



**AGENDA**  
CITY OF SEASIDE  
WATER ALLOCATION

SPECIAL MEETING  
Council Chamber  
440 Harcourt Avenue  
Wednesday, November 20, 2019  
5:00 PM

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**1. CALL TO ORDER**

**2. ROLL CALL**

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

**3. PUBLIC COMMENT**

**4. BUSINESS ITEMS**

**A. WATER ALLOCATION APPLICATION No. WAC-19-25: VERDUCCI ENTERPRISES, LP, PROPERTY OWNER, AND FRANCISCO ARANGO, ARE REQUESTING A WATER ALLOCATION OF 0.93 ACRE FEET TO ALLOW FOR THE CONVERSION OF A GROUP II RESTAURANT TO A SIT-DOWN 67 SEAT GROUP III RESTAURANT LOCATED AT 880 BROADWAY AVENUE, STE:C-1 AND C-2 IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

**RECOMMENDATION:**

In accordance with Ordinance 892, the applicant is requesting additional water for the conversion of an existing 2,049 sq. ft. of Group II restaurant use to a 67 seat Group III restaurant use.

It is recommended that the Water Allocation Committee approve a water allocation of 0.93AF for the conversion of an existing Group II restaurant use to a 67 seat Group III restaurant use. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**B. WATER ALLOCATION APPLICATION No. WAC-19-26: MONTEREY COUNTY, PROPERTY OWNER, AND COMMUNITY HUMAN SERVICES, APPLICANT, ARE REQUESTING 0.285 ACRE FEET (AF) OF WATER FOR AN**

**EMERGENCY SHELTER LOCATED AT 1292 OLYMPIA AVENUE LOCATED IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

**RECOMMENDATION:**

In accordance with Ordinance 892, the applicant is requesting additional water to allow the conversion of an existing modular office building into an emergency shelter.

It is recommended that the Water Allocation Committee approve a water allocation of 0.25 AF for the conversion of an existing modular office building to an emergency shelter located at 1292 Olympia Avenue. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**5. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
TBA  
Seaside City Hall

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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.: 4.A.**

**TO:** Water Allocation Committee

**BY:** Beth Rocha, Associate Planner

**DATE:** November 20, 2019

**SUBJECT: WATER ALLOCATION APPLICATION No. WAC-19-25:  
**VERDUCCI ENTERPRISES, LP, PROPERTY OWNER, AND  
FRANCISCO ARANGO, ARE REQUESTING A WATER  
ALLOCATION OF 0.93 ACRE FEET TO ALLOW FOR THE  
CONVERSION OF A GROUP II RESTAURANT TO A SIT-DOWN  
67 SEAT GROUP III RESTAURANT LOCATED AT 880  
BROADWAY AVENUE, STE:C-1 AND C-2 IN THE COMMERCIAL  
MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS  
EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.****

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**PURPOSE & RECOMMENDATION**

In accordance with Ordinance 892, the applicant is requesting additional water for the conversion of an existing 2,049 sq. ft. of Group II restaurant use to a 67 seat Group III restaurant use.

It is recommended that the Water Allocation Committee approve a water allocation of 0.93 AF for the conversion of an existing Group II restaurant use to a 67 seat Group III restaurant use. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

The proposed project site is located within the City Center Shopping Center located at the southwest corner of Broadway Avenue and Fremont Boulevard. The project site is located within 880 Broadway, Suite C-1 and C-2. The project consists of the conversion of an existing 2,049 sq. ft. commercial tenant space formerly used as a Group II restaurant (Dickies Barbecue) to a 67 seat Group III restaurant. Per the Monterey Peninsula Water Management District (MPWMD) regulations, a Group

II restaurant consists of a restaurant serving meals with paper/disposable plates and utensils. A Group III restaurant consists of A restaurant serving meals with plates and utensils which requiring to cleaned prior to reuse.

The adjacent land uses consist of a retail uses and restaurants within the City Center Shopping Center to on the east, south, and west and retail commercial uses to the north. Location Map is provided as Attachment 2. Site photo is provided as Attachment 3.

**WATER IMPACT**

Amount Needed = 0.93AF

**STAFF ANALYSIS**

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:

	<b>Determination</b>	<b>Points Received</b>
<p><b><u>Revenue Generation</u></b>            Up to \$5,000 = 1 point            \$5,001-\$10,000 = 3 points            \$10,001-\$15,000 = 5 points            \$15,001 or more = 7 points</p>	<p>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</p>	7
<p><b><u>Jobs Creation</u></b>            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</p>	<p>8 part time jobs            5 full time jobs</p>	6
<p><b><u>Projects on Major Thoroughfares</u></b>            All other commercial areas = 1 point            Fremont, Broadway, Del Monte = 5 points</p>	<p>Broadway Ave</p>	5
<p><b><u>Removal of Blight</u></b>            Occupied Bldg, remodel existing structure =            1 pt            Vacant Bldg, remodel of existing structure =            3 pts</p>	<p>Vacant Bldg, remodel of existing structure</p>	3

Occupied Bldg, full demo & redevelopment = 5 pts		
Vacant Property, complete redevelopment = 7 pts		
<b><u>Business Retention</u></b>		
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.		
<b>Total</b>		<b>21</b>

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 21 points. Key factors with the proposed business are the revenue generation and the number of full and part time jobs that will be created. The revenue and jobs will be created by virtue of a sit-down restaurant with staff that will provide table service. The prior use operated as a counter service restaurant.

City staff recommends that 0.93 AF be allocated to 880 Broadway Avenue, Ste: C-1 and C-2 per the following attachments:

Attachment 1 - Conditions of Approval

Attachment 1	Exhibit	A -	Floor	Plan
Attachment	2.	Location		Map
Attachment 3.	Site Photo			

## **ATTACHMENTS**

1. Attachment 1 - Conditions of Approval
2. Attachment 1 Exhibit A - Floor Plan
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photo-

**Conditions of Approval**  
**File No. WAC-19-25**  
**November 20, 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 “880 Broadway Avenue, C-1 and C-2” stamped as received on “November 11, 2019”.
2. The water allocation is valid only for the implementation of changing the restaurant service at the project site from a Group II water use restaurant to a Group III water use restaurant per the Monterey Peninsula Water Management District 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. Any change in the use of the restaurant from a Group III to a Group II in the future must be approved by the Zoning Administrator as a minor change.
3. Applicant must secure a Certificate of Occupancy for the improvements within 60-days of the Water Permit being issued.

**Standard:**

4. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
10. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-19-25**

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

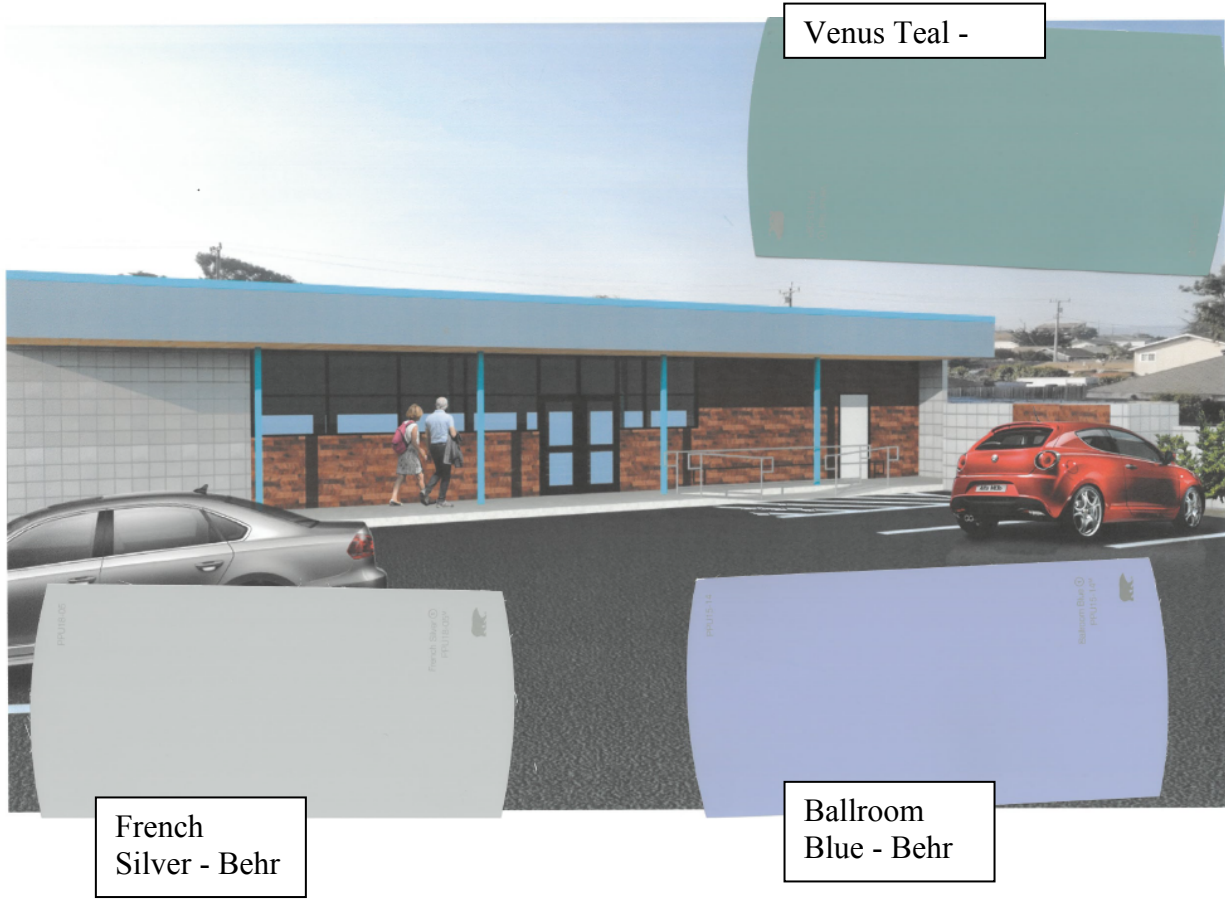
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

# Exhibit "A"

## Exterior Façade/Colors







DESIGN DATE	10-20-19
KEY	



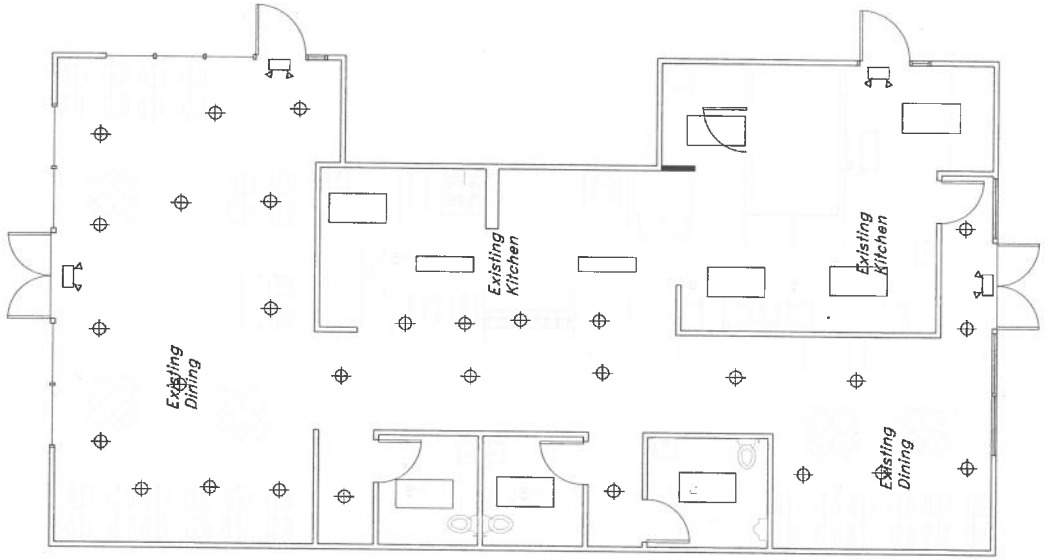
**bitity**  
 VENDOR INC.  
 JAMES "JIM" VOCELA  
 ARCHITECT  
 10000 KENNEDY BLVD  
 SUITE 100  
 BAY AREA, CA 94025  
 PHONE: (415) 881-1111  
 FAX: (415) 881-1111  
 LICENSE NUMBER: C-11914

SHEET TITLE  
**Existing Lighting Plan**  
 Details

PROJECT  
 New equipment in existing restaurant for:  
**Los Cazules**  
 800 Broadway Ave. Ste. C1-C2  
 San Francisco, CA  
 PHONE: (415) 915-0148

SCALE AS NOTED  
 DRAWN CADD  
 JOB  
 SHEET  
**3**  
 OF 3 SHEETS

- LOW VOLTAGE WITH TWIN WIRE TRACK AND LOW VOLTAGE PENDANTS
- EMERGENCY LIGHTS WITH BATTERY BACKUP
- 2 x 4 LED CEILING MOUNTED LED LIGHT
- 1 x 4 LED HANGING WORK LIGHT WITH SPATTERPROOF LENS
- HANGING LED PENDANT LIGHT
- CEILING MOUNTED LED



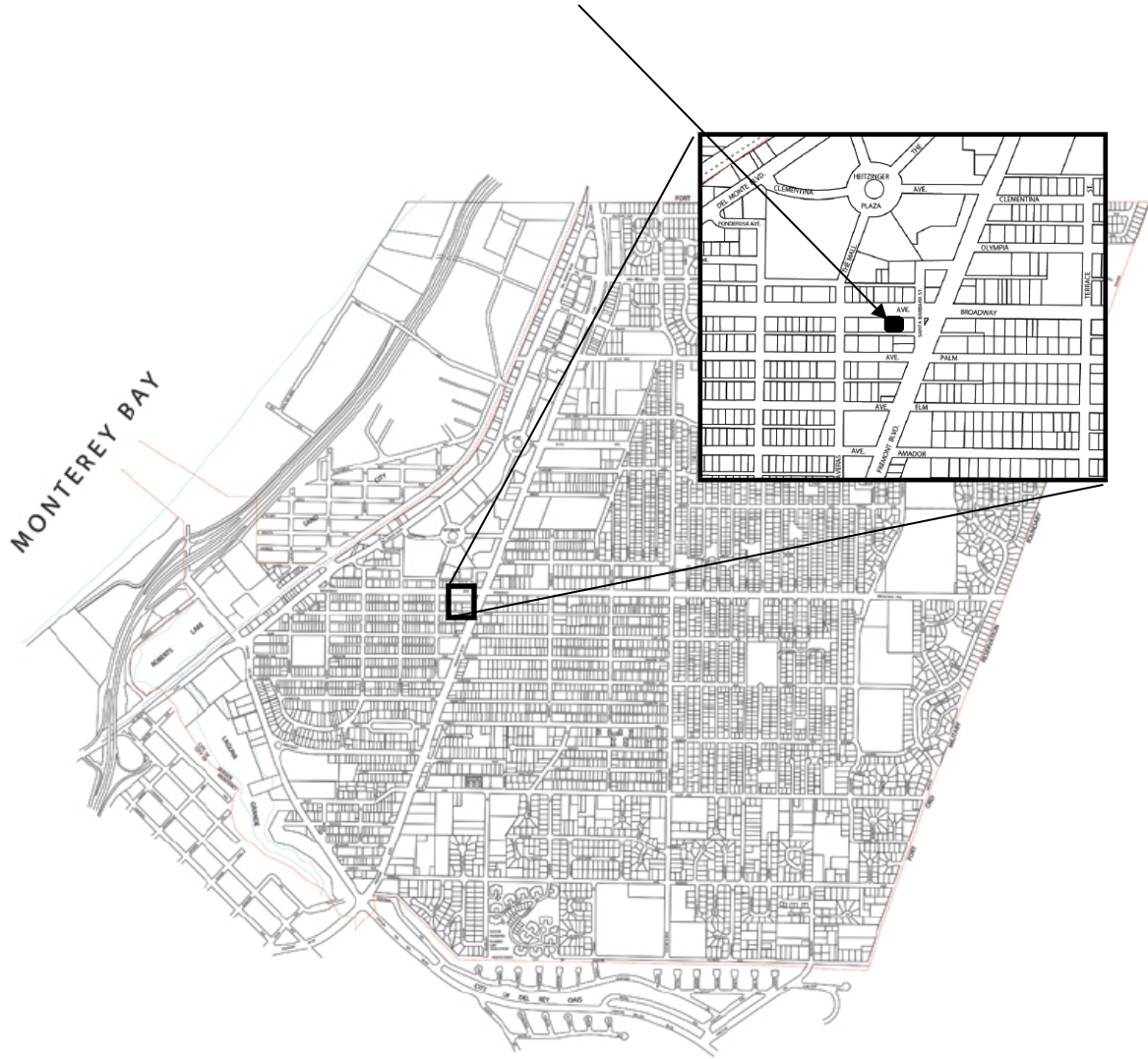
ALL LIGHTING ON THIS PLAN IS EXISTING AND SHOWN FOR HEALTH DEPT PURPOSES.  
 ALL EXIT LIGHTING, AND EMERGENCY LIGHTING IS EXISTING, NO CHANGES PROPOSED.



**Existing Lighting Plan**  
 1/4"=1'

# Location Map

Project Site: 880 Broadway Avenue, Ste: C-1 and C-2



**Attachment 3**

**Project Site: 880 Broadway Avenue, Ste: C-1 and C-2**





**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 4.B.**

**TO:** Water Allocation Committee

**BY:** Rick Medina, Senior Planner

**DATE:** November 20, 2019

**SUBJECT: WATER ALLOCATION APPLICATION No. WAC-19-26:  
**MONTEREY COUNTY, PROPERTY OWNER, AND COMMUNITY  
HUMAN SERVICES, APPLICANT, ARE REQUESTING 0.285 ACRE  
FEET (AF) OF WATER FOR AN EMERGENCY SHELTER LOCATED  
AT 1292 OLYMPIA AVENUE LOCATED IN THE COMMERCIAL  
MIXED USE (CMX) ZONING DISTRICT. THE PROJECT IS  
EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.****

---

**PURPOSE & RECOMMENDATION**

In accordance with Ordinance 892, the applicant is requesting additional water to allow the conversion of an existing modular office building into an emergency shelter.

It is recommended that the Water Allocation Committee approve a water allocation of 0.285 AF for the conversion of an existing modular office building to an emergency shelter located at 1292 Olympia Avenue. Conditions of approval are provided as Attachment 1 to the staff report for this item.

**BACKGROUND**

The project site is located 1292 Olympia Avenue at the southwest corner of Olympia Avenue and Noche Buena Street. The project site is developed with an existing 50-foot by 90-foot (4,500 sq. ft.) modular office within the overall office complex and parking lot of the Monterey County Social Services site. Location map is provided as Attachment 2. Site Photos are provided as Attachment 3.

The adjacent uses consist of single family dwellings to the north, a funeral home to the east, and commercial retail uses and daycare center to the south and west.

**WATER IMPACT**

Amount Needed = 0.285 AF

**STAFF ANALYSIS**

The proposed project consists of the conversion of an existing modular office building to an emergency shelter. The site plan is provided as Attachment 1 - Exhibit A. The water use determination by the Monterey Peninsula Water Management District (MPWMD) that is required for the provision of a 30-bed emergency shelter is provided as Attachment 1 - Exhibit B. Per the City of Seaside Zoning Code, the Emergency Shelter is a permitted use within Census Tract 137 which the site is located within.

Institutional 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:

	<b>Determination</b>	<b>Points Received</b>
<p><b><u>Revenue Generation</u></b></p> <p>Up to \$5,000 = 1 point            \$5,001-\$10,000 = 3 points            \$10,001-\$15,000 = 5 points            \$15,001 or more = 7 points</p>	<p>Total: \$ 15,500</p> <p>City's Share Property Tax Revenue            0.18% of \$500,000 = \$900</p> <p>City's Share of Sales Tax Revenue 1%            of \$1,460,000 = \$14,600</p>	1
<p><b><u>Jobs Creation</u></b></p> <p>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</p>		6
<p><b><u>Projects on Major Thoroughfares</u></b></p> <p>All other commercial areas = 1 point            Fremont, Broadway, Del Monte = 5 points</p>	Broadway Ave	5
<p><b><u>Removal of Blight</u></b></p> <p>Occupied Bldg, remodel existing structure =</p>	Vacant Bldg, remodel of existing structure	2

1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts		
<b><u>Business Retention</u></b> 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
<b>Total</b>		<b>22</b>

It has been determined that the proposed project would meet the minimum standard of 20 points by providing a combined total of 22 points. Key factors with the proposed shelter are the number of full and part time jobs that will be created and value to the City's housing opportunities for the homeless as outlined in the Seaside General Plan.

City staff recommends that 0.285 AF be allocated to 1292 Olympia Avenue per the following attachments:

Attachment 1 - Conditions of Approval

Attachment 1	Exhibit	A -	Site	Plan
Attachment 1	Exhibit B	-	MPWMD Water	Determination
Attachment 2	-	-	Location	Map
Attachment 3	-	-	Site	Photos

## **ATTACHMENTS**

1. Attachment 1 - Conditions of Approval
2. Exhibit A - Attachment 1 Site Plan
3. Exhibit A - Attachment 2 - MPWMD Determination Letter
4. Attachment 2 - Location Map
5. Attachment 3 - Site Photos

**Conditions of Approval**  
**File No. WAC-19-26**  
**November 20, 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 “1292 Olympia Avenue” stamped as received on “November 11, 2019”. The project site plan is provided as Exhibit A - Attachment 1.
2. The water allocation is valid only for the implementation of changing the modular building located at the project site from a Group I office water use to a Group III emergency shelter dormitory water use per the Monterey Peninsula Water Management District (MPWMD) regulations in the amount of 0.285 acre feet. A determination letter from MPWMD is provided as Exhibit A - Attachment 2. 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. Any change in the use of the emergency shelter to a higher water use in the future must be approved by the Water Allocation Committee Zoning Administrator as a minor change.
3. Applicant must secure a Certificate of Occupancy for the improvements within one year from the issuance of the Water Permit.

**Standard:**

4. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
10. Water conservation fixtures shall be provided in the proposed project.

**WATER ALLOCATION APPLICATION NO. WAC-19-26**

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

\_\_\_\_\_

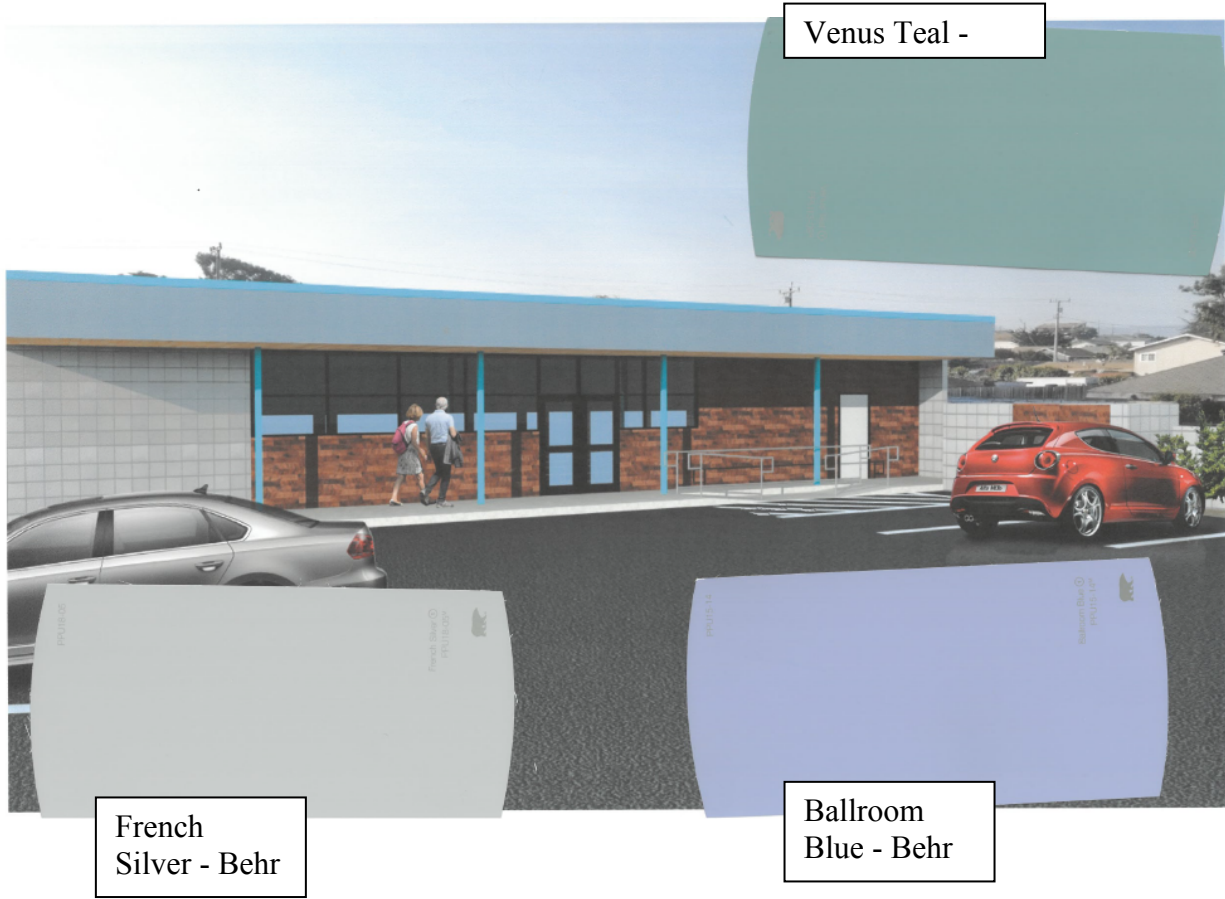
Property Owner's Signature

\_\_\_\_\_

Date

**Exhibit "A"**

**Exterior Façade/Colors**



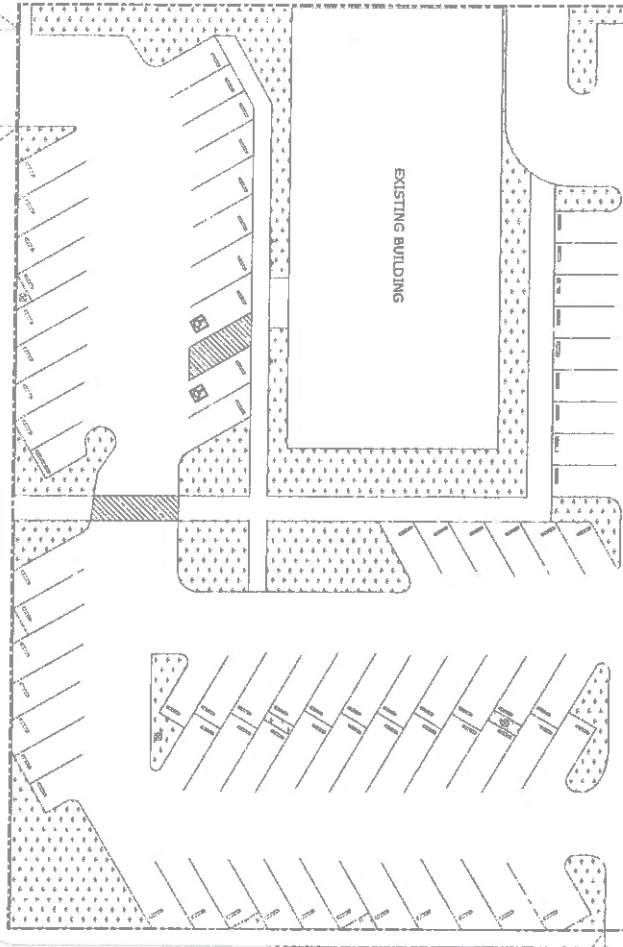
Venus Teal -

French Silver - Behr

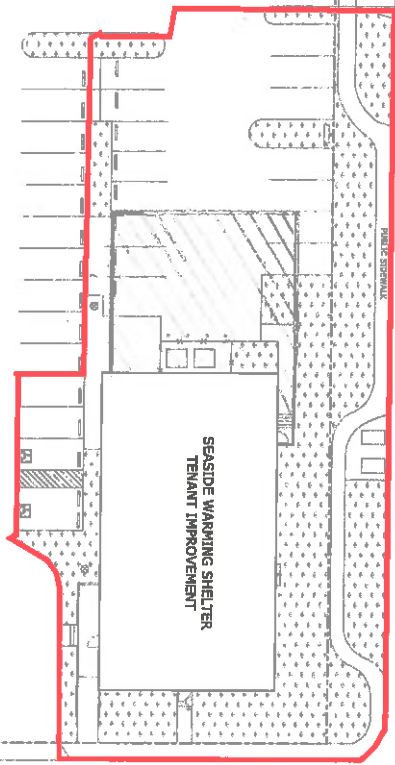
Ballroom Blue - Behr

OBAMA WAY

PUBLIC SIDEWALK



NOCHE BUENA STREET



PUBLIC SIDEWALK

OLYMPIA AVENUE

September 26, 2019

Ms. Amy Stocker  
Gathering for Women  
147 El Dorado St.  
Monterey, California 93940

**Subject: Peninsula Shelter Project, 1292 Olympia Avenue, Seaside, CA  
(APN: 012-691-001)**

Dear Ms. Stocker:

A description of the proposed Peninsula Shelter Project was submitted to the District on September 24, 2019. It is my understanding that it was submitted with a request to review the water needs for the project. The following summarizes the Water Permit process for the proposed project:

The District will consider the proposed shelter as a Group III “dormitory” use with a water use factor of 0.02 acre-foot (AF) per one-person bed. The written proposal indicated that there would be 30 participants in ten bedrooms (the submitted floor plan shows 26 beds). For the purpose of calculating the amount of water needed for the project, the District assumes there will be a maximum of 30 beds. Thirty beds at 0.02/AF will result in a Water Use Capacity of 0.60 AF.

The existing 4,500 square-foot building is considered a Group I water use with a water factor of 0.00007 AF/square-foot. This equates to a Water Use Capacity of 0.315 AF. Because there is an increase in the Capacity due to the new use, the City of Seaside will need to authorize 0.285 AF from one of its water Allocations. Seaside has water in three Allocations as of August 30, 2019: The Paralta Allocation (2.149 AF), the Pre-Paralta Allocation (34.438 AF), and the Public Credit Allocation (1.144 AF). All but the Public Credit are subject to the District’s Capacity Fee.

The District’s Capacity Fee for 0.285 AF during fiscal year 2019-20 is \$8,693.07. This fee may be deferred upon approval of the Board per MPWMD Rule 24-H, Permit Fee Payment Plans. Rule 24-H-2 states:

“...the Board, on a case-by-case basis, may authorize delayed payment for Projects which are solely undertaken by California Non-Profit Public Benefit Corporations provided each such plan shall ensure, by recorded deed restriction which includes the consent of each property owner, that all fees and charges due for the issuance of a Water Permit, together with deferred interest at the rate to be set by the Board, shall be paid in full in the event Project-ownership or occupancy is transferred to any entity other than a California Non-Profit Public Benefit Corporation. This provision is intended for use only in the presence of a substantial financial hardship to the Project proponent such that the development of the Project would be jeopardized by the present assessment of the full fees and charges due for the issuance of a Water Permit.”

If Gathering for Women wants to request the deferred payment option, a written request will be required. The request should explain the substantial financial hardship behind the request (see above). A public hearing on the request will be scheduled for a meeting of the Board of Directors.

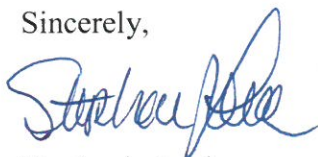
Once the final construction plans have been received by the City of Seaside, the City will release the water and the plans for the District's Water Permit process. The District's process includes recordation of at least one deed restriction on the property before issuance of the Water Permit. Deed restrictions must be signed by an authorized representative of the County of Monterey (and witnessed by a Notary) and may require action by the Board of Supervisors.

To summarize: Based on the description received by the District on September 24, the project Site has an existing Water Use Capacity of 0.315 AF. The new project has a Water Use Capacity of 0.60 AF. The City of Seaside needs to release 0.285 AF from an Allocation for the project. Capacity Fees of \$8,693.07 will be charged for 0.285 AF, but this may be deferred by action of the Board, and a request to delay payment is needed. There will also be processing fees of \$450, plus additional fees for preparing and recording documents. Prior to issuance of the Water Permit, there will be at least one deed restriction that will require the notarized signature(s) of the property owner(s).

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.

If you have further questions, please contact Gabby Bravo or Stephanie Kister at 831-658-5601. Gabby and Stephanie will be processing the Water Permit.

Sincerely,

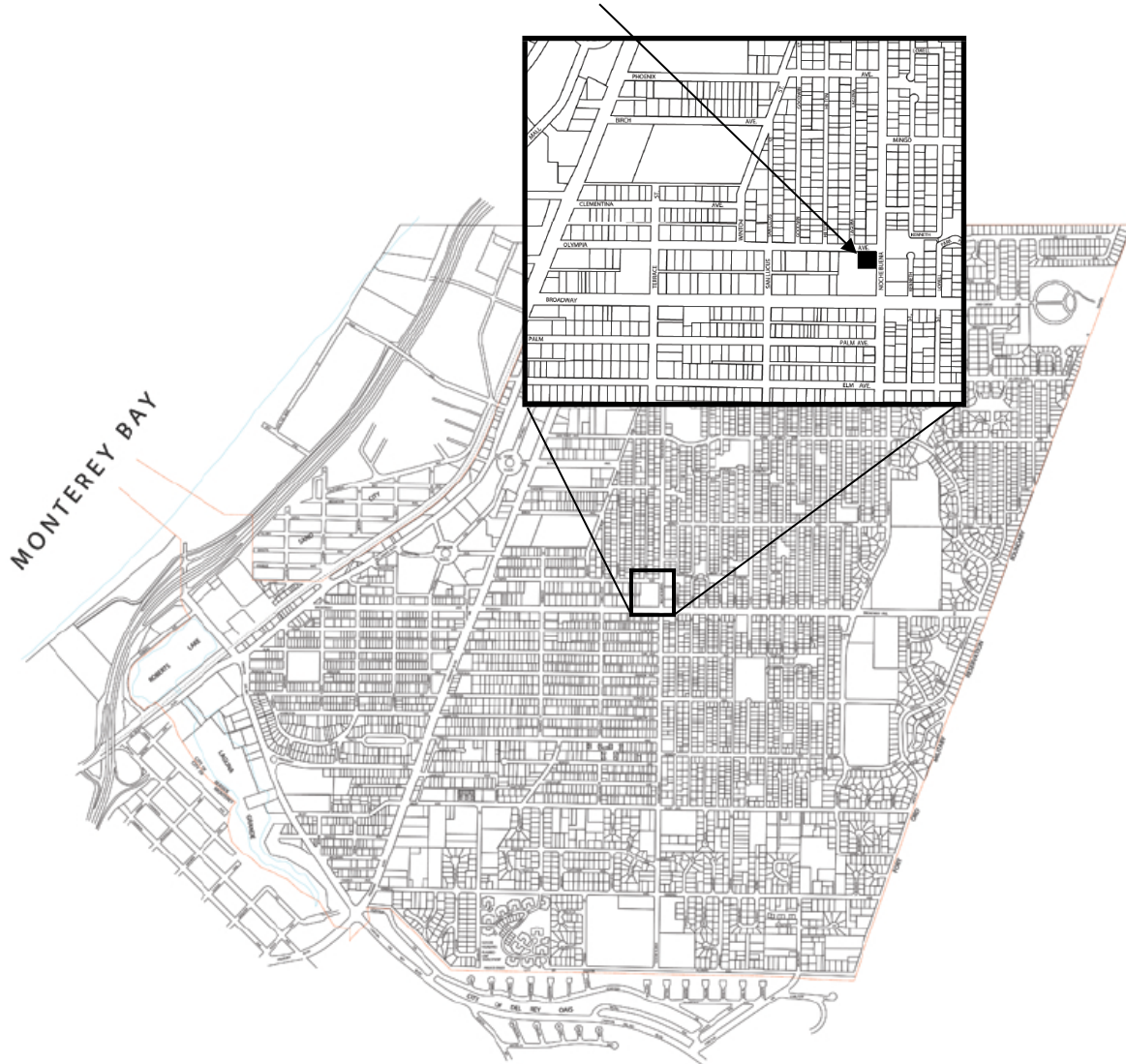


Stephanie Locke  
Water Demand Manager

# Attachment 2

## Location Map

Project Site: 1292 Olympia Avenue



**Attachment 3**

**Site Photos**



View of front façade facing parking lot



View of side façade facing Noche Buena Street