway as an evening attraction and attract visitors.

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 reestablish and repurpose an existing location which has been used as an on-sale general alcohol beverage facility only serving alcohol as a bar into a vibrant and updated facility that will include entertainment and food. The bar area of the facility will only be open when entertainment and food is provided.

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.

Evidence: The proposed façade improvement will utilize paint colors, awnings, parapets, signage and marquee displays for acts to help anchor the corner building at the intersection of Contra Costa Street and Broadway Avenue.

Evidence: The façade improvements will emphasize three dimensional detailing with the use of awnings over windows, parapet moldings, and neon sign as an effective means of integrating the architectural edge with the adjoining sidewalk.

Evidence: Noise from microphones, persons talking, and music will be contained within the building. In the event noise can be heard from the property line of adjacent residential uses to the south, the applicant will be responsible to add

additional sound attenuation within the building to address noise issues and/or complaints.

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. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water District to document that the food service will be in compliance with the Group III standards for a bar with limited food service.

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 the 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.

FINDINGS FOR PUBLIC CONVENIENCE OR NECESSITY

1. According to information received from the Seaside Police Department, the subject property is not located in an area that has excessive crime rates nor is it in an area of targeted law enforcement activities.
2. The subject property is located in a heavily developed, urbanized commercial area and is compatible with existing and planned land uses.
3. The on-sale of alcoholic beverage sales will be limited to being sold with meals which clearly demonstrates that the on-sale alcoholic beverages will remain as an ancillary retail sale of the restaurant and avoid a bar/cocktail lounge atmosphere.
4. The establishment of a nightclub with a restaurant component supports the City's efforts to improve its commercial thoroughfares and its economic development goals. The on-sale of alcoholic beverages is a typical component of a restaurant use and the proposed nightclub is essential to the City's efforts to develop an urban streetscape as well as provide its residents and visitors with a quality entertainment component.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit Application No. 19-13 subject to the following terms and conditions:

Project Specific:

1. The nightclub shall be conducted and operated within the interior of the building as shown on the enclosed plans stamped "Received Community Development September 30, 2019" provided as Exhibit "A".
2. All sales of alcoholic beverages are required to be conducted within the confines of the enclosed building and exterior patio per ABC requirements.
3. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.
4. A sign permit is required for all exterior and window signs, and must be approved by the Zoning Administrator.
5. Days and hours of operation are limited to 4:00 p.m. – 11:00 p.m. Sunday thru Thursday, and 4 p.m. to 1:30 a.m. Friday and Saturday, unless otherwise approved by the City of Seaside, Community Development Department.
6. The bathroom shall consist of a multi-accommodation consisting of a two stalls in the woman's bathroom and a urinal and stall in the men's bathroom.
7. The rear fence along the alley shall be reconstructed within 3-months from the issuance of a Certificate of Occupancy per plans approved by the Board of Architectural Review.
8. Noise generated by the use will be monitored by the Zoning Administrator. The applicant shall be required to comply with sound attenuation requirements in the event noise from the microphones and/or live music/DJ is audible from adjoining residential uses.
9. The applicant shall comply with recommended security related issues based upon valid police investigations or reported incidents. All reports and incidents will be validated and conveyed to the applicant prior to any modifications or requirements being imposed by the Zoning Administrator or Planning Commission.
10. A trash enclosure as approved by the Building Official shall be placed within the rear area of the site.

11. A grease trap at a size as determined by the Public Works Department shall be installed on-site.
12. A gate, with appropriate neighbor access, approved by the Zoning Administrator shall be installed across the driveway accessing the rear of the site on Contra Costa Street.
13. Prior to the sale of alcoholic beverages, the applicant shall receive approval of a Type 47 Alcoholic Beverage License from the State Department of Alcohol Control.
14. Any entertainment event where persons under the age of 18 are admitted, the applicant shall provide security at the door to check identification and place wrist bands on persons who wish to purchase alcohol.

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project.
2. 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.
3. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and dining room seats.
5. 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.

6. Water conservation fixtures shall be provided in the proposed project.
7. 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.
8. Use permit 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.
9. 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 special meeting of the Planning Commission of the City of Seaside, State of California, on the 23rd day of October, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Attachment 1 – Exhibit A

Site Plan



Broadway Avenue

500 Broadway Avenue

Contra Costa St

Contra Costa St

Contra Costa St

Contra Costa St

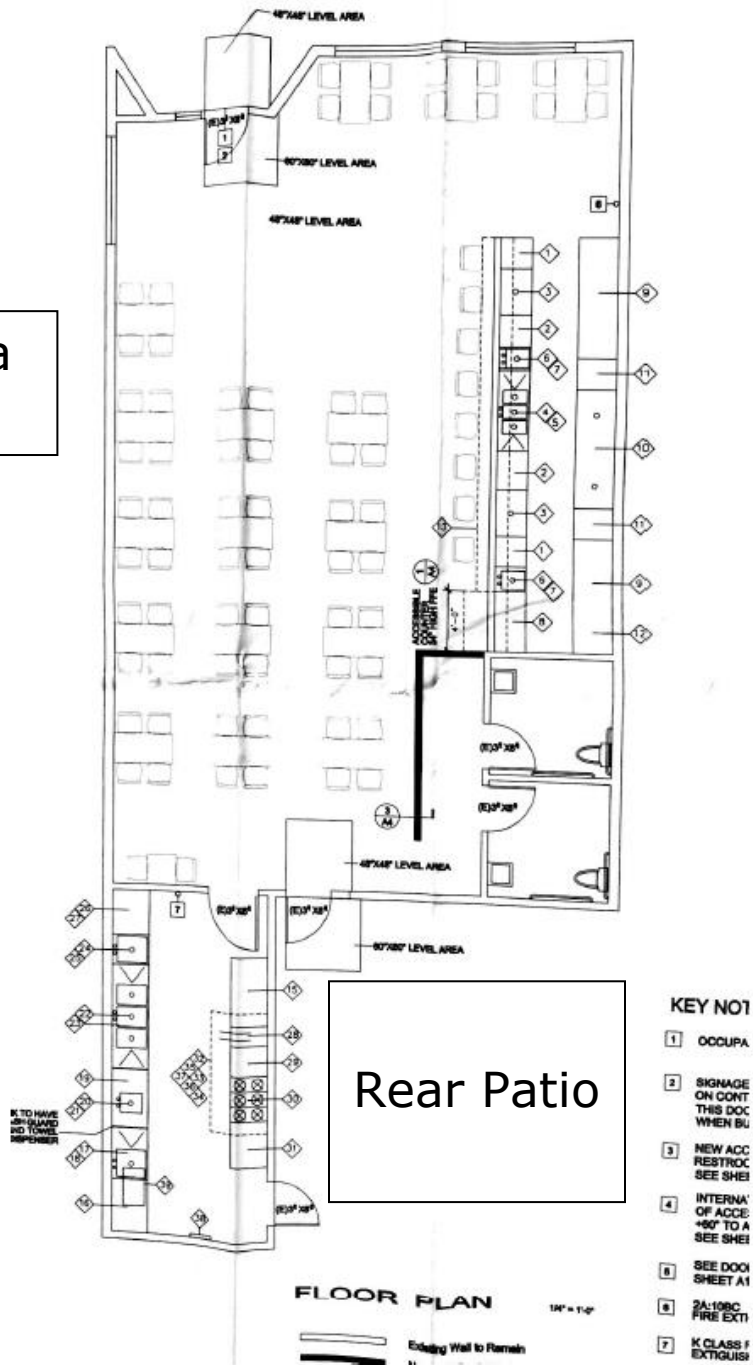
Alley

Rear Patio outlined in Red

Driveway from Contra Costa Street

Broadway Avenue

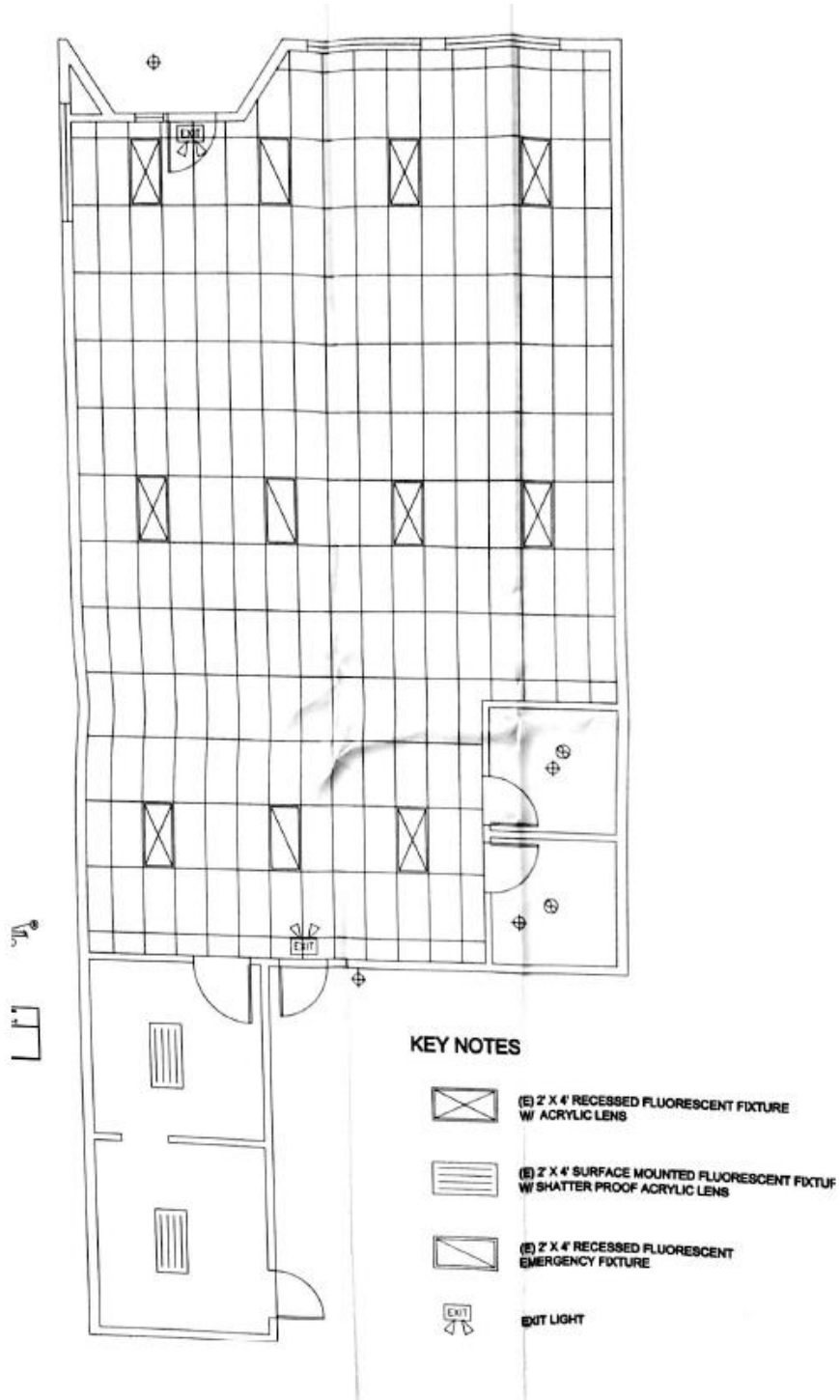
Contra Costa Street



PLUMBING PLAN 5/8" = 1'-0"



Electrical Plan

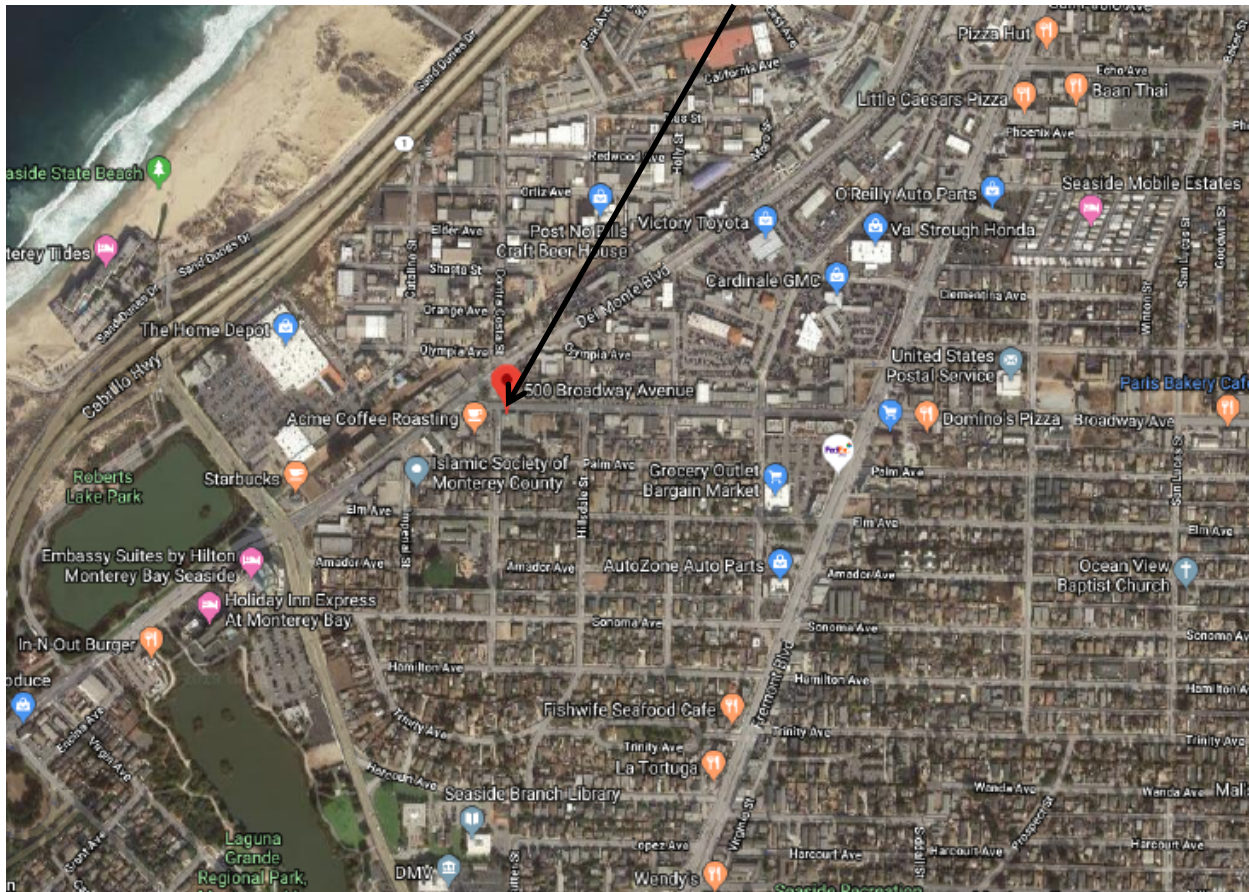




Attachment 2

Location Map

500 Broadway Avenue



Attachment 3

Site Photos



View of Front Façade



View of Side façade on Contra Costa Street