



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 26, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Paul Mugan	Commissioner
Denise Ross	Commissioner

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

A. MINUTES FOR THE REGULAR MEETING OF JULY 22, 2015

5. **NEW BUSINESS**

- A. **USE PERMIT APPLICATION NO. UP-15-05: JOSH HAGEMAN, PROPERTY OWNER AND APPLICANT, IS REQUESTING USE PERMIT APPROVAL TO ALLOW FOR THE TRANSFER OF OFF-STREET PARKING DEVELOPMENT RIGHTS CURRENTLY ASSIGNED TO LOT 1 ON ASSESSOR'S PARCEL 011-301-018 TO LOT 3 ON ASSESSOR'S PARCEL 011-301-020 FOR THE PURPOSE OF PROVIDING ADDITIONAL OFF-STREET PARKING FOR AN EXISTING AUTO BODY SHOP LOCATED AT 1523 DEL MONTE BOULEVARD IN THE MX (MIXED USE) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(b) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE:

In accordance with Section 17.72.030.A.3 of the Seaside Municipal Code (SMC), the property owner is requesting the approval of a use permit to allow for the exchange of the

non-conforming off-street parking development rights currently assigned to Lot 1 on Assessor's Parcel 011-301-018 under Use Permit No. 218 to Lot 3 on Assessor's Parcel 011-301-020 for the purpose of providing off-street parking for an existing auto body shop located on Assessor's Parcel 011-301-022. The project site is located at 1523 Del Monte Boulevard in the MX (Mixed Use) Zoning District of the West Broadway Urban Village Specific Plan.

RECOMMENDATION:

City Staff recommends approval of the use permit to allow for the change in a nonconforming land use subject to the findings evidence, and conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

- B. USE PERMIT APPLICATION NO. UP-12-02: THE CITY OF SEASIDE, PROPERTY OWNER, AND THE AMERICAN YOUTH HOSTEL, APPLICANT, ARE REQUESTING A 12-MONTH EXTENSION FOR THE COMPLETION OF PHASE 2A ASSOCIATED WITH THE IMPLEMENTATION OF A 120-BED YOUTH HOSTEL FACILITY THAT WAS APPROVED BY THE SEASIDE PLANNING COMMISSION UNDER USE PERMIT APPLICATION NO. UP-12-02 ON AUGUST 28, 2013. THE PROJECT SITE IS LOCATED AT 4420 SIXTH AVENUE, NORTHWEST OF GIGLING ROAD AND SIXTH AVENUE, IN THE CMX (MIXED USE COMMERCIAL) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT. THE 12-MONTH CONTINUANCE WILL NOT RESULT IN ANY NEW ENVIRONMENTAL IMPACTS THAT WERE NOT CONSIDERED UNDER THE MITIGATED NEGATIVE DECLARATION.**

PURPOSE:

Applicant is requesting the approval of a 12-month time extension that was designated for the completion date of the Phase 2A improvements for the construction of a 120-bed youth hostel facility in accordance with the conditions of approval for Use Permit Application No. UP-12-02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the time extension subject to the Conditions of Approval provided in Exhibit "A" and the project plans included a Attachment 1 to Exhibit "A".

- C. Fence Exception Application No. FE-15-01. Virginia McCormick, property owner, and Ray Ramsey, applicant, are requesting approval of a fence exception to allow for a twenty foot extension to an existing six foot high wood fence located within the ten foot street side setback of a corner lot located at 2090 Cross Street in the RS-8 (Single Family Residential) Zoning District. Pursuant to the California Environmental Quality Act Guidelines, the project is Categorically Exempt, Class 3, Section 15303(e), New Construction of Small Structures. CONTINUED TO THE SEPTEMBER 9, 2015 REGULAR PLANNING COMMISSION MEETING.**

6. REPORTS FROM COMMISSIONERS

7. **REPORTS FROM STAFF**

8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, September 9, 2015 at 7:00 PM
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: August 26, 2015

SUBJECT: **USE PERMIT APPLICATION NO. UP-15-05: JOSH HAGEMAN, PROPERTY OWNER AND APPLICANT, IS REQUESTING USE PERMIT APPROVAL TO ALLOW FOR THE TRANSFER OF OFF-STREET PARKING DEVELOPMENT RIGHTS CURRENTLY ASSIGNED TO LOT 1 ON ASSESSOR'S PARCEL 011-301-018 TO LOT 3 ON ASSESSOR'S PARCEL 011-301-020 FOR THE PURPOSE OF PROVIDING ADDITIONAL OFF-STREET PARKING FOR AN EXISTING AUTO BODY SHOP LOCATED AT 1523 DEL MONTE BOULEVARD IN THE MX (MIXED USE) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(b) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE

In accordance with Section 17.72.030.A.3 of the Seaside Municipal Code (SMC), the property owner is requesting the approval of a use permit to allow for the exchange of the non-conforming off-street parking development rights currently assigned to Lot 1 on Assessor's Parcel 011-301-018 under Use Permit No. 218 to Lot 3 on Assessor's Parcel 011-301-020 for the purpose of providing off-street parking for an existing auto body shop located on Assessor's Parcel 011-301-022. The project site is located at 1523 Del Monte Boulevard in the MX (Mixed Use) Zoning District of the West Broadway Urban Village Specific Plan.

RECOMMENDATION

City Staff recommends approval of the use permit to allow for the change in a nonconforming land use subject to the findings evidence, and conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site consists of three separate parcels located on the west side of Del Monte Boulevard near the intersection of Del Monte Boulevard and Canyon Del Rey Boulevard. A location map of the project site is provided as Attachment 2. An aerial photo of the project site is provided as Attachment 3. A description of each parcel is listed in Table 1 below:

Table 1

APN#	Land Use Entitlement	Parcel Size
011-031-018, Lot 1	Vacant lot with off-street parking rights associated with the automotive repair business located on APN# 011-3022	3,320 sq. ft.
011-301-020, Lot 2 and 3	Vacant lot of record with no land use entitlement	7,120 sq. ft.
011-301-022, Lot 4 Lot 5 and Lot 6	The site is developed with a one-story, 5,530 square-foot commercial building	12,000 sq. ft.

The adjacent land uses consist of the Laguna Grande Shopping Center to the west, Starbucks Coffee Shop to the south, a restaurant/Retail Auto Part Store/Beauty Shop to the east, and a vacant retail building to the north (See Figure 1). Site Photographs are provided as Exhibit "C".

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Staples/Smart and Final	Vacant Commercial Building	Beauty Shop	
W	Staples/Smart and Final	Project Site	Fastenal Retail Auto Part Store	E
	McDonalds	Starbucks	Googies Restaurant	
SW	S			SE

BACKGROUND

The existing automotive repair facility was approved on June 10, 1959 under Use Permit #218. Per the terms of the use permit, the existing 6,232 square foot facility was constructed on Lots

4,5, and 6 with the off-street parking areas located on Lots 1, 2 and 3 as shown on the site plan provided as Exhibit "A" to Attachment 1. The automotive repair building is currently occupied with two-tenants; Vortec's Auto Body which occupies the lease area on the south side of the building at 1523-A Del Monte Boulevard, and A-1 Auto Repair which occupies the lease area on the north side of the building at 1523-B Del Monte Boulevard. Based on the current General Plan designation as Regional Commercial and the Zoning designation as West Broadway Urban Village Mixed Use, the existing automotive repair facility and the detached off-street parking area located on Lot 1 is classified as a legal non-conforming use.

All three Assessor's Parcels that are identified on the project plans are currently owned by Mr. Josh Hageman. However, prior to 2014, Lots 2 and 3 on Assessor's Parcel No. 011-301-020 were owned by a different individual. As a result of this separate ownership, the off-street parking rights on Lot 2 and 3 were abandoned due to the non-use of these parcels as off-street parking for the auto repair business for a period of twelve (12) consecutive months. In accordance with the City's non-conforming land use regulations, once a non-conforming use is abandoned, it cannot be reestablished. The automotive repair businesses are currently using the driveway areas in front of the work bays that face onto Del Monte Boulevard as the primary location for off-street parking per the terms of Use Permit No. 218.

Now that Mr. Hageman owns the entire site, Mr. Hageman is seeking to receive use permit approval to allow for the off-street parking rights located on Lot 1 to be transferred to Lot 3. In accordance with Section 17.72.030.A.3 of the Seaside Municipal Code, a non-conforming land use may be changed to another non-conforming land use of the same or more restricted nature with Use Permit approval. Under this proposal, Lot 1 would become a vacant lot of record with Lot 3 being used to provide off-street parking for the auto repair business located at 1523-A Del Monte Boulevard.

PROJECT DESCRIPTION

The proposed project will consist of transferring the non-conforming off-street parking rights affiliated with Lot 1 onto Lot 3. Under this proposal, as a condition of approval the property owner has agreed to the merger of lots 3, 4, 5 and 6 into a single lot of record and the merger of Lots 1 and 2 into a single lot of record. The existing chain link fence that surrounds Lots 1 and 2 would be replaced with a three-foot eight-inch vertical rail fence as depicted on the lower left corner of the project plans. The existing six-foot tall chain link fence with brown slats that surrounds the perimeter of Lot 3 on the east, south and west sides will remain to provide security of vehicles inside the lot and screening of the vehicles from Del Monte Boulevard, Canyon Del Rey Boulevard, and Laguna Grande Shopping Center.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 2, Section 15302(b): Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure/use will be located on the same site as the structure/use being replaced and will have substantially the same purpose and capacity as the structure/use being replaced.

Evidence: The proposed project will involve exchanging the off-street parking

development rights on a 3,320 square-foot lot to a 3,600 square-foot lot on the same site and under the same ownership. The exchange of the off-street parking location will be substantially the same as is now occurring and will provide off-street parking for the same auto body repair business.

STAFF ANALYSIS AND FINDINGS

FINDINGS

In accordance with S.M.C. Section 17.72.030.A.3, an application for a use permit to change a non-conforming use of land shall be filed under the Use Permit process to determine whether the following findings can be made concerning the proposed project:

- 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

This project is located within the West Broadway Urban Village Mixed Use Zoning District. The existing auto body shop is classified as a legal non-conforming land use. City staff finds that the proposed change in land use between Lot 1 on Assessor's Parcel No. 011-301-018 and Lot 3 on Assessor's Parcel 011-301-020 will be consistent with the Zoning Code based on the following evidence:

Evidence: The change in the non-conforming land use will provide off-street for the existing business located at 1523-A Del Monte Boulevard in the same capacity and location. Additionally, the location where the off-street parking will be located will provide safer accessibility and will unify the off-street parking with the existing auto repair business to remove a visual blight as the off-street parking now creates as an independent lot that is not contiguous with the auto body repair business.

- 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 Regional Commercial. The land use classification is intended to include and promote larger scale, retail development. In accordance with the non-conforming land use regulations of the Seaside Municipal Code, a change in a non-conforming land use is allowed with the issuance of a use permit. The change in the non-conforming land use will be consistent with the following goals and policies of the Seaside General Plan:

Land Use Element

Goal LU-2: Revitalize existing commercial areas

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

***Evidence:** The change in the non-conforming land use will enable the City to move the off-street parking next to the business entity it serves to enhance the general health, safety and public welfare with a safer, more accessible off-street parking lot. Additionally, the change in non-conforming land use will allow for the merger of the six separate non-conforming lots to enable the future redevelopment of the site with a conforming land use.*

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhood

Policy LU-4.1: Require new development to be compatible with surrounding uses, the site, and available infrastructure.

***Evidence :** The change in the non-conforming land use will move the off-street parking next to the existing business it serves and will be completely screened from the public right-of-way and adjoining land uses. Additionally, the open space area to the south that would be created with the change in the non-conforming land use will be fenced with a decorative horizontal rail fence to provide both an enhanced appearance and to deter unauthorized trespassing.*

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

Evidence: The project site is served by an existing drive approach to provide safe ingress and egress to the location of the new off-street parking lot. The existing drive approach in front of the lot that will become open space will be replaced with curb, gutter, and sidewalk.

- 4) **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 granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City in that the exchange will provide a parking area of substantially the same size and the merger of the non-conforming lots will provide an enhanced development pattern to increase the opportunity for the site to be redeveloped with a conforming land use in the future.

CONCLUSION

Based on the analysis, staff recommends approval of the use permit. The proposed change in the non-conforming use of land complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1: Draft Resolution No. 15-XX
 2. Attachment 1 - Exhibit A: Project Site
 3. Attachment 2: Location Map
 4. Attachment 3: Site Photographs
 5. Attachment 4: Aerial Photo
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RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW THE EXCHANGE IN A NON-CONFORMING LAND USE AT 1523 DEL MONTE BOULEVARD IN THE WEST BROADWAY URBAN VILLAGE MIXED USE ZONING DISTRICT

WHEREAS, Josh Hageman, applicant and property owner, has applied for a use permit for:

- A. The exchange of the non-conforming off-street parking development rights currently assigned to Lot 1 on Assessor's Parcel 011-301-018 under Use Permit No. 218 to Lot 3 on Assessor's Parcel 011-301-020 for the purpose of providing off-street parking for an existing auto body shop located on Assessor's Parcel 011-301-022.

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

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed public hearing held on August 26, 2015; and

WHEREAS, the project is a Categorically Exempt, Class 2, Section 15302 meeting the following conditions:

- a) The proposed project will involve exchanging the off-street parking development rights on a 3,320 square-foot lot to a 3,600 square-foot lot on the same site and under the same ownership. The exchange on the off-street parking location will be substantially the same as is now occurring and will provide off-street parking for the same auto body repair business.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-15-05:

- 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.

Evidence: The change in the non-conforming land use will provide off-street for the existing business located at 1523-A Del Monte Boulevard in the same capacity and location. Additionally, the location where the off-street parking will be located will provide safer accessibility and will unify the off-street parking with the existing auto

repair business to remove a visual blight as the off-street parking now creates as an independent lot that is not contiguous with the auto body repair business.

2. 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 location, size, and operating characteristics of the parking lot that will result from the change in non-conforming land use will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the Seaside General Plan.

3. 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 Regional Commercial. The land use classification is intended to include and promote larger scale, retail development. In accordance with the non-conforming land use regulations of the Seaside Municipal Code, a change in a non-conforming land use is allowed with the issuance of a use permit. The change in the non-conforming land use will be consistent with the following goals and policies of the Seaside General Plan:

Land Use Element

Goal LU-2: Revitalize existing commercial areas

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

Evidence: The change in the non-conforming land use will enable the city to move the off-street parking next to the business entity it serves to enhance the general health, safety and public welfare with a safer, more accessible off-street parking lot. Additionally, the change in non-conforming land use will allow for the merger of the six separate non-conforming lots to enable the future redevelopment of the site with a conforming land use.

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhood

Policy LU-4.1: Require new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The change in the non-conforming land use will move the off-street parking next to the existing business it serves and will be completely screened from the public right-of-way and adjoining land uses. Additionally, the open space area to the south

that would be result with the change in the non-conforming land use will be fenced with a decorative horizontal rail fence to provide both an enhanced appearance and to deter unauthorized trespassing.

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.

Evidence: The project site is served by an existing drive approach to provide safe ingress and egress to the location of the new off-street parking lot. The existing drive approach in front of the lot that will become open space will be replaced with curb, gutter, and sidewalk.

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 granting of a Use Permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-15-05 subject to the following conditions:

Project Specific
Planning:

1. Except as modified by required conditions of approval, plans submitted for Architectural Review approval (if applicable) shall substantially conform to the plans identified as “Hageman Off-Street Parking Lot” stamped as received on June 18, 2015, as and approved on August 26, 2015, provided as Exhibit ‘A’.
2. Prior to the issuance of a certificate of occupancy to allow for any off-street parking to take place on Lot 3 of Assessor’s Parcel No. 011-301-020, the property owner must complete the following requirements:
 - a. Submit request for the merger of Lots 1 and 2 into a single lot of record and the merger of Lots 3, 4, 5, and 6 into a single lot of record. The Public Works Services Manager will be responsible for reviewing the lot merger request and requiring the filing of the applicable record of survey and/or certificate of compliance by the applicant to complete the lot merger; and
 - b. The existing chain link fence surrounding the east, south and west side of Lots 1 and 2 must be removed and replaced with the proposed horizontal rail fence as shown on the project site plan.

- c. The applicant must obtain an encroachment permit from the Public Works Department to remove the existing drive approach providing access to Lot 1 and to replace the removed drive approach with standard curb, gutter and sidewalk in accordance with City Engineering standards.

Public Works:

3. Applicant shall submit topographical map to the Public Works Department to ensure that storm water will be retained on the site and that no flooding of the railroad right-of-way to the west will occur.

Building Department:

4. Prior to the installation of the new horizontal fence, the property owner shall obtain a building permit for the construction and installation of the fence.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

6. The use 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.
7. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
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 regular meeting of the Planning Commission of the City of Seaside, State of California, on the <date>, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-15-05

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature (if different from above)

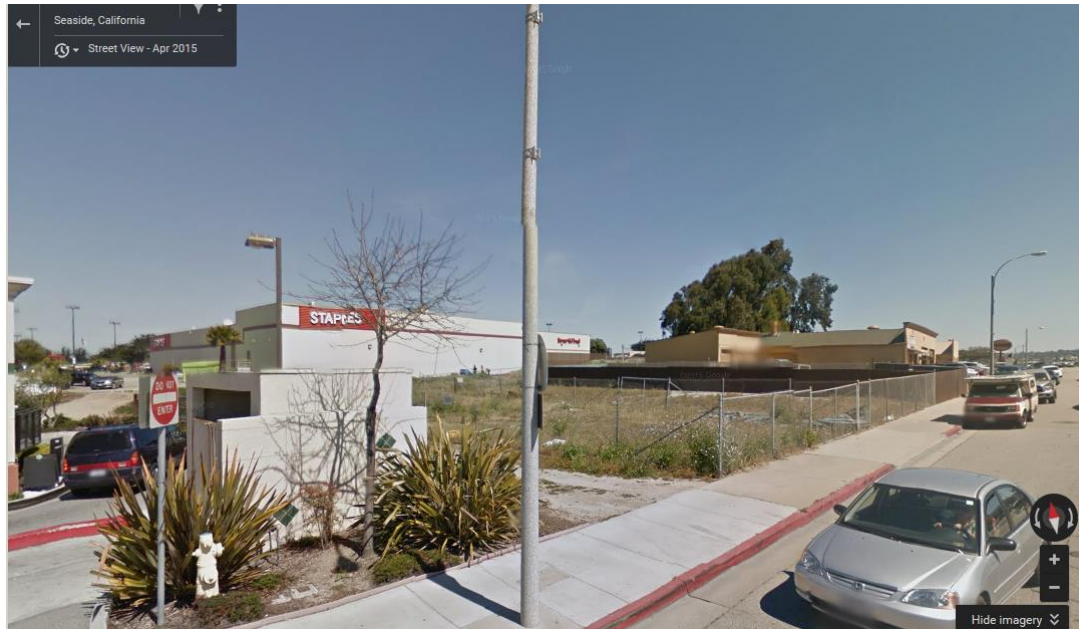
Date

Location Map

Project Site: 1523 Del Monte Boulevard



Site Photographs



View of Site from the southeast corner of project site



View of Site from the northeast corner



View of off-street parking areas



View of Auto Body shop located at 1523-A

Aerial Photograph



Project Site Boundaries: 1523 Del Monte Boulevard



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: August 26, 2015

SUBJECT: **USE PERMIT APPLICATION NO. UP-12-02: THE CITY OF SEASIDE, PROPERTY OWNER, AND THE AMERICAN YOUTH HOSTEL, APPLICANT, ARE REQUESTING A 12-MONTH EXTENSION FOR THE COMPLETION OF PHASE 2A ASSOCIATED WITH THE IMPLEMENTATION OF A 120-BED YOUTH HOSTEL FACILITY THAT WAS APPROVED BY THE SEASIDE PLANNING COMMISSION UNDER USE PERMIT APPLICATION NO. UP-12-02 ON AUGUST 28, 2013. THE PROJECT SITE IS LOCATED AT 4420 SIXTH AVENUE, NORTHWEST OF GIGLING ROAD AND SIXTH AVENUE, IN THE CMX (MIXED USE COMMERCIAL) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT. THE 12-MONTH CONTINUANCE WILL NOT RESULT IN ANY NEW ENVIRONMENTAL IMPACTS THAT WERE NOT CONSIDERED UNDER THE MITIGATED NEGATIVE DECLARATION.**

PURPOSE

Applicant is requesting the approval of a 12-month time extension of the designated completion date (October 2015) of the Phase 2A and 2B improvements for the construction of a 120-bed youth hostel facility in accordance with the conditions of approval for Use Permit Application No. UP-12-02.

RECOMMENDATION

Staff recommends that the Planning Commission approve the time extension subject to the Conditions of Approval provided in Exhibit "A" and the project plans included as Attachment 1 to Exhibit "A."

BACKGROUND

The project site is about 4.7 acres in area and is located at 4420 Sixth Avenue on the former Fort military base. The project site is bounded by Colonel Durham Road on the north, Sixth Avenue on the east, Gigling Road on the south, and other former military buildings on the west. The site is currently developed with four buildings and parking lots developed by the U.S. Army. The buildings were built between 1954 and 1987 and were used by the 9th Infantry Regiment. The project site is adjacent to the California State University Monterey Bay campus to the north, the Department of Defense building to the south, and abandoned buildings formerly used by the U.S. Military to the east and west. A location map is provided as Attachment 2. Site photographs are provided as Attachment 3.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act Guidelines, an initial study and Mitigated Negative Declaration (MND) was prepared and adopted by the City Council for the project. The initial study was circulated for public review from July 18 to August 16, 2013. The initial study identifies potential impacts in the areas of: biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, and transportation/traffic. Mitigation measures are presented to reduce all impacts to a less than significant level. The requested time extension will not require any further review or recirculation of the adopted Mitigated Negative Declaration.

BACKGROUND

The proposed project will consist of converting three existing buildings on a 4.7 acre site into a 120-bed youth hostel facility. The project entitlements included a Use Permit application for the youth hostel facility, approval of a Zoning Ordinance Text Amendment Application in order to include a "Youth Hostel" as a conditionally permitted land use in the Commercial Mixed-Use Zoning District, and design review approval. Listed below is a chronology of the approval of each entitlement:

1. August 28, 2013 - Planning Commission acted to recommend that the City Council approve the proposed use permit and zoning code text amendment.
2. October 17, 2013 - City Council acted to adopt zoning code text amendment and approve use permit application.
3. January 15, 2014 - Board of Architectural Review acted to approve the architectural design for all development phases of the proposed youth hostel facility.
4. August 27, 2014 - Planning Commission approved 12-month time extension based on additional time needed to complete the project by October of 2015.

The development of the youth hostel will take place over about ten years under five major phases, the first of which (establishment of a caretaker unit) has already been completed in accordance with the lease agreement. Development would involve renovation and additions to three of the buildings and relocation and renovation of one building. In total, the building additions would add about 3,800 square feet of floor area to the existing buildings, for a total of

22,200 square feet of buildings, including three residential units for AYH staff. Refer to Exhibit “A” of Attachment 1 for the Project Plans. In accordance with the Conditions of Approval, the timelines listed in Table 1 below were established for the completion of each development phase in order for the project to progressively move towards on its completion. A description of each development phase is provided as Attachment 4.

Table 1	
Phase 2a	October 31, 2014
Phase 2b	October 31, 2015
Phase 3a	October 31, 2017
Phase 4a	October 31, 2019
Phase 4b	October 31, 2020
Phase 5	October 31, 2021

In accordance with Condition No. 6 of the use permit approved by the City Council, 180-days prior to the completion date of each designated Construction Phase (See Table 1 above) the applicant must submit a status report to the Zoning Administrator indicating whether the designated Construction Phase for the proposed project will be completed within the designated time frame. The Use Permit Resolution is provided as Attachment 5. If additional time is requested by the applicant to complete a designated construction phase and/or receive a Final Certificate of Occupancy for a designated Construction Phase, the applicant must submit and provide a written request for an extension of time to the Planning Commission no later than 90-days prior to the construction phase deadline and shall include in the time extension information and documentation for the justification of an extension of time. The applicant’s letter outlining the request for additional time is provided as Attachment 6 and was submitted on July 29, 2015, 95 days prior to the expiration date for the completion of Phase 2a.

In the request for continuance, the applicant has provided a detailed summary of the project delays they have encountered as they continue to coordinate with the Building Division on the plan check process. Since July of 2014, the applicant has undergone three plan check comments. The most significant delay is related to code issues in order to construct an incline platform lift and bringing the existing building up to earthquake standards. The applicant believes that approvals for the building permit can be achieved by September of 2015 with construction beginning by October of 2015 in order for the completion of Phase 2a and 2b to be completed in the summer of 2016.

CONCLUSION

Based on the reasons provided by the applicant for the requested time extension, staff recommends approval of the 12-month time extension. Staff finds that subject to the applicant securing their building permit in the near term for the entire completion of the Phase 2 improvements that the project will proceed to be completed well in advance of the newly established October 31, 2016 deadline.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1: Use Permit Application Draft Resolution No. 15-XX
 2. Attachment 1 - Exhibit A: Project Plans
 3. Attachment 2: Location Map
 4. Attachment 3: Site Photographs
 5. Attachment 4: Project Description of each Development Phase
 6. Attachment 5: Use Permit Resolution
 7. Attachment 6: Applicant's Letter requesting time extension
-

RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A 12-MONTH TIME EXTENSION TO ALLOW FOR THE COMPLETION OF PHASE 2A AND PHASE 2B FOR THE INITIAL IMPLEMENTATION OF A 120-BED YOUTH HOSTEL AT 4420 SIXTH AVENUE IN THE COMMERCIAL MIXED USE ZONING DISTRICT.

WHEREAS, Central California Council of American Youth Hostels (AYH) (applicants) have requested a Time Extension to Use Permit Application No. UP-12-02 to allow:

- A. A 12-month time extension from the October 31, 2014 completion date designated for Phase 2a of the approved 120-bed youth hostel facility under Use Permit Application No. UP-12-02 to end on October 31, 2016.

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

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the requested time extension at a duly noticed public hearing at public meeting held on August 26, 2015, and

WHEREAS, a Mitigated Negative Declaration has been completed for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines and the requested time extension would not require any further review or recirculation of the adopted Mitigated Negative Declaration based on the project plans being submitted in substantial compliance with the approved plans dated “November 1, 2012”, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for the Time Extension of Use Permit Application No. UP-12-02:

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.

Evidence: The proposed time extension will not conflict with other provisions of the zoning ordinance. A condition of approval requires the applicant to submit construction reports within 180-days of the deadline for each phase to ensure the applicant is diligently moving forward with each development phase in a timely manner in order for the site to be fully completed.

2. The proposed use is compatible with surrounding development in terms of noise, safety, and other environmental and quality of life concerns.

Evidence: The requested time extension will not have any impact on an adjoining land uses related to project noise effects on adjacent properties, safety, or other environmental quality of life concerns that were assessed with the approval of the project entitlements.

3. Granting the time extension 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 granting of the time extension for the proposed project 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 that were not already examined with the approval of the project entitlements. The proposed use would provide a unique type of overnight accommodations that would foster tourism and related economic activity, and provide services useful to the community.

BE IT FURTHER RESOLVED, that the City Council approves the time extension request for Use Permit Application No. UP-12-02 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by the conditions of approval, the implementation of the monitoring shall substantially conform to the approved plans identified as “Monterey Bay Eco Hostel”, consisting of 36 sheets stamped “Received, November 1, 2012, Seaside Resource Management and Revised Sheet T dated September 13, 2013” as shown as Exhibit “A”..
2. The American Youth Hostel shall operate in compliance with the terms and conditions of the Lease between the City of Seaside and the Central California Council of American Youth Hostels execute on August 28, 2008 shown as Attachment 2 to Exhibit A.
3. Construction activity shall occur between 7 AM and 7 PM during the week and 9 AM and 5 PM on weekends. Applicant shall contact the Seaside Building Official prior to conducting any work outside of the specified hours of operation to determine if the necessity of the work and potential noise impacts on the residential communities to the north and south of the project site.

4. Prior to a special event occurring within the amphitheater on-site, the applicant must submit Limited-Term Permit to the Resource Management Division for review and approval by the Zoning Administrator.
5. The use of amplified sound shall be prohibited unless a permit is issued by the Zoning Administrator as part of a Limited-Term Permit.
6. 180-days prior to the completion date of each designated Construction Phase as listed on Revised Sheet T dated September 13, 2013 of the project plans, the applicant must submit a status report to the Zoning Administrator indicating whether the designated Construction Phase for the proposed project will be completed within the designated timeframe. If additional time is requested by the applicant to complete a designated construction phase and/or receive a Final Certificate of Occupancy for a designated Construction Phase, the applicant must submit and provide a written request for an extension of time to the Planning Commission no later than 90-days prior to the construction phase deadline and shall include in the time extension information and documentation for the justification of an extension of time for the project.
7. Prior to installation of any windmills/wind turbines on the roof of Building “B” and within the open space area at the south end of the site, the applicant shall submit specifications for evaluation of noise impacts, visual impacts, and potential impacts on wildlife associated with the proposed windmills/windturbines. Final windmill/wind turbine specifications and placement on-site shall be subject to review and approval by the Planning Commission.
8. Prior to the issuance of a Building permit to commence a Construction Phase, the applicant must submit site plans identifying the availability of the off-street parking required for the completed Construction Phase as noted on the Master Project Data Table listed on Sheet A1 of the project plans. Any modification and/or reduction of the number of off-street parking spaces listed on Master Project Data Table for each Construction Phase must be reviewed and approved by the Planning Commission.

Building:

9. The phased development of the youth hostel shall be constructed in compliance with the 2013 California Building Code, and any updates made to the 2013 Building Code for subsequent construction activities that would be affected by such updates.

Fire:

10. The phased development of the youth hostel shall be constructed in compliance with the 2013 California Fire Code, and any updates made to the 2010 Fire Code for subsequent construction activities that would be affected by any updates.

Public Works:

REQUIRED ACTION

- A. The project is a Regulated Project as defined by Resolution No. R3-2013-0032 of the California Regional Water Quality Control Board, Central Coast Region. The project meets the requirements of a Regulated Project as established by Attachment 1 to Resolution R3-2013-0032, dated July 12, 2013, as well as applicable Attachments. Specifically, at the time of building permit application, the project applicant must adhere to the following:
1. Section B.1. The project is a Regulated Project.
 - a. Section B.1) c). Site Design shall be applied throughout the project, including Water Quality Treatment, Runoff Retention, and Peak Management Performance.
 2. Section B.2. Performance Requirement No.1: Site Design and Runoff Reduction applies to the project. Prior to the issuance of a Building Permit, the applicant shall submit detailed documentation to substantiate compliance. Submit all required documentation specified by Resolution No. R3-2013-0032 of the California Regional Water Quality Control Board, Central Coast Region.
 3. Section B.3. Performance Requirements No.2. The Water Treatment Standards of B.3) apply to the project.
 - a. B.3) c). Project applicant must submit detailed Stormwater Control Plan to the City of Seaside.
 4. Section B.4. Performance Requirements No.3: Runoff Retention Requirements applies to the project.
 - a. The project is located in water management zone 4 and overlays the Salinas Valley Water Basin, a designated basin, and
 - b. The project will retain at least the 95th Percentile Rainfall 24 hour Rainfall Event - Prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.
 - c. Retention must be achieved via infiltration unless not allowed by Department of Toxic Substance Control.
 - d. Applicant must submit documentation as required by B.4)d).
 - e. Applicant must implement design strategies outlined by all of B.4)d) including subsections i through v.

- f. If required by Department of Toxic Substance Control, project may be required to implement off-site mitigation.
 - g. Applicant to submit all applicable reporting requirements of section B.4)g).
5. Section B.5. Performance Requirement No.4: Peak Management applies to the project.
 - a. B.5)a)i) Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2- through 10-year storm events.
 - b. Applicant must provide information specified in B.5)b)i through xvii. The Storm Water Control Plan will include the information specified in section B.5)b) of Attachment 1 to Resolution R3-2013-0032.
 6. Prior to occupancy, the applicant shall submit third-party verification conducted and endorsed -by a registered professional engineer, geologist, architect, and/or landscape architect, that the Site Design, Water Quality Treatment, Runoff Retention, and/or Peak Management controls have been implemented in accordance with these Storm Water Post-Construction Requirements.
 7. The applicant shall grant site access to all representatives of the City for the sole purpose of performing operation and maintenance (O&M) inspections of the installed Stormwater Control Measures.
 8. Prior to occupancy, the applicant shall develop and submit to the City for approval the following:
 - a. Operation and Maintenance Plan, which may be included in the Storm Water Control Plan.
 9. Section E.2 Maintenance Agreement and Transfer of Responsibility for Stormwater Control Measures. Prior to issuing approval for final occupancy the applicant shall provide verification of ongoing maintenance provisions for Structural Stormwater Control Measures (SCMs), including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits. Verification shall include, at a minimum:
 - a. The project owner's signed statement accepting responsibility for the O&M of the installed onsite and/or offsite structural treatment and flow control SCMs until such responsibility is legally transferred to another entity; and either
 - b. Written conditions in the sales or lease agreements or deed for the project that require the buyer or lessee to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or

- c. Written text in project deeds, or conditions, covenants and restrictions for multi-unit residential projects that require the homeowners association or, if there is no association, each individual owner to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or
 - d. Any other legally enforceable agreement or mechanism, such as recordation in the property deed, that assigns responsibility for the O&M of the onsite and/or off-site structural treatment and flow control SCM to the project owner(s).
10. If the project disturbs greater than 1 acre, the project shall require a Storm Water Pollution Prevention Plan and apply for a Construction General Permit with the State of California for the protection of storm water during construction. Phasing of construction is not allowed.
11. All or portions of the project are on lands in the former Fort Ord that have deed restrictions placed upon them regarding development of the land. Applicant will be required to determine restrictions and necessary mitigations.
12. Per Seaside Municipal Code Section 8.46.130 any proposed project must adhere to the city's BMP Guidance Series which is available upon request and can be found on the city's website: www.ci.seaside.ca.us.
13. Under the second phase (Phase 2A and Phase 2B), the applicant shall construct disable curb returns at the northeast corner of Colonel Durham Road and Sixth Avenue and the southeast corner of Gigling Road and Sixth Avenue. Applicant must obtain encroachment permit for all work in the City right-of-way.
14. Prior to receiving a final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed contractor in conformance with most current applicable engineering standards, and upon the prior issuance of an encroachment permit from the Public Works Department.
15. For all new concrete or impervious surfaces, applicant must follow the standard conditions of approval provided as Attachment 2. No drainage is allowed onto adjacent properties.
16. Prior to the issuance of a Building Permit, applicant shall comply with the standards and regulations of the Marina Coast Water District for domestic water use and wastewater requirements.
17. The water use for the project may not exceed a maximum of 5.5 acre-feet per year.

Health Department:

18. The coffee shop must be operated in compliance with the requirements of the Monterey County Health Department.

Environmental Review

19. The construction and post-construction operations of the Youth Hostel must be conducted in a manner to comply with the Mitigation Measures/Mitigation Monitoring Reporting Program of the Mitigated Negative Declaration.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Marina Coast Water District (MCWD).
6. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.

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 project shall comply with the requirements and the applicable ordinances of the Marina Coast Water District (MCWD).
9. 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.
10. 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.
11. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 27th of August, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-12-02 – TIME EXTENSION

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

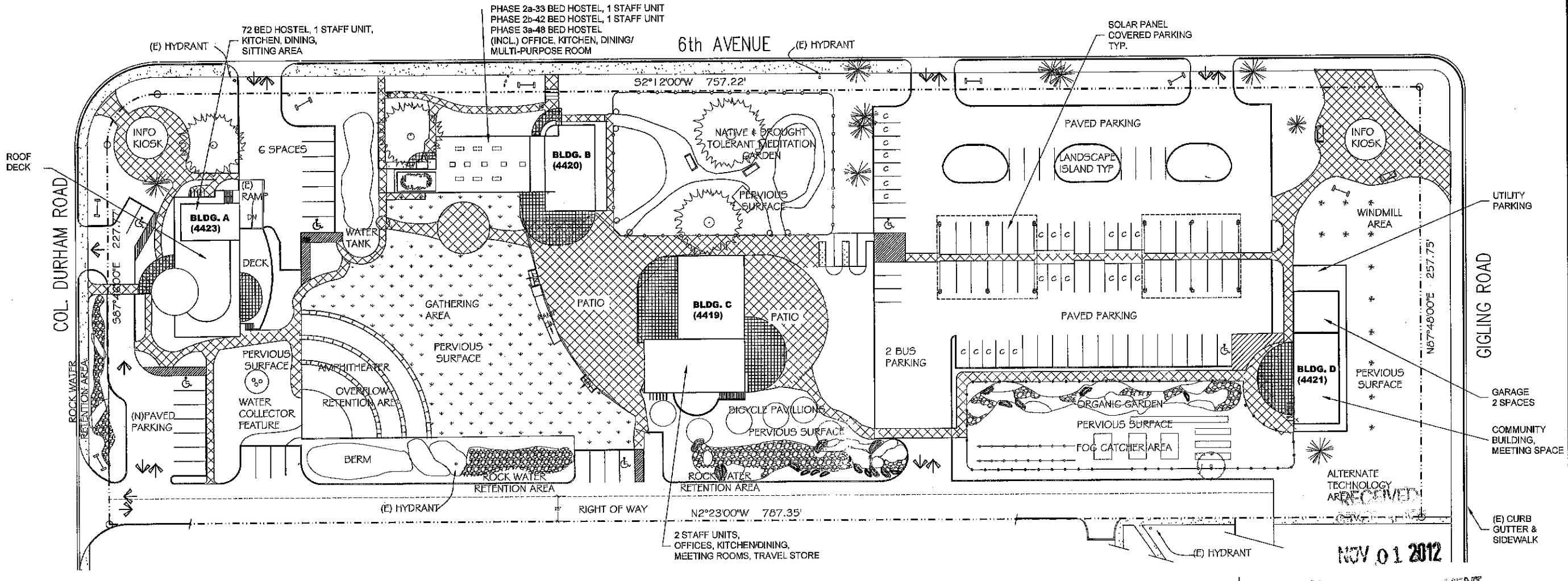
Applicant's Signature

Date

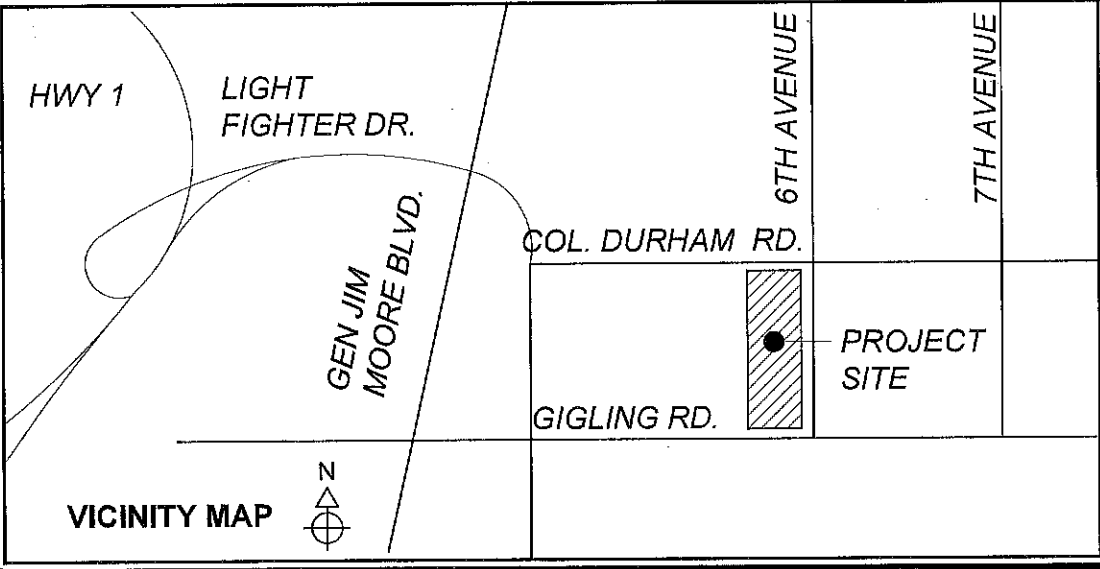
Property Owner's Signature (if different from above)

Date

HI-MONTEREY BAY ECO HOSTEL



MASTER PLAN



PHASING NOTES	PHASING TIME LINE																						
- TREE REMOVAL WILL TAKE PLACE PER PHASE SEE TREE PHASING PLAN SHEET L2 FOR TREE REMOVAL NOTES. - SEE FINAL SITE PLAN-MASTER PLAN, SHEET A1 FOR DATA TABLE LISTING ALL PHASES. - WATER RETENSION AND COLLECTION FEATURES WILL TAKE PLACE PER PHASE. - LANDSCAPING WILL BE COMPLETED WITH EACH PHASE.	<table><tr><td>PHASE 1 CARETAKER'S BUILDING</td><td>(COMPLETED 2010)</td></tr><tr><td>PHASE 2 BUILDING B (4420)</td><td></td></tr><tr><td>2A 33 BED HOSTEL: 1 STAFF UNIT, OFFICE, KITCHEN, DINING & SITTING AREA</td><td>2013</td></tr><tr><td>2B 42 BED HOSTEL: 1 STAFF UNIT, OFFICE, KITCHEN, DINING/MULTI-PURPOSE ROOM (STAFF UNIT MOVES AT 3A, 4B BED HOSTEL)</td><td>2015</td></tr><tr><td>PHASE 3 BUILDING C (4419) & A (4423)</td><td></td></tr><tr><td>3A BUILDING C: 2 STAFF UNITS, KITCHEN/DINING, OFFICE, MEETING ROOMS, TRAVEL STORE,</td><td>2017</td></tr><tr><td>3B BUILDING A: 72 BED HOSTEL, 1 STAFF UNIT, RECEPTION, KITCHEN/DINING, SITTING AREA</td><td>2018</td></tr><tr><td>PHASE 4 PARKING LOTS, OUTDOOR COMMON AREA AND KIOSKS</td><td></td></tr><tr><td>4A PAVE SOUTH PARKING LOT, PROVIDE SOLAR COVERED PARKING AND ORGANIC TECHNICAL GARDEN AREAS</td><td>2019</td></tr><tr><td>4B CONVERT NORTH PARKING LOT TO OUTDOOR COMMON AREA</td><td>2020</td></tr><tr><td>PHASE 5 BUILDING D (4421) COMMUNITY BUILDING, MEETING SPACE, GARAGE</td><td>2021</td></tr></table>	PHASE 1 CARETAKER'S BUILDING	(COMPLETED 2010)	PHASE 2 BUILDING B (4420)		2A 33 BED HOSTEL: 1 STAFF UNIT, OFFICE, KITCHEN, DINING & SITTING AREA	2013	2B 42 BED HOSTEL: 1 STAFF UNIT, OFFICE, KITCHEN, DINING/MULTI-PURPOSE ROOM (STAFF UNIT MOVES AT 3A, 4B BED HOSTEL)	2015	PHASE 3 BUILDING C (4419) & A (4423)		3A BUILDING C: 2 STAFF UNITS, KITCHEN/DINING, OFFICE, MEETING ROOMS, TRAVEL STORE,	2017	3B BUILDING A: 72 BED HOSTEL, 1 STAFF UNIT, RECEPTION, KITCHEN/DINING, SITTING AREA	2018	PHASE 4 PARKING LOTS, OUTDOOR COMMON AREA AND KIOSKS		4A PAVE SOUTH PARKING LOT, PROVIDE SOLAR COVERED PARKING AND ORGANIC TECHNICAL GARDEN AREAS	2019	4B CONVERT NORTH PARKING LOT TO OUTDOOR COMMON AREA	2020	PHASE 5 BUILDING D (4421) COMMUNITY BUILDING, MEETING SPACE, GARAGE	2021
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SHEET INDEX	
TITLE SHEET	T
SURROUNDING USES PLAN	T2
FINAL SITE PLAN-MASTER PHASING PLAN	A1
PHASE 2a PLAN	A2
PHASE 2b PLAN	A3
PHASE 3a PLAN	A4
PHASE 3b PLAN	A5
PHASE 4a PLAN	A6
PHASE 4b PLAN	A7
PHASE 5 PLAN	A8
BLDG B 2a-FLOOR PLAN (4420)	2a1
BLDG B 2a-EXTERIOR ELEVATIONS (4420)	2a2
BLDG B 2a-ROOF PLAN (4420)	2a3
BLDG B 2b-LOWER LEVEL FLOOR PLAN (4420)	2b4
BLDG B 2b-UPPER LEVEL FLOOR PLAN (4420)	2b5
BLDG B 2b-EXTERIOR ELEVATIONS (4420)	2b6
BLDG B 2b-EXTERIOR ELEVATIONS (4420)	2b7
BLDG B 2b-ROOF PLAN (4420)	2b8
BLDG C-LOWER FLOOR PLAN (4419)	2C1
BLDG C-UPPER FLOOR PLAN (4419)	2C2
BLDG C-EXTERIOR ELEVATIONS (4419)	2C3-1
BLDG C-EXTERIOR ELEVATIONS (4419)	2C3-2
BLDG C-ROOF PLAN (4419)	2C4
BLDG A-LOWER FLOOR PLAN (4423)	2A1
BLDG A-MAIN FLOOR PLAN (4423)	2A2
BLDG A-UPPER FLOOR PLAN (4423)	2A3
BLDG A-MANAGERS FLOOR PLAN (4423)	2A4
BLDG A-ELEVATIONS (4423)	2A5
BLDG A-ROOF PLAN (4423)	2A6
PRELIMINARY DRAINAGE PLAN	C1
SIGN SITE PLAN (PHASED) /SIGN PLANS	S1
SITE LIGHTING PLAN	S2
MASTER LANDSCAPE PLAN	L1
EXISTING TREE/TREE REMOVAL PLAN	L2
LANDSCAPE PLANT & IRRIGATION KEY	L3
SITE UTILITY PLAN	U1

REVISIONS		BY
SUBMITTAL 1-25-2012		
REV. 1 PLANNING		
5-20-2012		
10-31-12		

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. C14039
SANTA CRUZ, CA 95060

OWNER:
CENTRAL CALIFORNIA
COUNCIL OF AYH
P.O. BOX 2558
MONTEREY, CA 93942

(831) 425-5105
285 MIRACLE LN.
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HOSTELLING INTERNATIONAL - USA

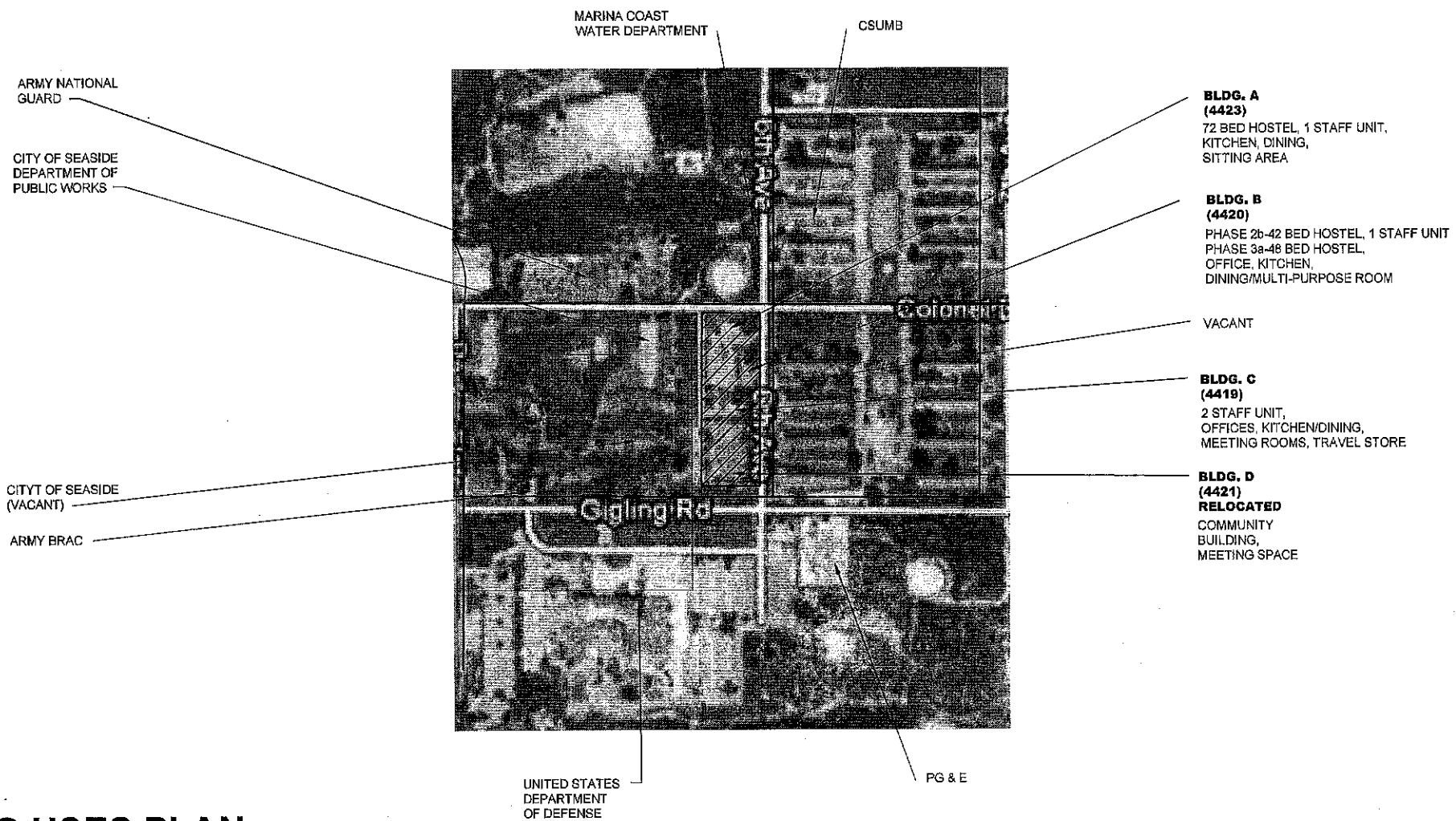
HI-MONTEREY, BAY ECO HOSTEL

TITLE SHEET

6TH AVE. SEASIDE, CA APN (031-151-018)

Drawn GCC
Checked
Date 1-25-2012
Scale AS NOTED
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Of 1
Sheets

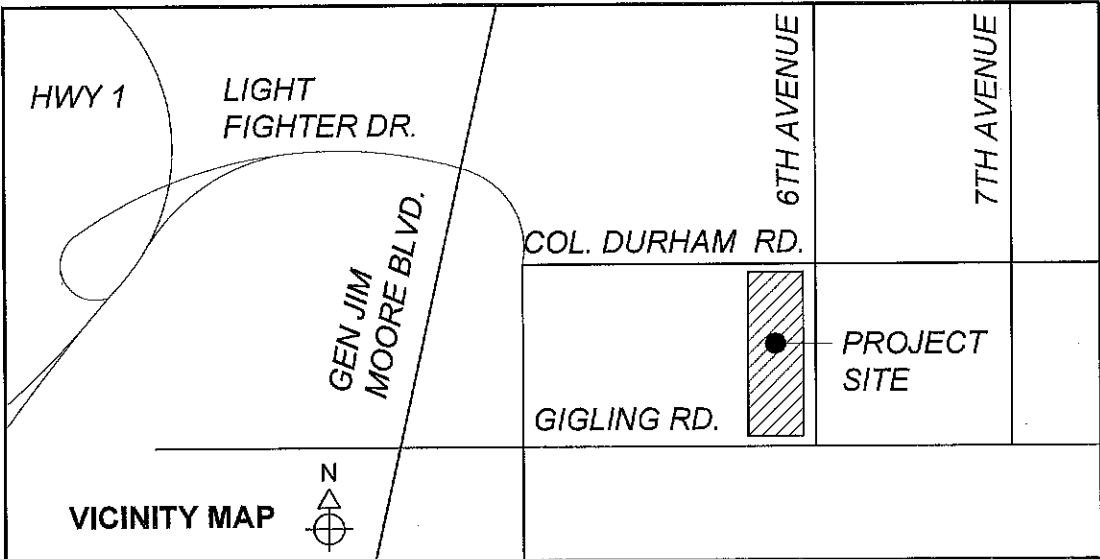
HI-MONTEREY BAY ECO HOSTEL



SURROUNDING USES PLAN



SCALE 1" = 300'-0"

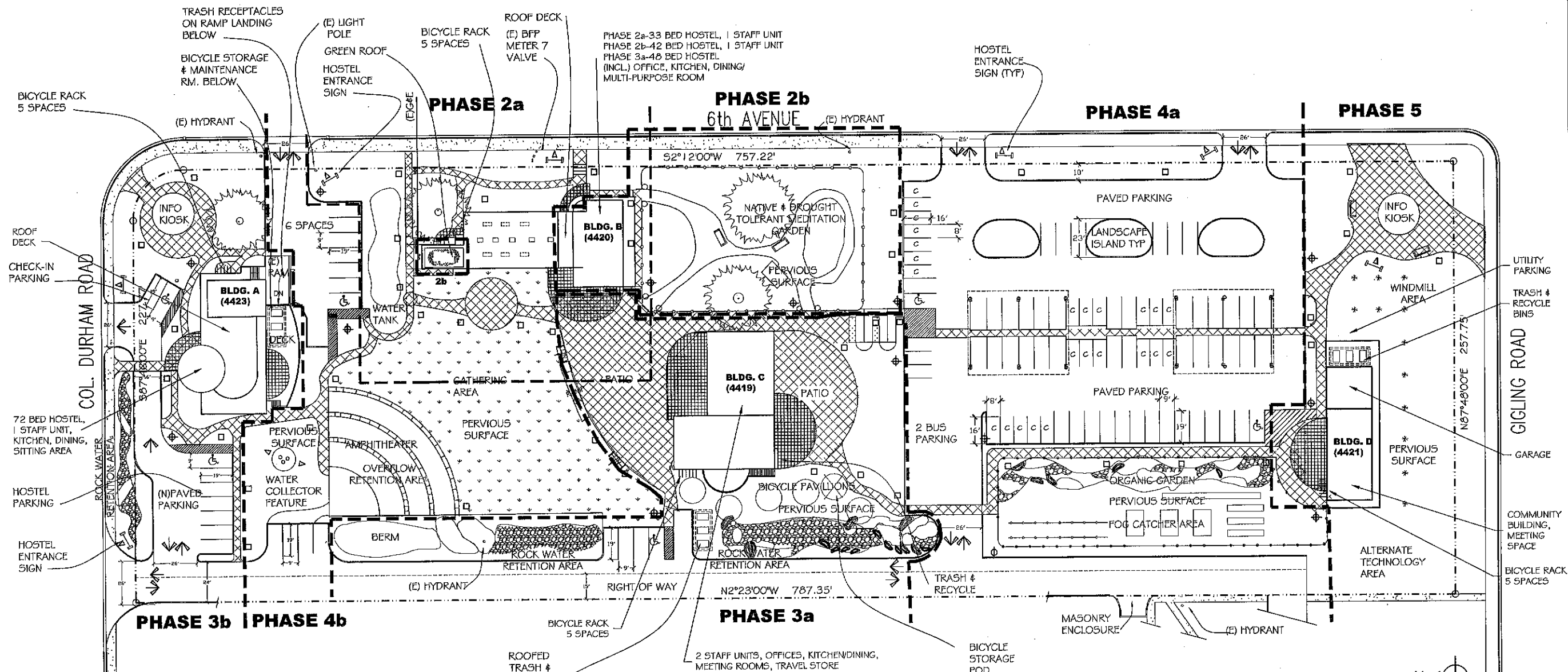


REVISIONS	BY
SUBMITTAL 1-25-2012	
REV. 1 PLANNING 8-20-2012	

HOSTELLING INTERNATIONAL - USA
HI-MONTEREY BAY ECO HOSTEL
SURROUNDING USES PLAN
6TH AVE. SEASIDE, CA APN (031-151-018)

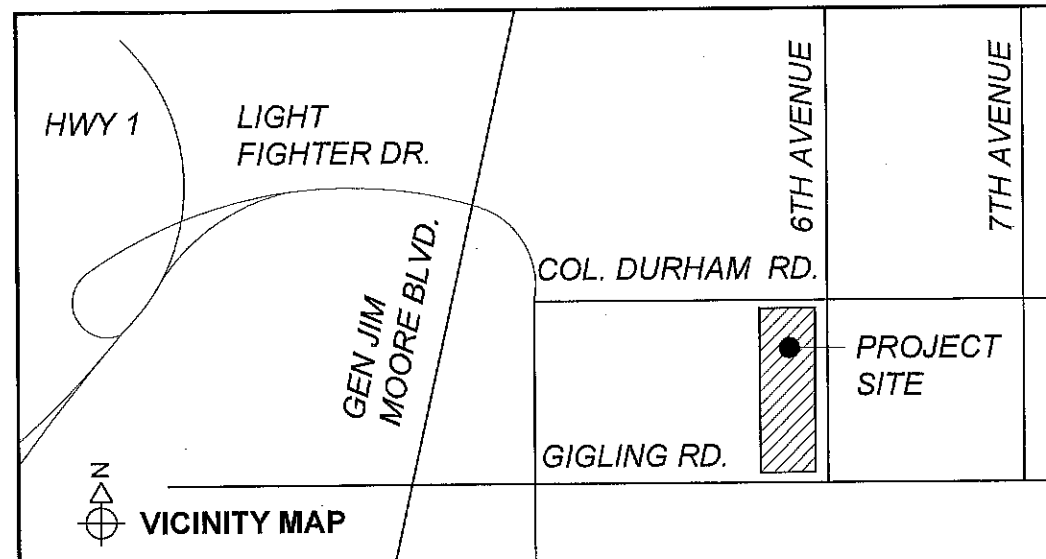
TERRI L.N. FISHER
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285 MIRACLE LN.
EMAIL: tlfish@aol.com

Drawn GCC
Checked
Date 1-25-2012
Scale AS NOTED
Job No. SEASIDE
Sheet T2
01 Sheets



FINAL SITE PLAN - MASTER PHASING PLAN

SCALE 1" = 30'-0"



MASTER PROJECT DATA TABLE

	PHASE 1 CARETAKER'S BLDG. B (COMPLETED 2010)	PHASE 2a 33 BED HOSTEL W/ EFFICIENCY UNIT	PHASE 2b 42 BED HOSTEL W/ 1 STAFF UNIT & RELOCATE STOR. BLDG. D IN PHASE 3a CONVERT BLDG B STAFF UNIT TO 6 BEDS IN PHASE 3a, MOVE STAFF UNIT TO BLDG C 48 BED HOSTEL	PHASE 3a 48 BEDS, CONF., KITCHEN/ DINING, TRAVEL STORE/ COFFEE SHOP, 2 STAFF UNITS	PHASE 3b 72 BED HOSTEL, 1 STAFF UNIT, GAME RM., BIKE STOR.	PHASE 4a SOUTH PARKING AREA, SOLAR COVER & ORGANIC GARDEN	PHASE 4b GATHERING AREA, AMPHITHEATER, WATER RETENTION AREA	PHASE 5 COMMUNITY RM., GARAGE & UTILITY AREA, BLDG. D	TOTAL
FLOOR AREA:	3,677.75	3,728.00	4,018.00 LOWER FLR. 1,364.75 UPPER FLR. 5,380.75 TOTAL BLDG. B	3,820 LOWER FLR. 1,380 UPPER FLR. 5,200 TOTAL BLDG. C	10,600 TOTAL BLDG. A	3,775 BLDG. A	0	2,066 BLDG. D	15,057
FOOTPRINT:	3,677.75	3,728.00	4,018.00 BLDG. B	5,200 BLDG. C	10,600 BLDG. A	3,775 BLDG. A	0	2,066 BLDG. D	15,057
DEVELOPED AREA:	3,677.75	3,728.00	4,018.00 BLDG. B	5,200 BLDG. C	10,600 BLDG. A	3,775 BLDG. A	0	2,066 BLDG. D	15,057
TOTAL DEVELOPED AREA:	3,727.50	3,725.75 BLDG. B	5,380.75 BLDG. B	10,680.75 BLDG. B+C	21,081 BLDG. A+B+C	21,081	21,081	23,147 TOTAL	23,147
AUTO/BUS PARKING REQUIRED:									
HOSTEL 1 SPC./ 3 BEDS:	0	10	4	0	24	0	0	0	38
STAFF:	2 (-2@3a)	0	0	4	2	0	0	0	6
ACCESSIBLE:	1	0	0	1	3	0	0	1	6
TRAVEL STORE/COFFEE SHOP:	0	0	0	3	0	0	0	0	3
DINING:	0	0	0	9	0	0	0	0	9
MEETING ROOM:	0	0	0	5	0	0	0	11	16
GAME RM./BIKE MAINT:	0	0	0	0	6	0	0	0	6
BUS PARKING:	0	2	0	0	0	0	0	0	2
LOADING:	0	0	0	1	0	0	0	0	1
RECEPTION:	0	0	0	0	1	0	0	0	1
AMPHITHEATER:	0	0	0	0	0	0	30	0	30
TOTAL PARKING REQUIRED:	3 (1@3a)	3+10= 15	15+4= 19	19+23=42(-2)	40+36=76	76	76+30=106	106+12= 118	118
TOTAL PARKING PROVIDED:	3	22	52	64	68N+15S=81	68N+70S=145	104	107	107+20 (Bus Equivalent)
BICYCLE PARKING REQ/PROVIDED:	0	5	0	11	5	0	0	5	20 Bicycle Parking

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HOSTELLING INTERNATIONAL - USA
HI - MONTEREY BAY ECO HOSTEL
FINAL SITE PLAN-MASTER PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

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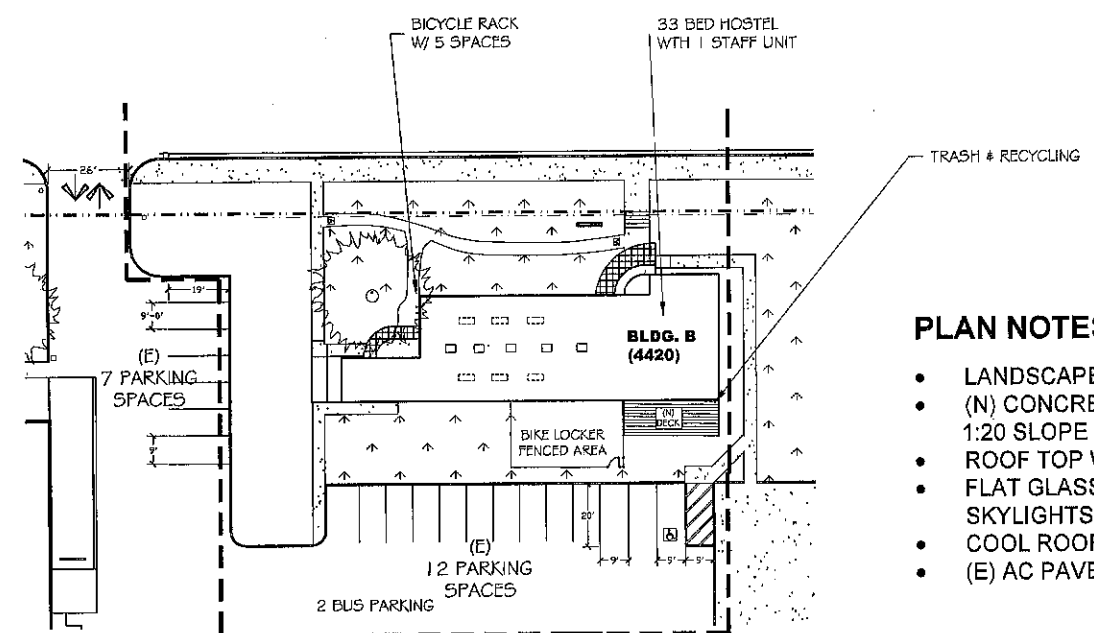
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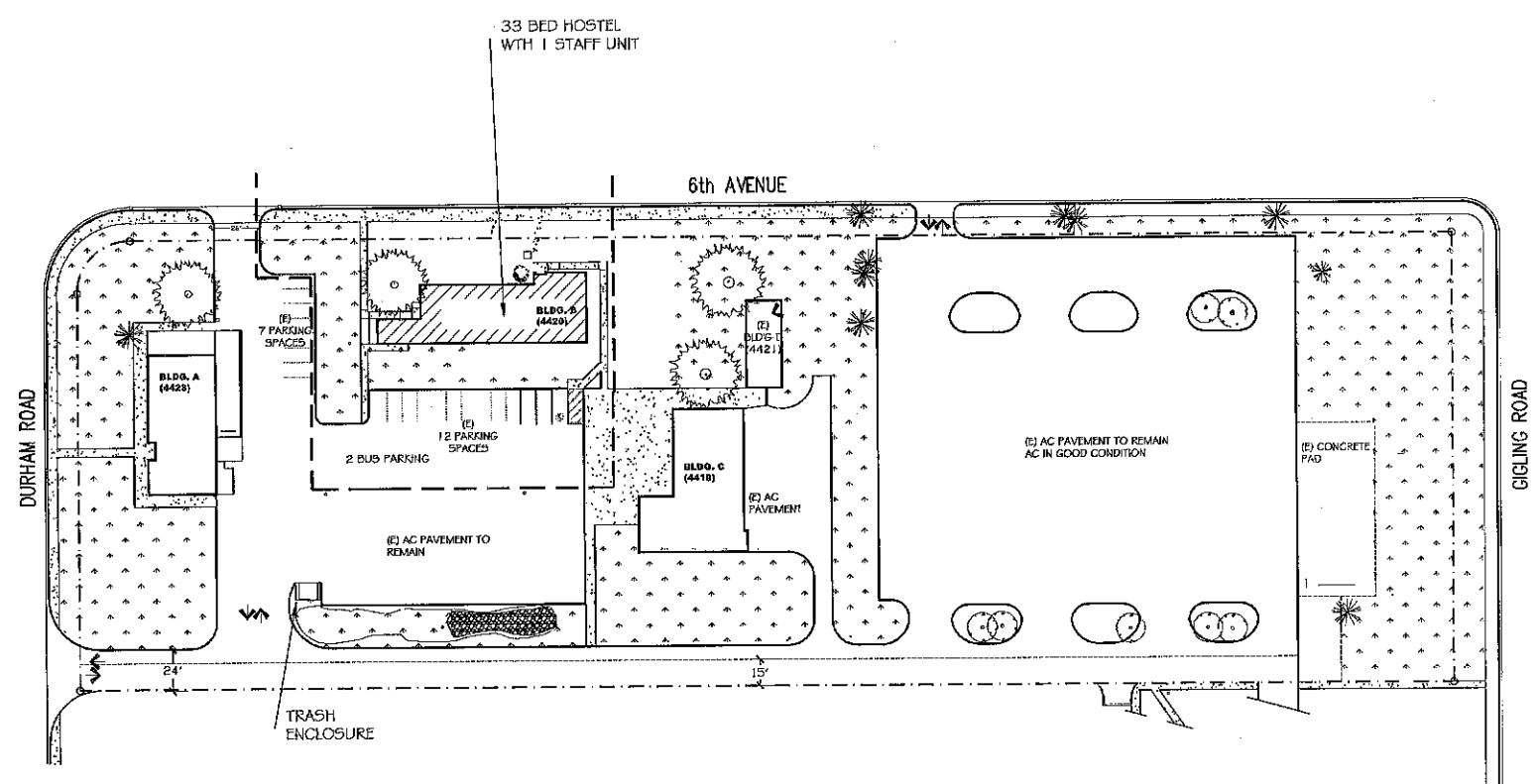


PLAN NOTES:

- LANDSCAPE AREA, TYP.
- (N) CONCRETE ACCESSIBLE PATHWAY, 48" WIDE TYP., 1:20 SLOPE W/ 2% CROSS SLOPE MAX.
- ROOF TOP WIND TURBINES, TYP. □ □
- FLAT GLASS DOUBLE GLAZED CURB MOUNTED SKYLIGHTS, TYP. □
- COOL ROOF, TYP.
- (E) AC PAVEMENT TO REMAIN-SEAL & STRIPE, TYP.

PHASING PLAN - PHASE 2a

SCALE 1" = 30'-0"



MASTER SITE PLAN @ PHASE 2a

SCALE=1:50



PHASING PLAN

PHASE 2a - BUILDING B - 4420 6TH AVENUE,
33 BED HOSTEL, 1 STAFF UNIT

PROJECT DATA TABLE

PROPOSED 33 BED HOSTEL - BLD'G B (4420):

(E) FLOOR AREA:	3,877.75 SF
(N) FLOOR AREA:	50.25 SF
STAFF UNIT:	238.00 SF
HOSTEL:	3,341.75 SF
UTILITY/MECH RM:	98.00 SF
TOTAL FLOOR AREA:	3,728.00 SF

BUILDING FOOTPRINT: 3,728.00 SF

BUILDING B HEIGHT = 14'-6"

	REQUIRED SPCS	PROVIDED SPCS
PARKING:		
HOSTEL: (1 SPC/3 BEDS)	10	17
EFFICIENCY UNIT:	2	2
ACCESSIBLE:	1	1
BUS SPACE	2	2
TOTAL:	15	22

5 BICYCLE SPACES
PARKING PROVIDED SPACES
1 SPC/3BEDS + 2/STAFF UNIT

EXISTING TREES TO REMAIN

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HI - MONTEREY BAY ECO HOSTEL
PHASING PLAN-PHASE 2a
 6TH AVE. SEASIDE, CA APN (031-151-018)

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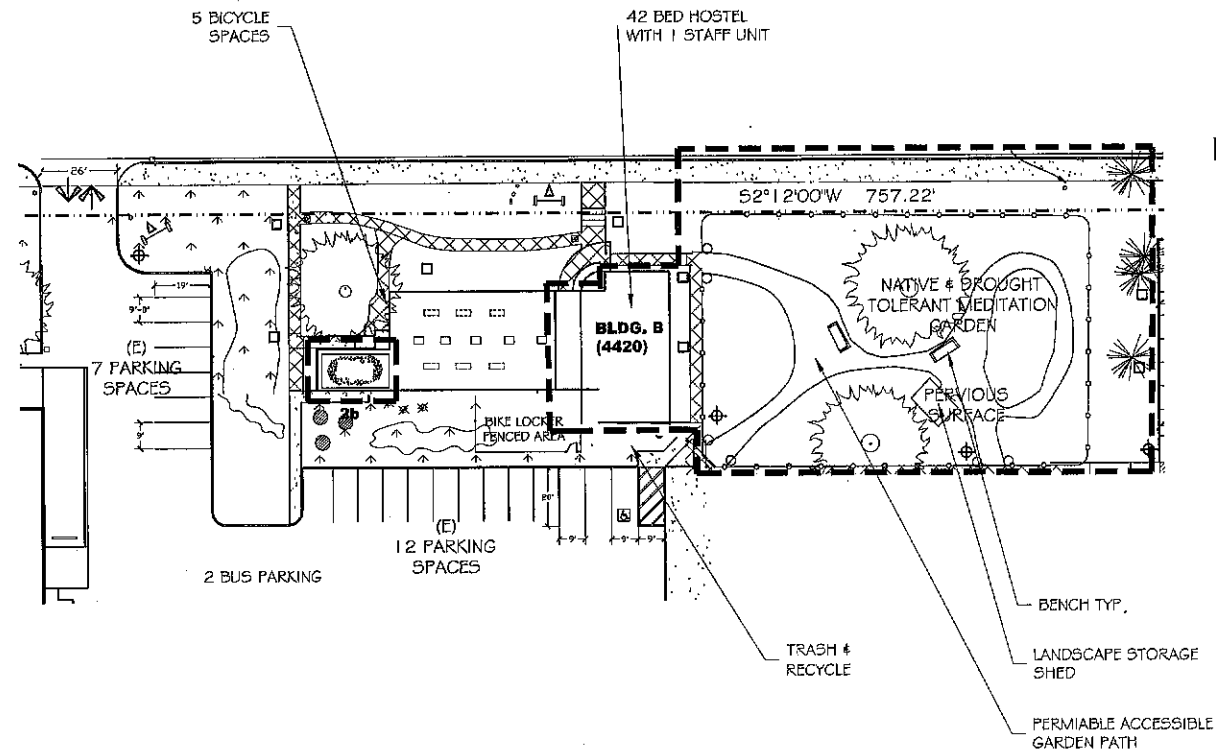
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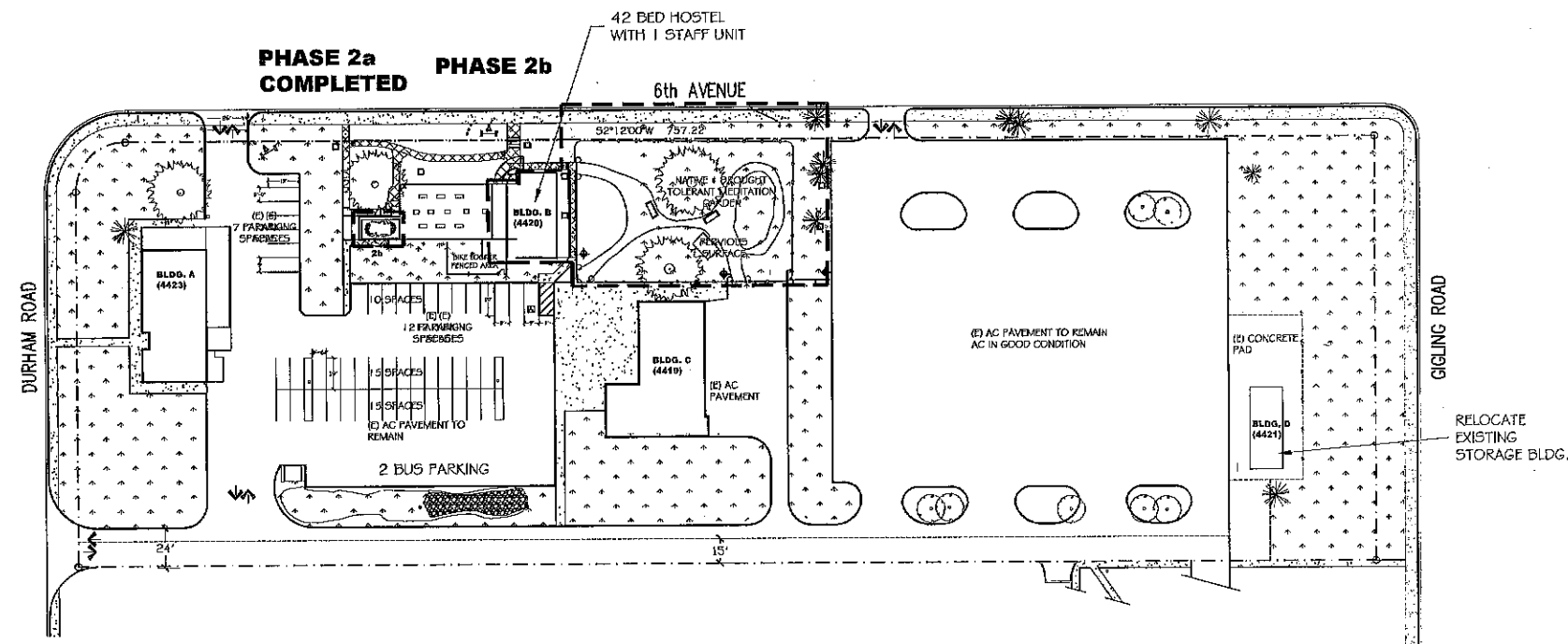
NOTES:

- LANDSCAPE AREA, TYP.
- (N) CONCRETE ACCESSIBLE PATHWAY, 48" WIDE TYP., 1:20 SLOPE W/ 2% CROSS SLOPE MAX.
- ROOF TOP WIND TURBINES, TYP. ☐
- FLAT GLASS DOUBLE GLAZED CURB MOUNTED SKYLIGHTS, TYP. ☐
- COOL ROOF, TYP.
- (E) AC PAVEMENT TO REMAIN SEALED & STRIPED, TYP.
- MOVE BLDG. D 4421 TO PHASE 3 COMMUNITY BLDG. AREA



PHASING PLAN - PHASE 2b

SCALE 1" = 30'-0"



MASTER SITE PLAN @ PHASE 2b

SCALE = 1:50



PHASING PLAN

PHASE 2b - 4420 6TH AVENUE,
42 BED HOSTEL, 1 STAFF UNIT,
MEDITATION GARDEN, GREEN ROOF

PROJECT DATA TABLE

PROPOSED 42 BED HOSTEL - BLDG B (4420):
(E) FLOOR AREA: 3,728.00 SF
(N) STAFF UNIT: 655.00 SF
(N) HOSTEL FLOOR AREA: 900.00 SF
(E) UTILITY/MECH RM: 98.00 SF
TOTAL FLOOR AREA: 5,381.00 SF

BUILDING FOOTPRINT: 3736.75 SF

BUILDING B HEIGHT = 27'-0"

PARKING:	REQUIRED SPCS	PROVIDED SPCS
HOSTEL: (1 SPC/3 BEDS)	14	17
STAFF APARTMENT:	2	2
ACCESSIBLE:	1	1
BUS SPACE	2	2
TOTAL:	19	22

5 BICYCLE SPACES
PARKING PROVIDED SPACES
1SPC/3 BEDS + 1 STAFF UNIT

EXISTING TREES TO REMAIN

REVISIONS	BY
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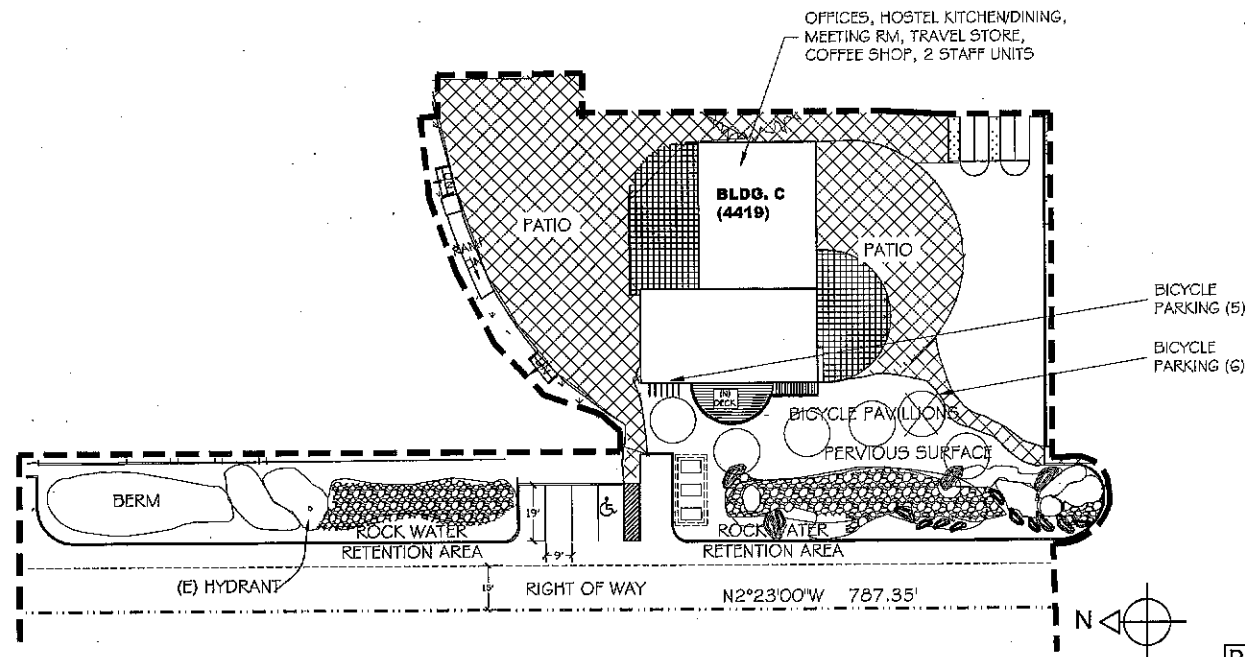
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HI - MONTEREY BAY ECO HOSTEL

PHASING PLAN-PHASE 2b

6TH AVE. SEASIDE, CA APN (031-151-018)

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PHASING PLAN - PHASE 3a

SCALE 1" = 30'-0"

PHASE 3a - 2 STAFF UNITS, COMMUNITY/CONF., TRAVEL STORE, HOSTEL OFFICE, KITCHEN, DINING/MEETING RM, PATIO, WATER COLLECTION FEATURES.

PROJECT DATA TABLE

PROPOSED COMMUNITY/CONFERENCE
BLDG C (4419)

(E) FLOOR AREA:	3,820 SQ. FT.
(N) STAFF: (2 UNITS)	1,380 SQ. FT.
(N) TRAVEL STORE/COFFEE SHOP	384 SQ. FT.
(N) HOSTEL OFFICE:	256 SQ. FT.
(N) KITCHEN: (HOST. ONLY)	448 SQ. FT.
(N) DINING/MEETING RM	1,712 SQ. FT.
(N) MEETING/MULTI-MEDIA RM	448 SQ. FT.
(N) BATHROOMS/HALLS/UTILITY RM:	572 SQ. FT.
TOTAL:	5,200 SQ. FT.

BUILDING FOOTPRINT: 3,820 SQ. FT.
BUILDING C HEIGHT: 27'-0"

PARKING:	REQ'D	PROVIDED
STAFF: (2 PER UNIT)	4	4
TRAVEL STORE/OFF: (1/300)	2.13	3
DINING: (1/200)	8.56	9
MEETING RM: (1/100)	4.48	5
TOTAL BUILDING C:	19.17	21

ACCESSIBLE: BLDG. C	1	1
LOADING:	1	1
BUS SPACE:	0	0
BUILDING C PARKING:	21.17	23

PARKING FROM PHASE 2a & 2b:	19	52
BICYCLE SPACES 2a, 2b, & 3a		16

TOTAL PARKING:		
PHASES 2a, 2b & 3a	40.17	52

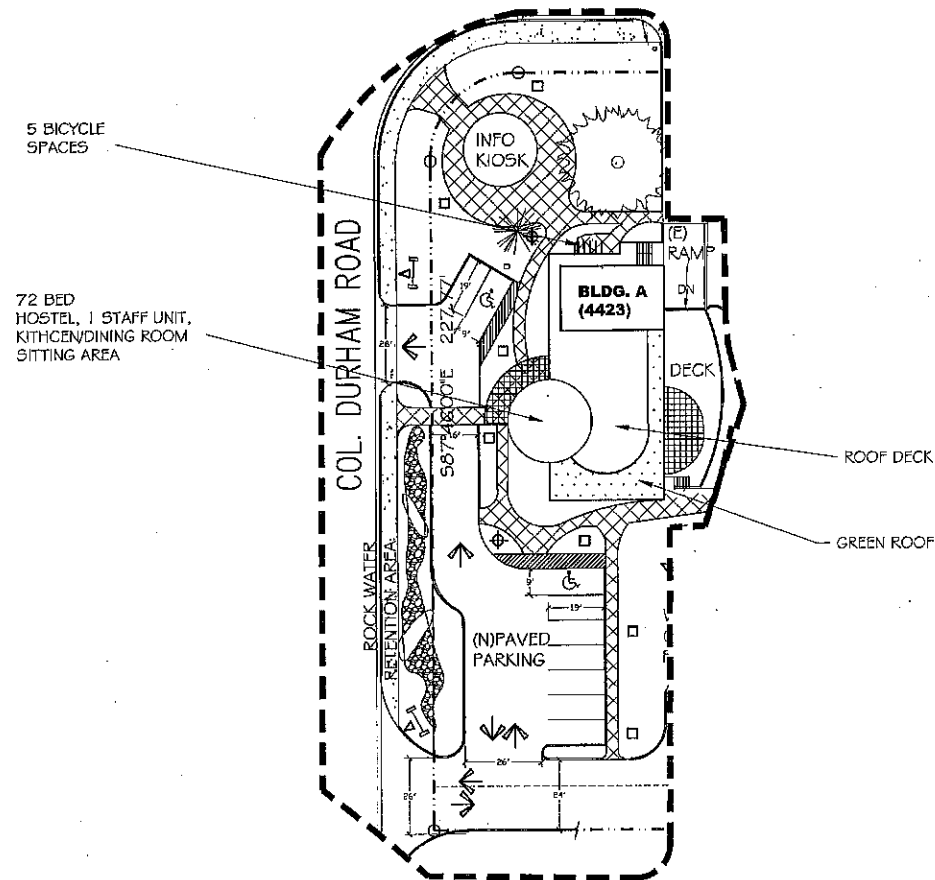
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6TH AVE. SEASIDE, CA

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PHASING PLAN - PHASE 3a

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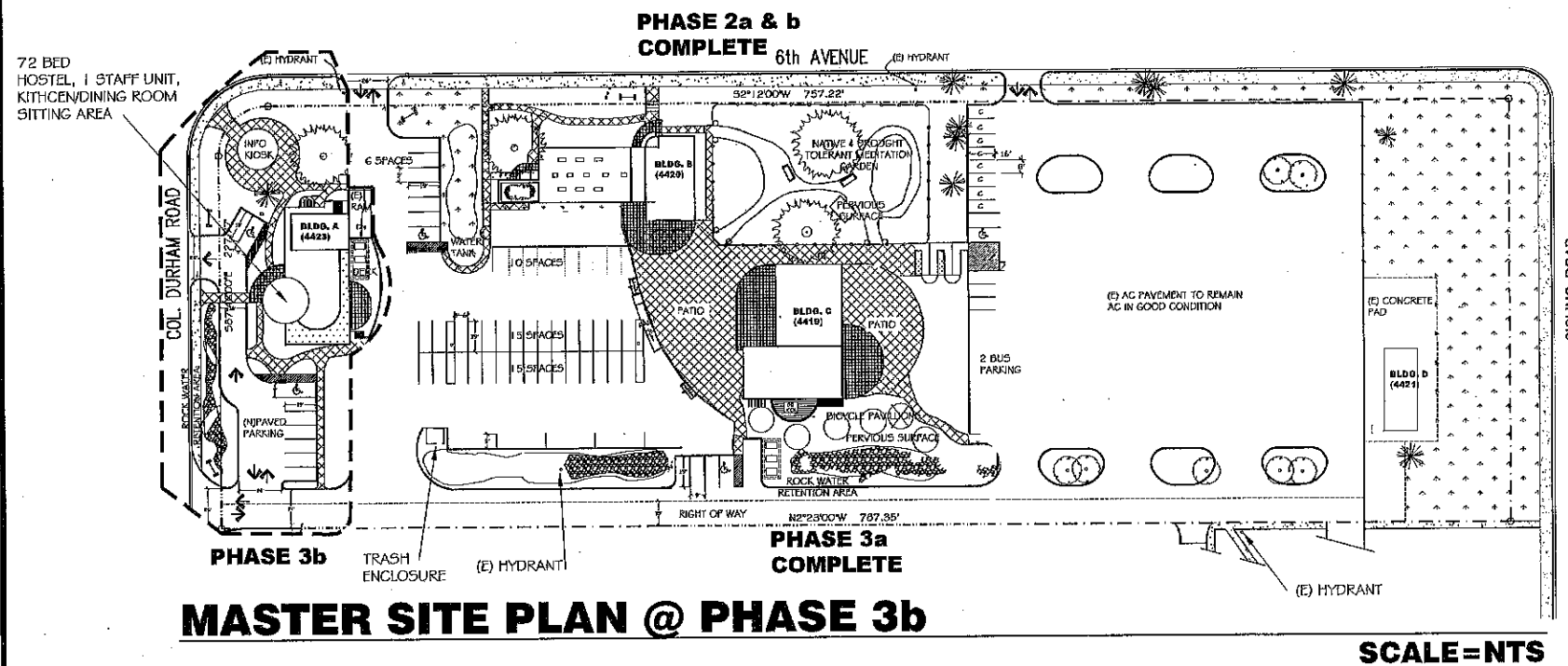
NOTES:

- LANDSCAPE AREA, TYP.
- (N) CONCRETE ACCESSIBLE PATHWAY, 48" WIDE TYP., 1:20 SLOPE W/ 2% CROSS SLOPE MAX.
- COOL ROOF, TYP.
- (N) AC PAVEMENT SEALED & STRIPED, TYP.



PHASING PLAN - PHASE 3b

SCALE 1" = 30'-0"



PHASE 3b - 72 BED HOSTEL, 1 STAFF UNIT, KITCHEN/DINING RM., W/ FRONT DESK RECEPTION AREA, INFO. KIOSK, ENTRY PARKING, DECK, ACCESSIBLE ROUTE TO SOUTH PARKING AREA,

PROJECT DATA TABLE

PROPOSED 72 BED HOSTEL - BLD'G A (4423):

(E) FLOOR AREA:	9,480 SF
(N) 1 STAFF UNIT:	720 SF
(N) RECEPTION/CIRCULATION:	616 SF
(N) HOSTEL (72 BEDS):	6,005 SF
(N) GAME ROOM/BICYCLE	
PARKING:	2,360 SF
(N) MECHANICAL/UTILITY:	800 SF
(N) FLOOR AREA:	10,600 SF
(N) DECK:	1,008 SF

BUILDING FOOTPRINT: 3,775.00 SF
BUILDING A HEIGHT = 45'-0"

	REQUIRED SPCS	PROVIDED SPCS
PARKING:		
HOSTEL: (1 SPC/3 BEDS)	24	26
STAFF (2 PER UNIT):	2	2
RECEPTION (FOR HOST. REG.)	1	1
GAME RM/BICYCLE (1/400)	5.9	6
ACCESSIBLE:	3	3
BUS SPACE	0 (UNIMPROVED)	0
LOADING:	0	0
BUILDING A PARKING:	36.9	
6 BICYCLE SPACES		
PARKING FROM PHASE 2a, 2b & 3a:	40.17	54
TOTAL PARKING: 2a, 2b, 3a & 3b	76.07	81

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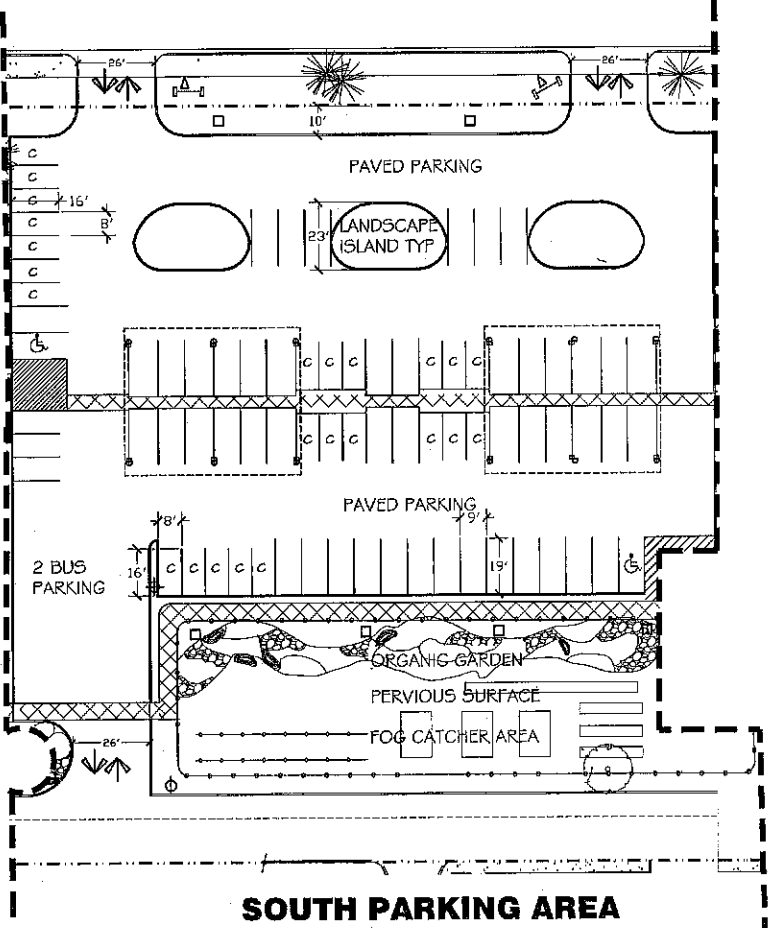
HI - MONTEREY BAY ECO HOSTEL

PHASING PLAN-PHASE 3b

6TH AVE. SEASIDE, CA APN (031-151-018)

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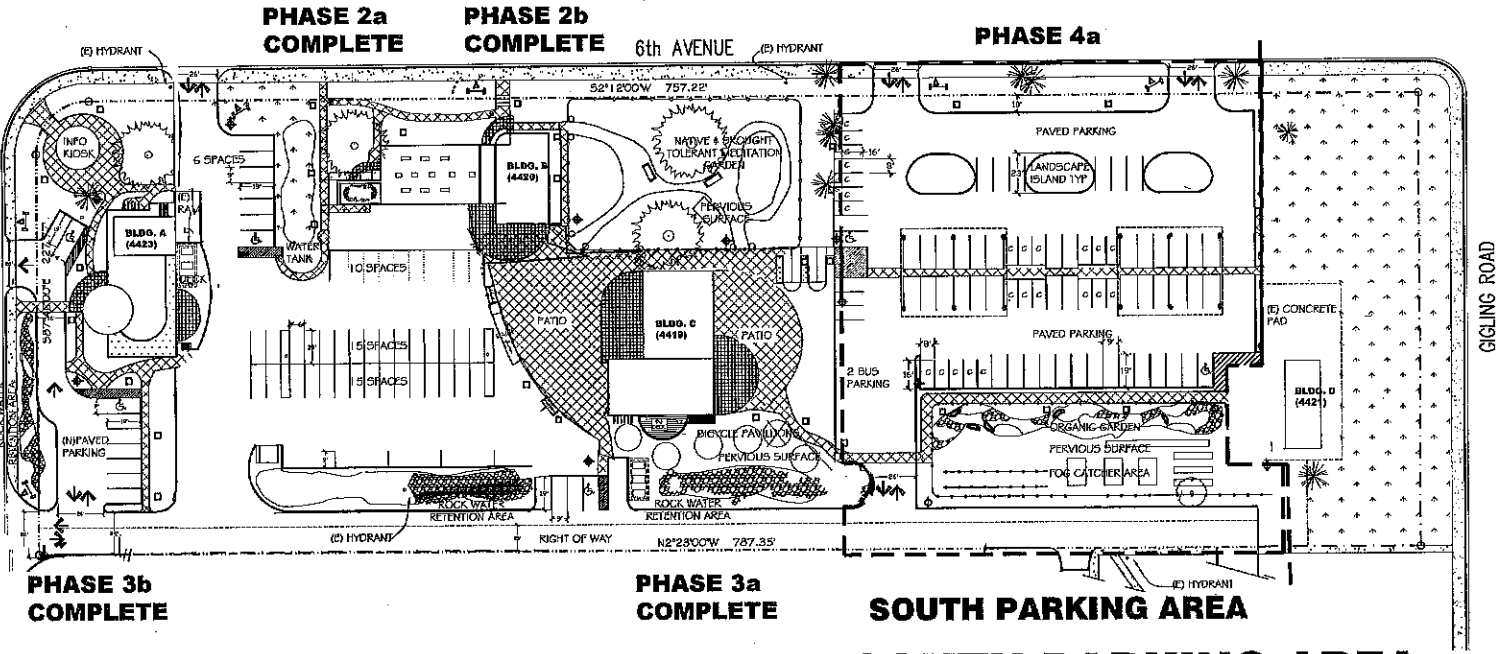
PHASING PLAN - PHASE 4a



SOUTH PARKING AREA



SCALE 1" = 30'-0"



MASTER SITE PLAN @ PHASE 4a - SOUTH PARKING AREA

SCALE=1:50

PHASE 4a - RESURFACE, STRIPE, PROVIDE DRAINAGE, ORGANIC GARDEN, SOLAR COLLECTOR COVERED PARKING AREA, FOG CATCHER AREA & WATER RETENTION AREA

PROJECT DATA TABLE

SOUTH PARKING AREA:		
PARKING:	REQ'D	PROVIDED
ACCESSIBLE A, B & C		4@ SITE PARKING 2@ SOUTH PARKING 2@SOUTH PARKING 1@SITE PARKING
BUS:		
LOADING:		
TOTAL BUILDING A:	35.90	
TOTAL BUILDING B:	19	
TOTAL BUILDING C:	21.17	
	76.07	79@SOUTH PARKING 66@SITE PARKING
TOTAL SOUTH & SITE PARKING:		145

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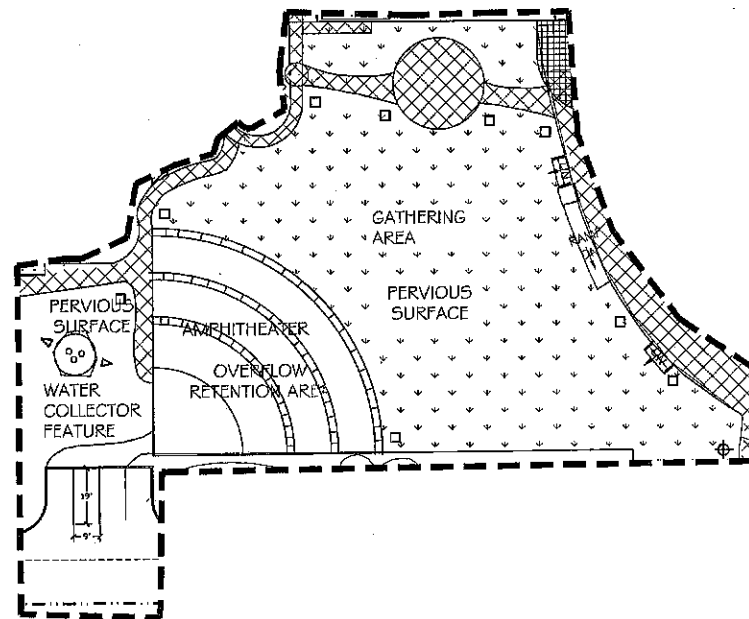
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HI - MONTEREY BAY ECO HOSTEL
PHASING PLAN-PHASE 4a
6TH AVE. SEASIDE, CA APN (031-151-018)

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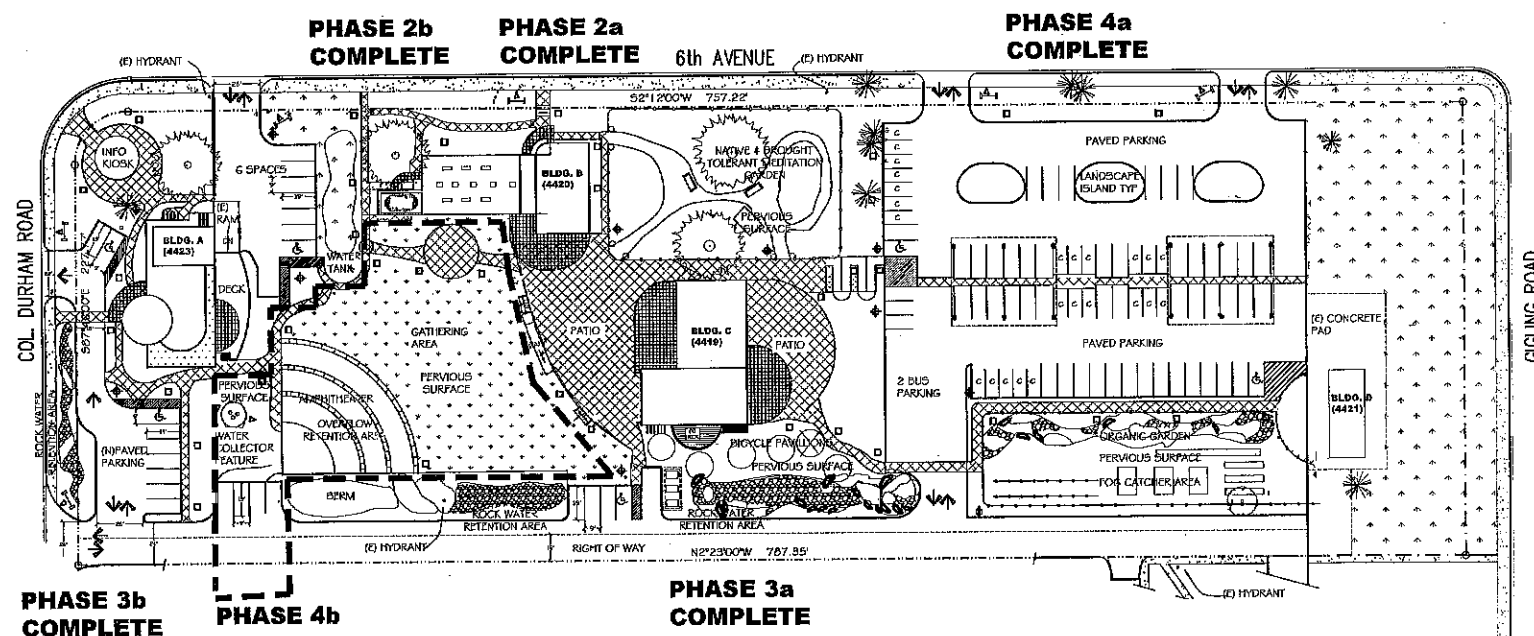
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PHASING PLAN - PHASE 4b

SCALE 1" = 30'-0"



MASTER SITE PLAN @ PHASE 4b

SCALE=1:50



PHASE 4B- CONVERT NORTH PARKING AREA TO OUTDOOR GATHERING AREA, AMPHITHEATER, ACCESSIBLE PATHWAYS & WATER RETENTION AREA W/ WATER FEATURE.

PROJECT DATA TABLE

PARKING	REQ'D	PROVIDED
AMPHITHEATER	30	30
PREVIOUS: ACCESSIBLE		6
LOADING		1
BUS(=20/4 PERSON CARS)		2
PREVIOUS PARKING FOR BUILDINGS A, B & C	76.07	145
PROVIDED @ SOUTH & SITE PARKING	106.07	104

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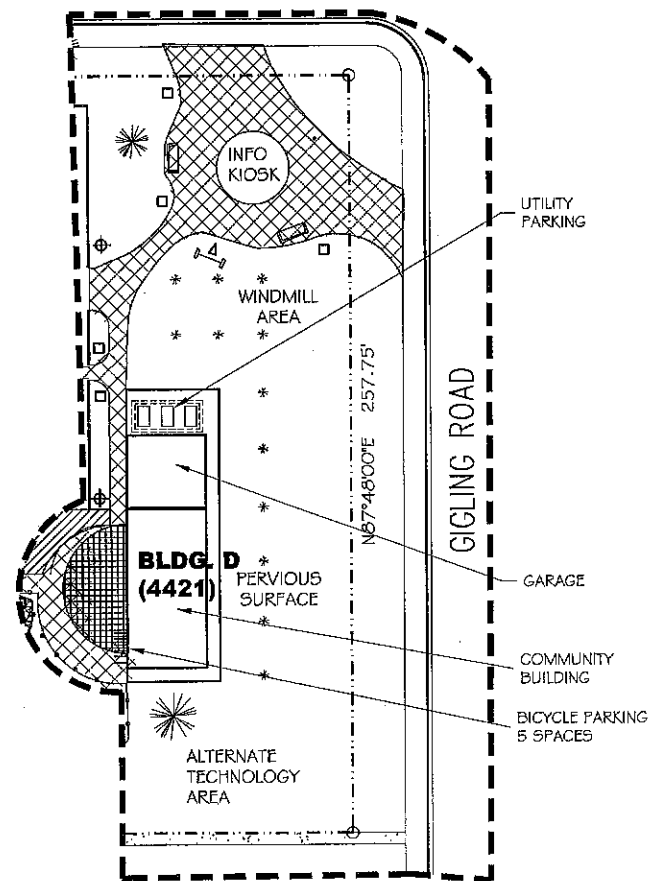
PHASING PLAN-PHASE 4b

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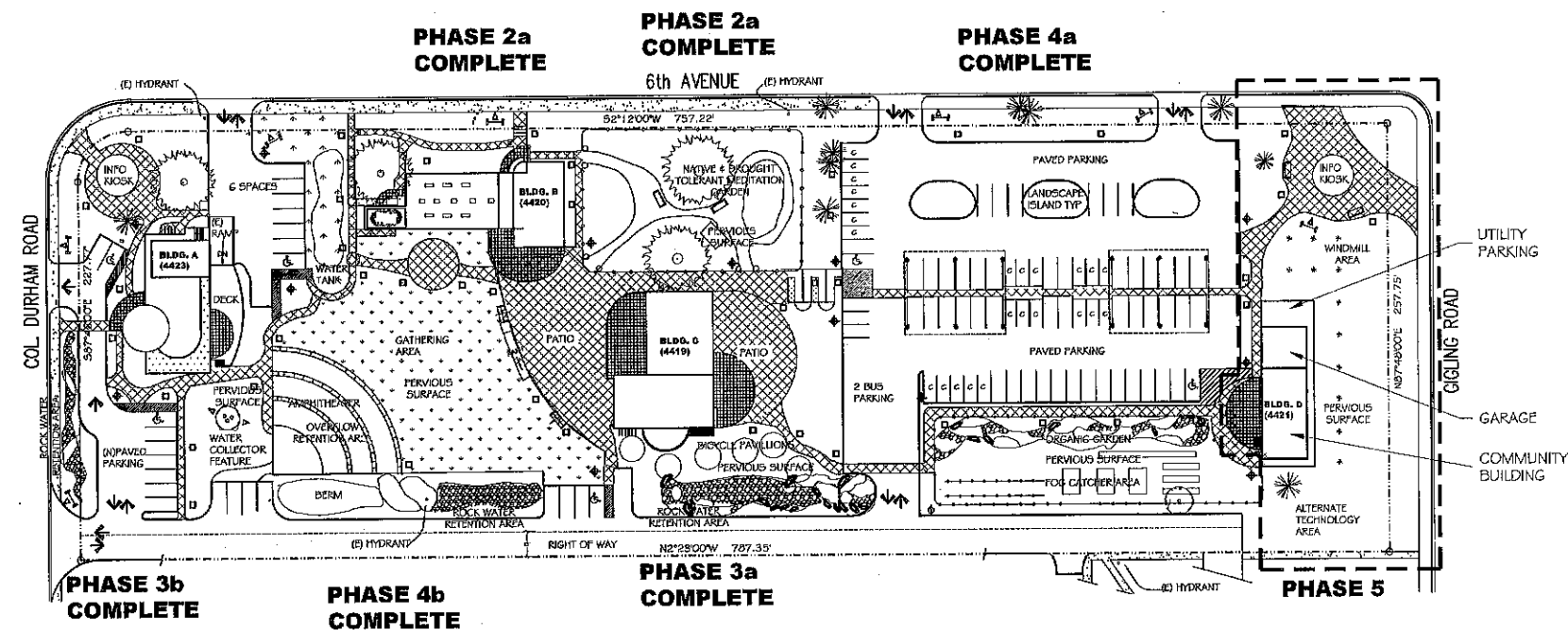
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PHASING PLAN - PHASE 5

SCALE 1" = 30'-0"

PHASE 5 - COMMUNITY BUILDING, INFORMATION KIOSK, TECHNOLOGY GARDENS, UTILITY PARKING



MASTER SITE PLAN @ PHASE 5

SCALE=1:50

PROJECT DATA TABLE

COMMUNITY BLD'G D & GARAGE (4421):
 (E) FLOOR AREA: (TO BE REMOVED) 1,000 SF
 (N) COMMUNITY ROOM: 1,053 SF
 BATHROOM & STORE/MECH. RM.: 338 SF
 GARAGE: 675 SF
 2,066 SF

BUILDING FOOTPRINT:
 BUILDING D HEIGHT = 17'-0" AFG

PARKING:	REQ'D	PROVIDED
PREVIOUS ACCESSIBLE		6
LOADING/UTILITY		1
BUS * (=20/4 PERSON CARS)		2
COMMUNITY RM.	10.53	
BATHRM.s/STOR./MECH	0	
GARAGE		2
UTILITY PARKING		1
5 BICYCLE SPACES		
PRIEVIOUS PARKING FOR		
BUILDINGS A, B, & C & SITE	106.07	104
TOTAL PARKING BUIDINGS A, B, C, & D & SITE	116.60	107

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HOSTELLING INTERNATIONAL - USA
HI - MONTEREY BAY ECO HOSTEL
PHASING PLAN-PHASE 5

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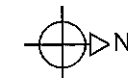
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BLDG. B 2a - FLOOR PLAN

3726 SQ. FT.

PHASE 2a-33 BED HOSTEL
W/ 1 STAFF UNIT



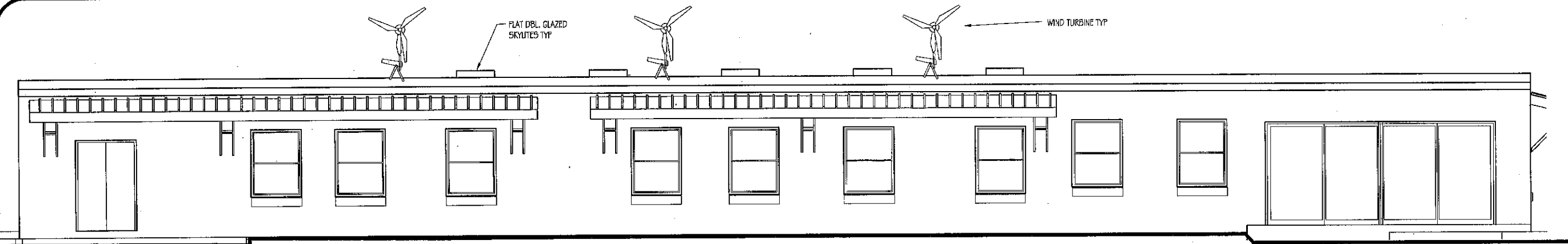
SCALE: 1/4" = 1'-0"

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HI - MONTEREY, FORT ORD HOSTEL
BLDG B 2a FLOOR PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

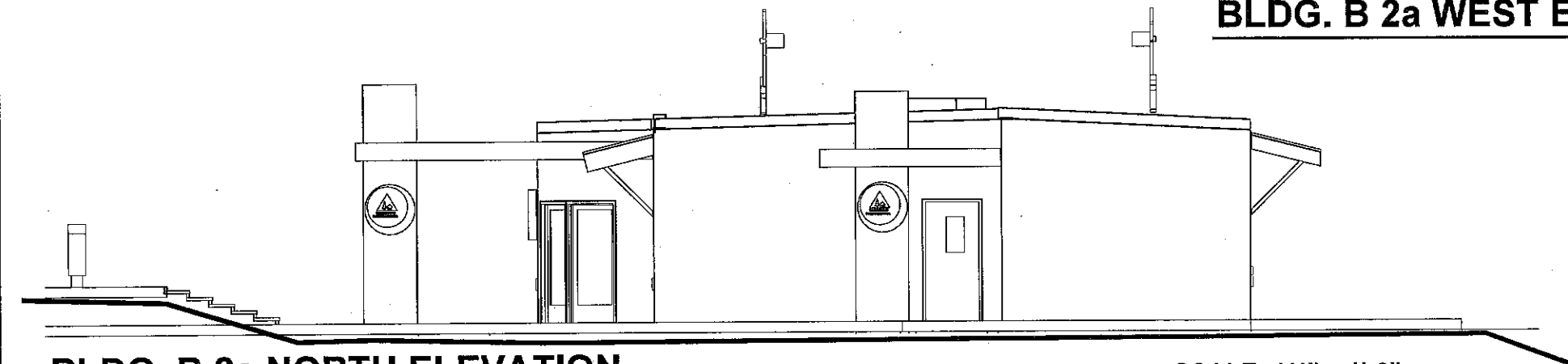
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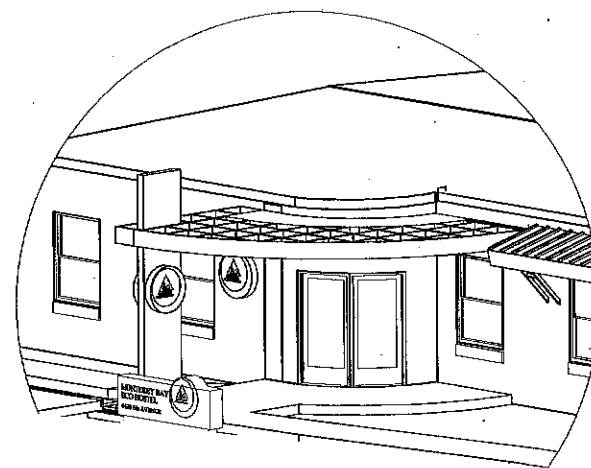
BLDG. B 2a WEST ELEVATION

SCALE: 1/4" = 1'-0"

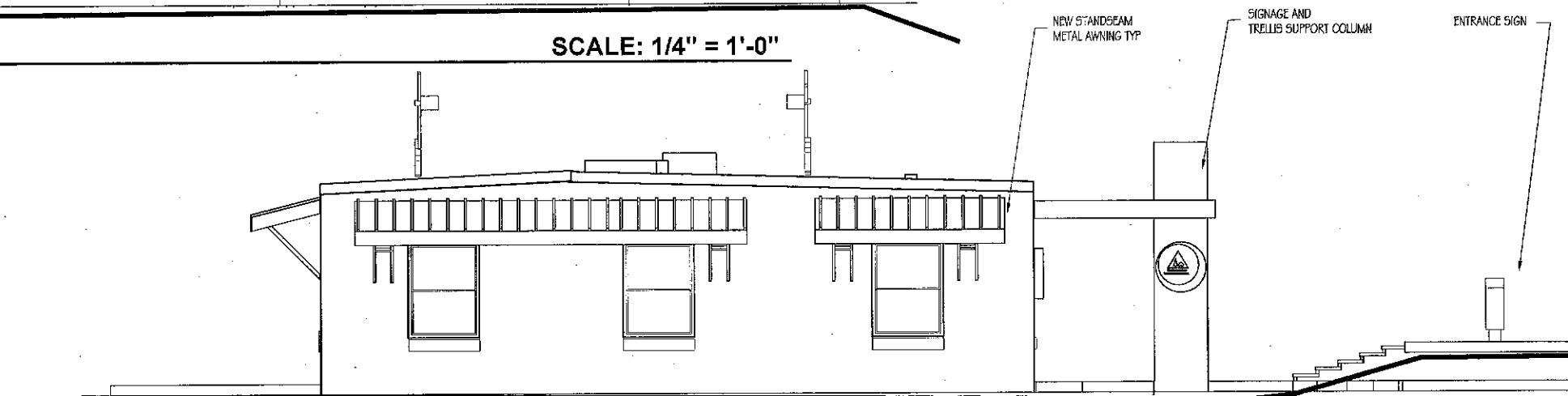


BLDG. B 2a NORTH ELEVATION

SCALE: 1/4" = 1'-0"

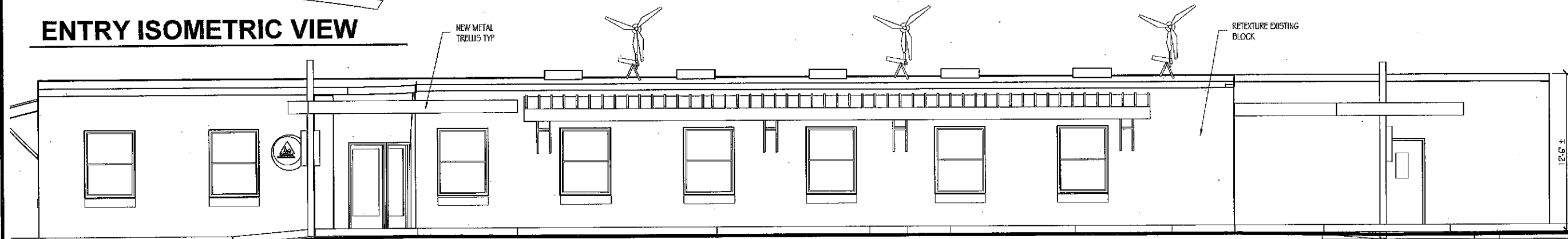


ENTRY ISOMETRIC VIEW



BLDG. B 2a SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



BLDG. B 2a EAST ELEVATION

SCALE: 1/4" = 1'-0"

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BLDG B 2a ELEVATIONS
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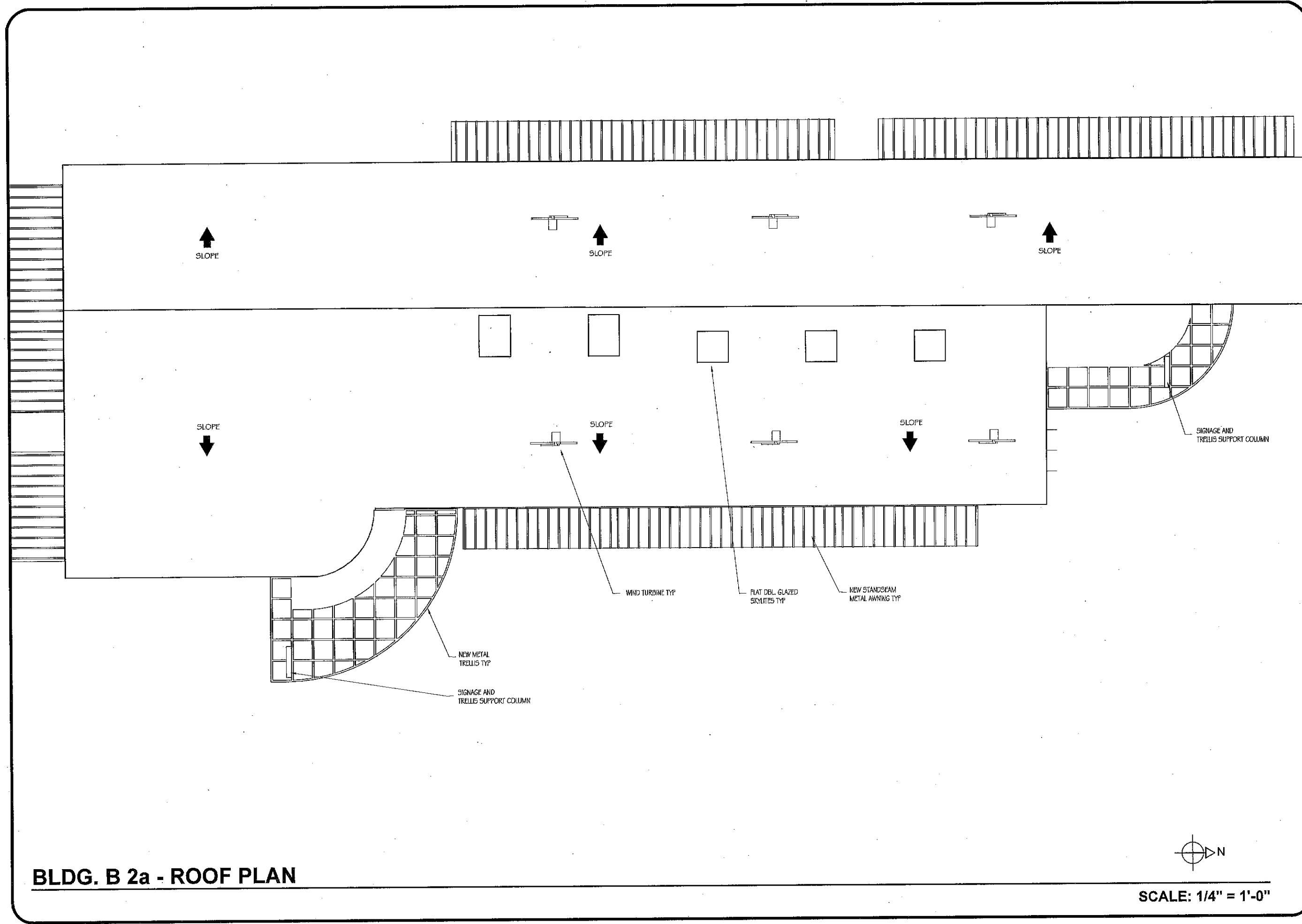
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8-20-2012	

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HI - MONTEREY, FORT ORD HOSTEL
BLDG B 2a ROOF PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

TERRI L.N. FISHER
 ARCHITECT
 LICENSE NO. C14039
 SANTA CRUZ, CA 95060
 (831) 425-5105
 285 MIRACLE LN.
 EMAIL: tfarh@aol.com

OWNER:
 CENTRAL CALIFORNIA
 COUNCIL OF AYH
 P.O. BOX 2538
 MONTEREY, CA 93942

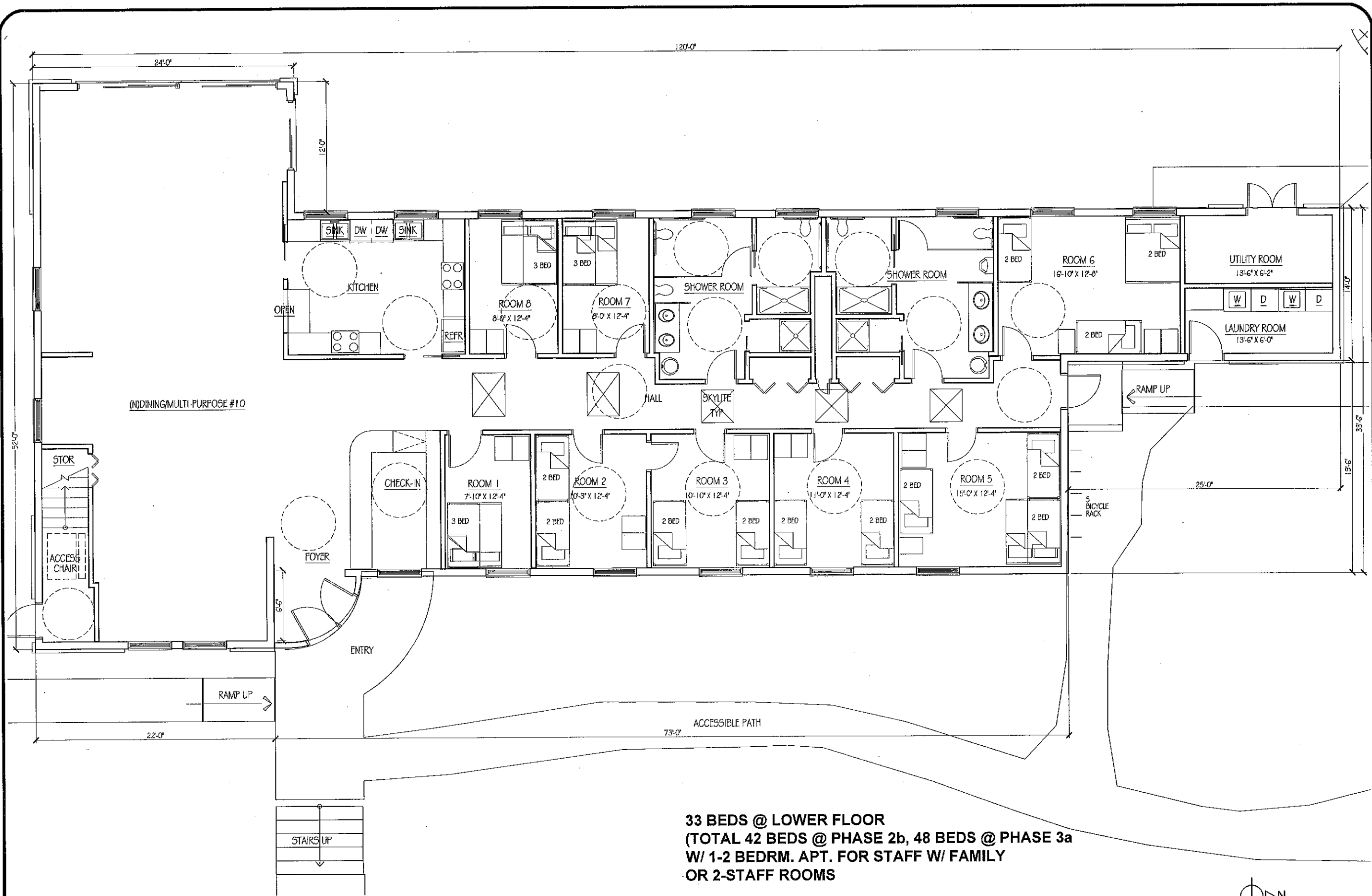
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Date 1-25-2012
Scale AS NOTED
Job No. SEASIDE
Sheet 2a3
Of 1
Sheets



BLDG. B 2a - ROOF PLAN



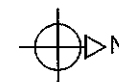
SCALE: 1/4" = 1'-0"



BLDG. B 2b - LOWER FLOOR PLAN

3990 SQ. FT. + 1436 SQ. FT. = 5426 SQ. FT.

33 BEDS @ LOWER FLOOR
(TOTAL 42 BEDS @ PHASE 2b, 48 BEDS @ PHASE 3a
W/ 1-2 BEDRM. APT. FOR STAFF W/ FAMILY
OR 2-STAFF ROOMS



SCALE: 1/4" = 1'-0"

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BLDG B 2b LOWER LEVEL FLOOR PLAN
6TH AVE. SEASIDE, CA APN (031-151-018)

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Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2B4
Of Sheets

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BLDG B 2b UPPER FLOOR PLAN

6TH AVE. SEASIDE, CA APN (031-151-018)

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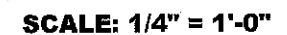
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COUNCIL OF AYH
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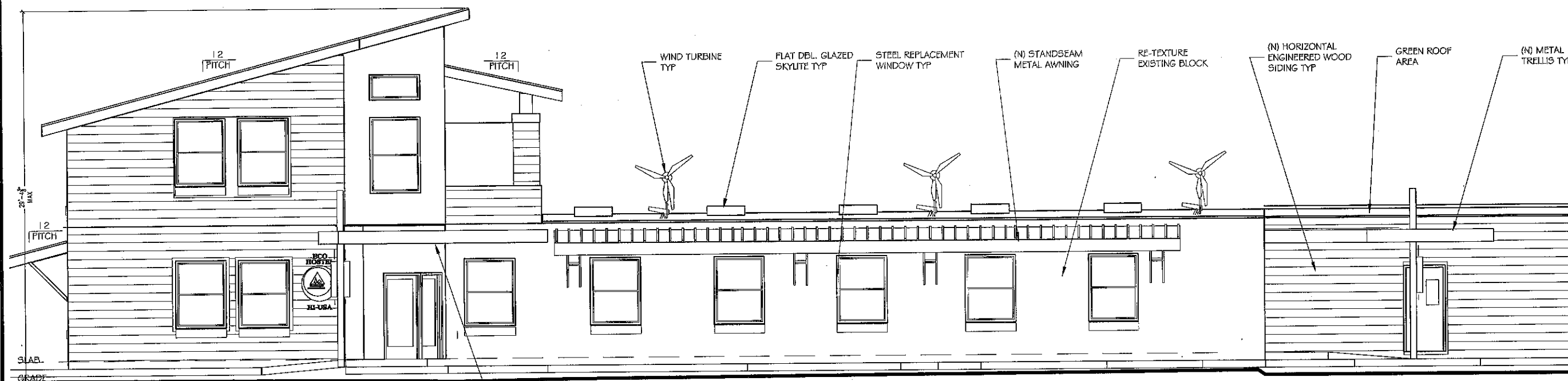
ARCHITECT
LICENSE NO. C14039
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EMAIL: tfisher@aol.com



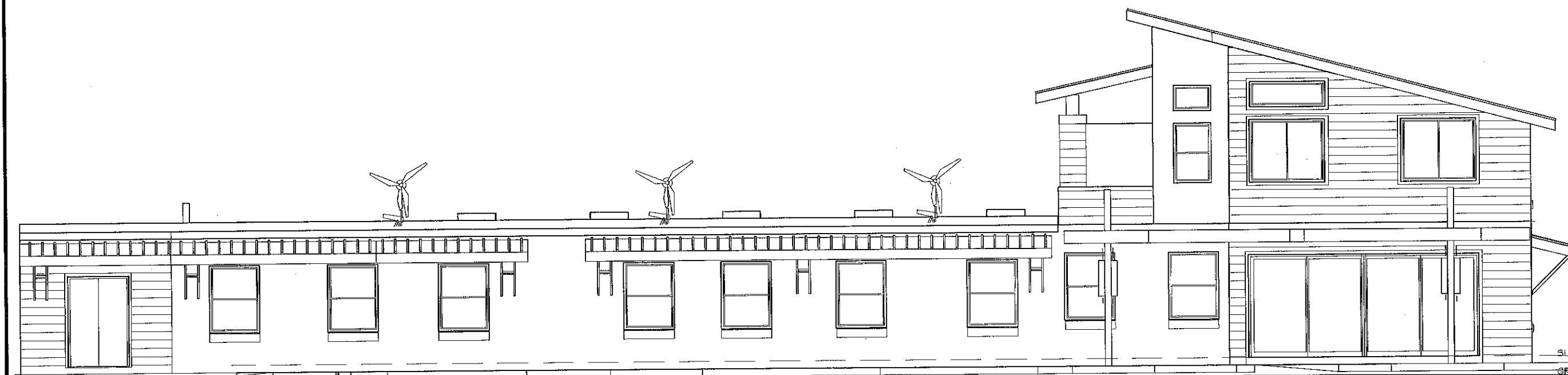
PHASE 2b-9 HOSTEL BEDS @ 9A & 9B
-1-2 BEDRM. APT. FOR STAFF W/FAMILY
OR 2 STAFF ROOMS
PHASE 3a-9 HOSTEL BEDS @ 9A & 9B
-6 HOSTEL BEDS @ 10A & 10B

Packet Page 48



BLDG B 2b EAST ELEVATION

SCALE: 1/4" = 1'-0"



BLDG B 2b WEST ELEVATION

SCALE: 1/4" = 1'-0"

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BLDG. B 2b EXTERIOR ELEVATIONS
 6TH AVE. SEASIDE, CA APN (031-151-018)

TERRI L.N. FISHER
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 285 MIRACLE LN.
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GCC
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Date
 1-25-2012
 Scale
 1/4"=1'-0"
 Job No.
 SEASIDE
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2B6

of Sheets

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SUBMITTAL 1-25-2012	
REV. 1 PLANNING	
8-20-2012	

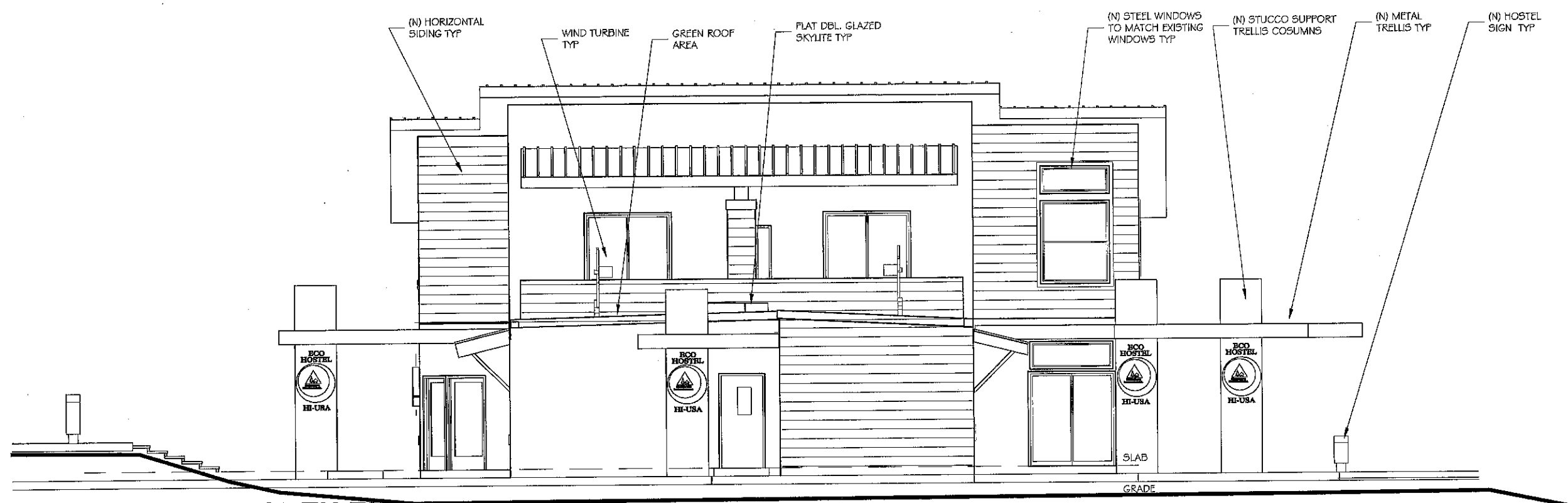
HOSTELLING INTERNATIONAL - USA
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BLDG. B 2b EXTERIOR ELEVATIONS
 6TH AVE. SEASIDE, CA APN (031-151-018)

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ARCHITECT
TERRI L.N. FISHER
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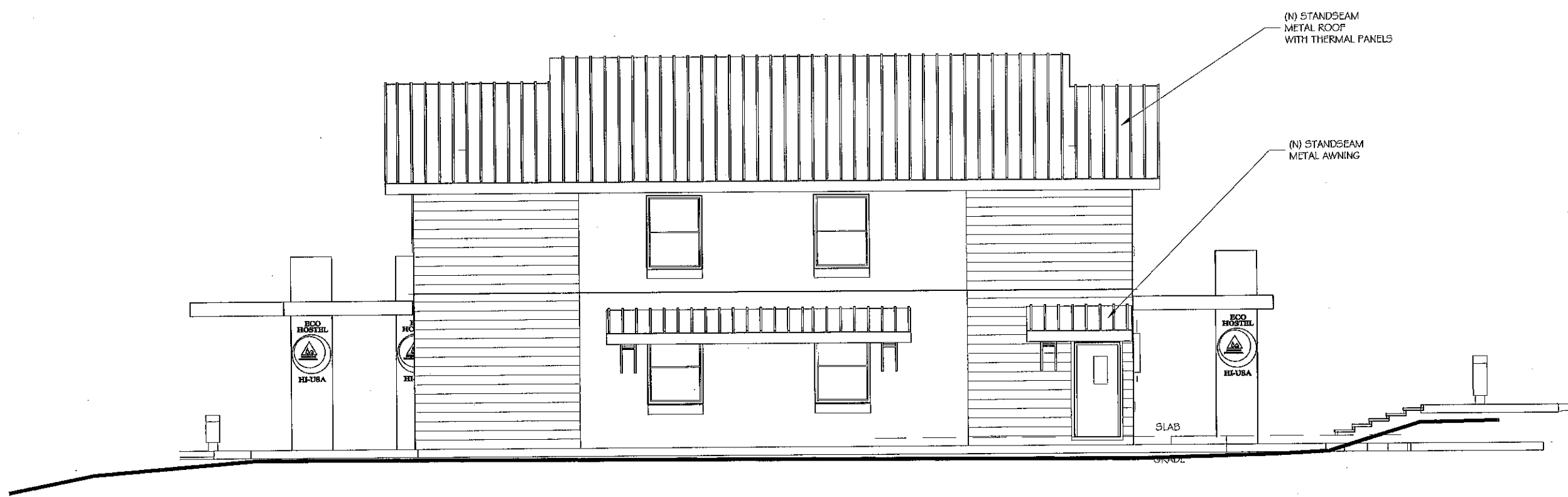
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 Date
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2B7

Of
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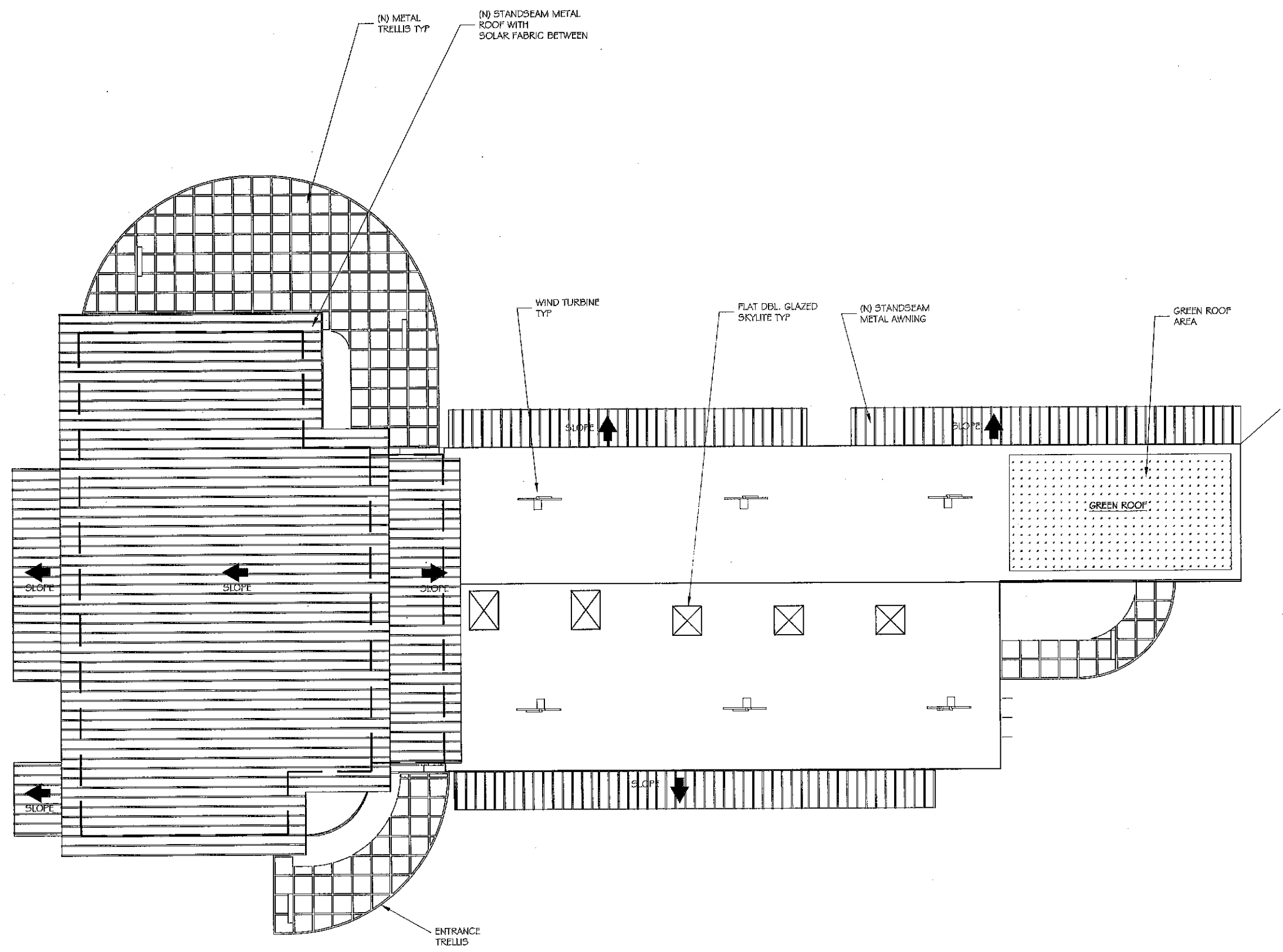
BLDG B 2b NORTH ELEVATION

SCALE: 1/4" = 1'-0"



BLDG B 2b SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



BLDG B 2b ROOF PLAN

SCALE: 3/16" = 1'-0"

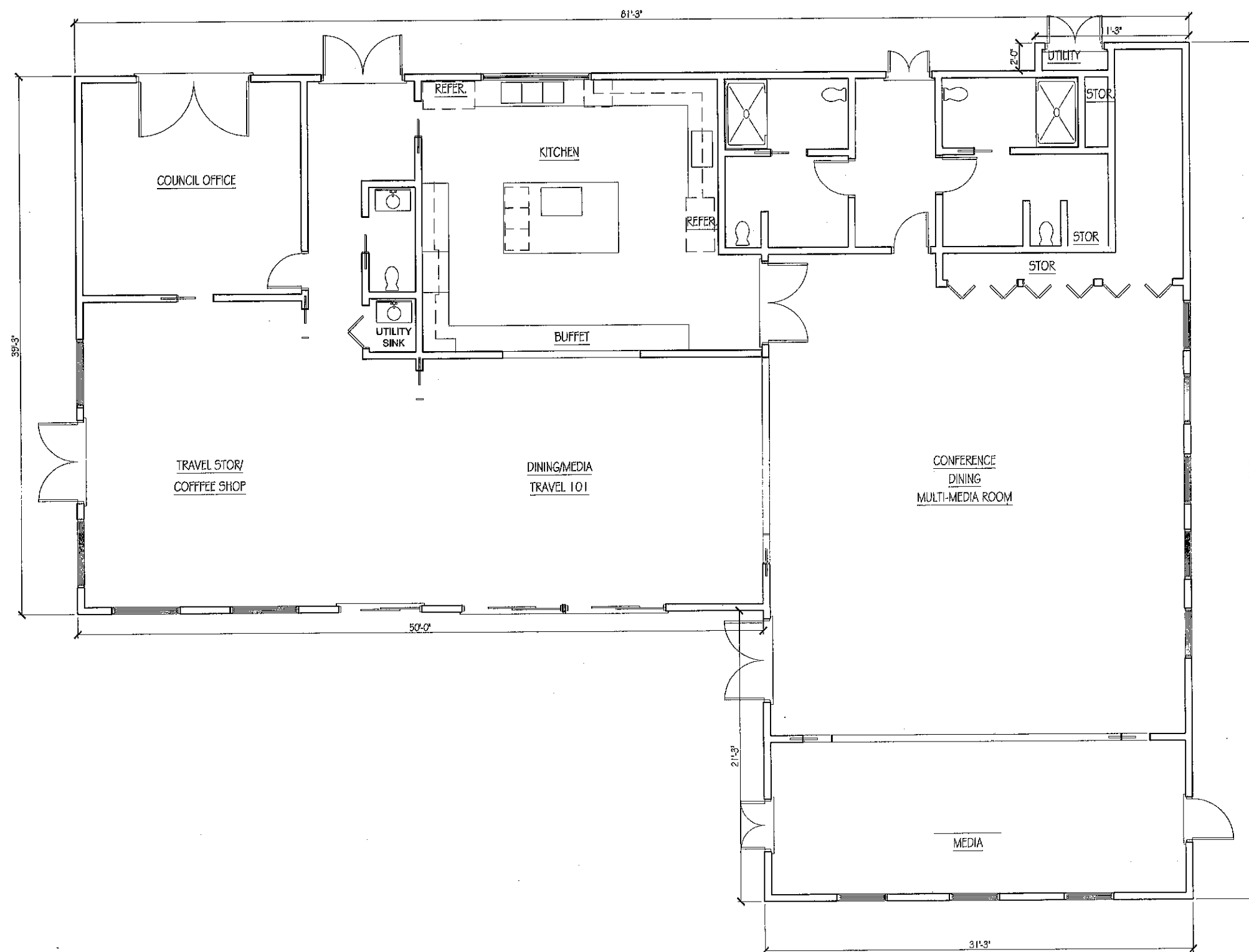
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SUBMITTAL 1-25-2012	
REV. 1 PLANNING	
8-20-2012	

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BLDG. B 2b ROOF PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

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Drawn	GCC
Checked	
Date	1-25-2012
Scale	1/4"=1'-0"
Job No.	SEASIDE
Sheet	2B8
Of	Sheets



BLDG. C - LOWER FLOOR PLAN

3820 SQ. FT. + 1380 SQ. FT. = 5200 SQ. FT.

SCALE: 1/4" = 1'-0"



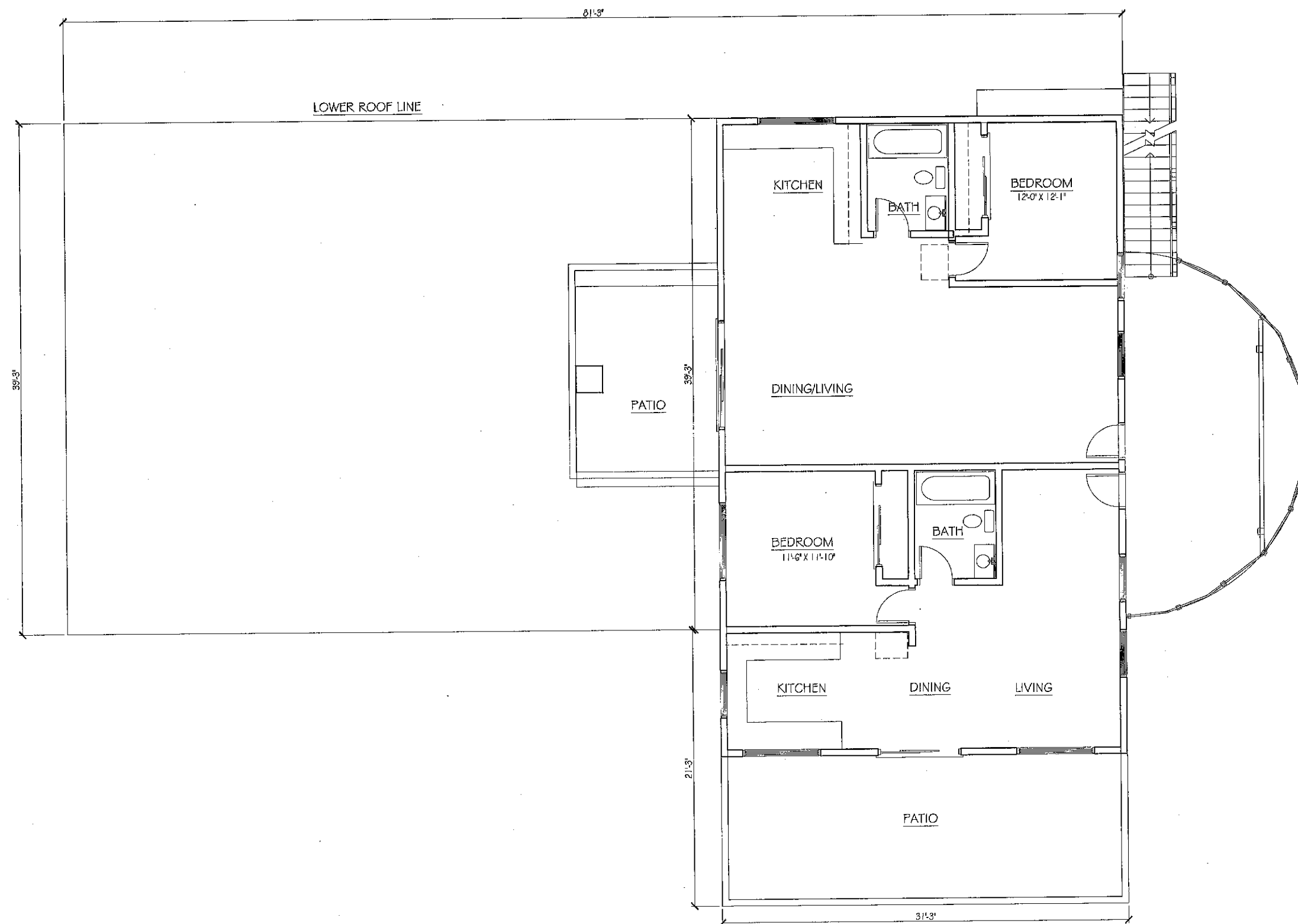
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REV. 1 PLANNING 6-20-2012	

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BLDG C LOWER LEVEL FLOOR PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

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Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2C1
01 Sheets



BLDG. C - UPPER FLOOR PLAN

3820 SQ. FT. + 1380 SQ. FT. = 5200 SQ. FT.

SCALE: 1/4" = 1'-0"



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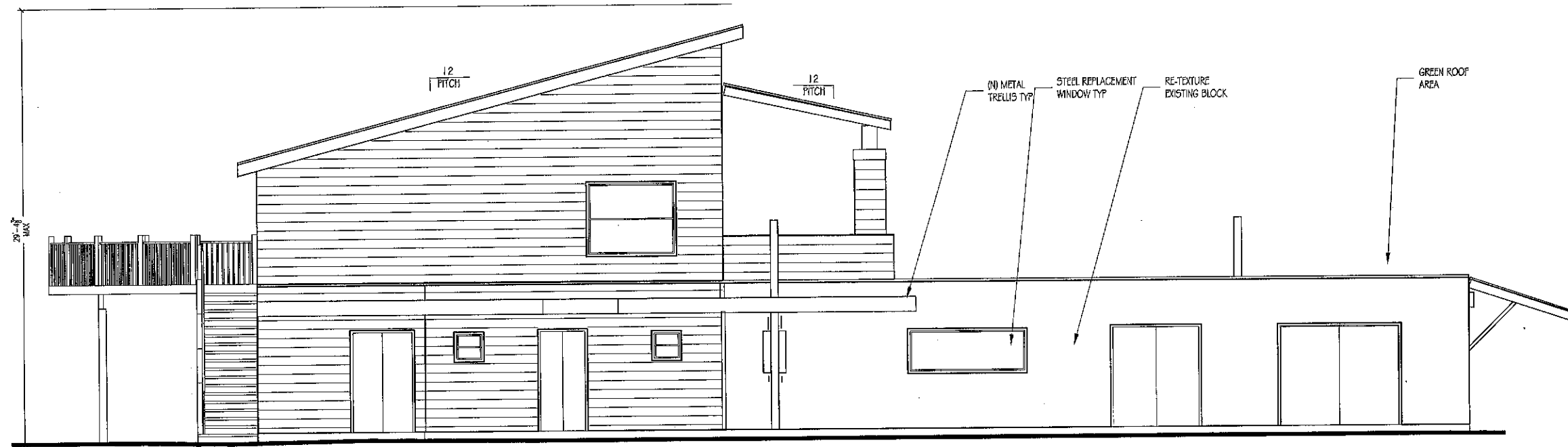
BLDG C UPPER LEVEL FLOOR PLAN

6TH AVE. SEASIDE, CA APN (031-151-018)

OWNER:

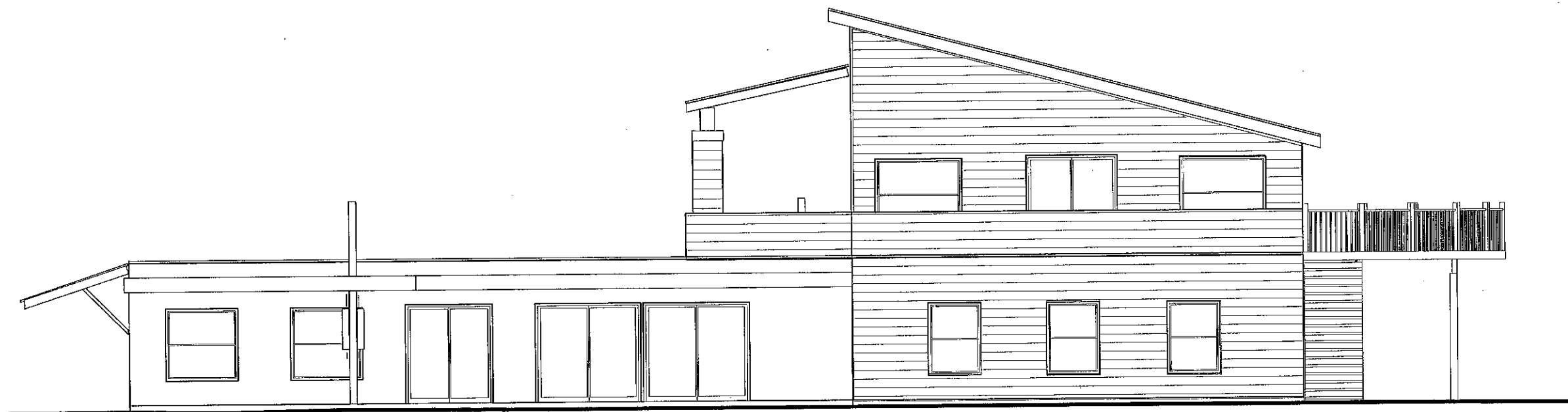
CENTRAL CALIFORNIA
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Drawn GCC
Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2C2
of 2 Sheets



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

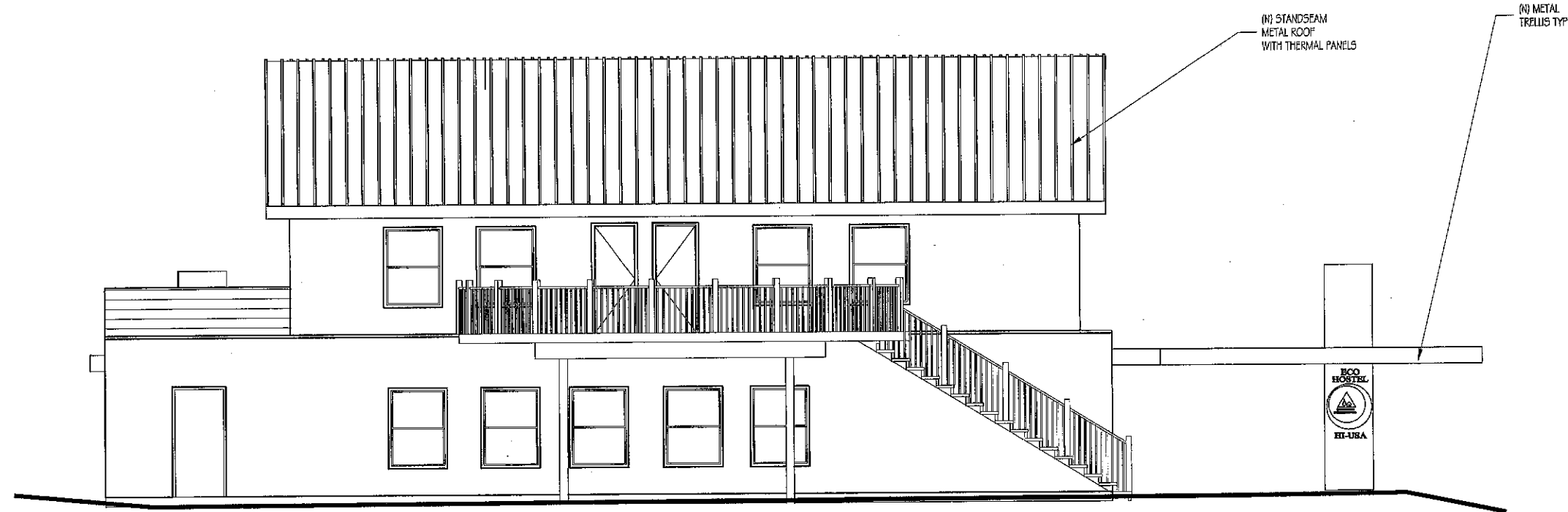
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6-20-2012	

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 285 MIRACLE LN.
 EMAIL: Harch@aol.com

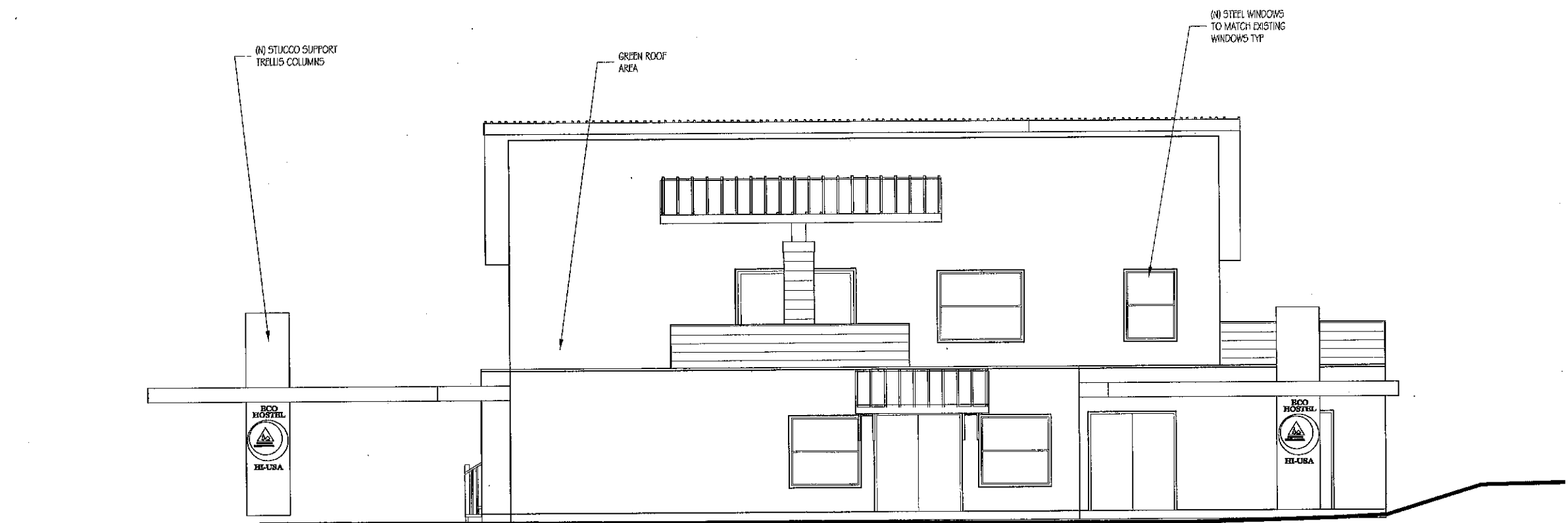
HOSTELLING INTERNATIONAL - USA
HI - MONTEREY, FORT ORD HOSTEL
BLDG C ELEVATIONS
 6TH AVE. SEASIDE, CA APN (031-151-018)
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Drawn GCC
Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2C3-1
01 Sheets



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

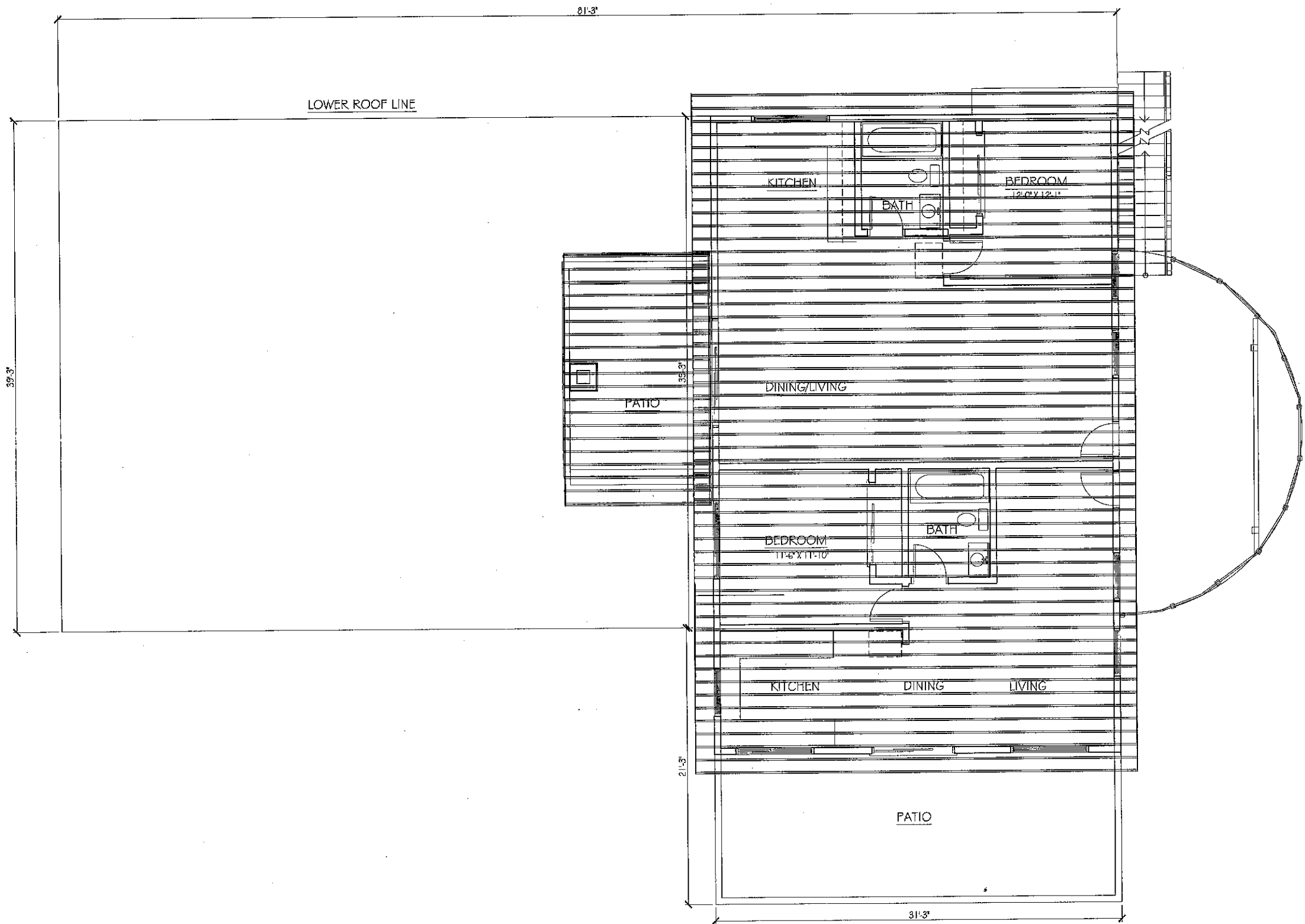
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REV. 1 PLANNING	
2-20-2012	

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BLDG C ELEVATIONS
 6TH AVE. SEASIDE, CA APN (031-151-018)

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 (831) 425-5105
 285 MIRACLE LN.
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Drawn QCC
Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2C3-2
Of 1
Sheets



BLDG. C - ROOF PLAN

SCALE: 1/4" = 1'-0"

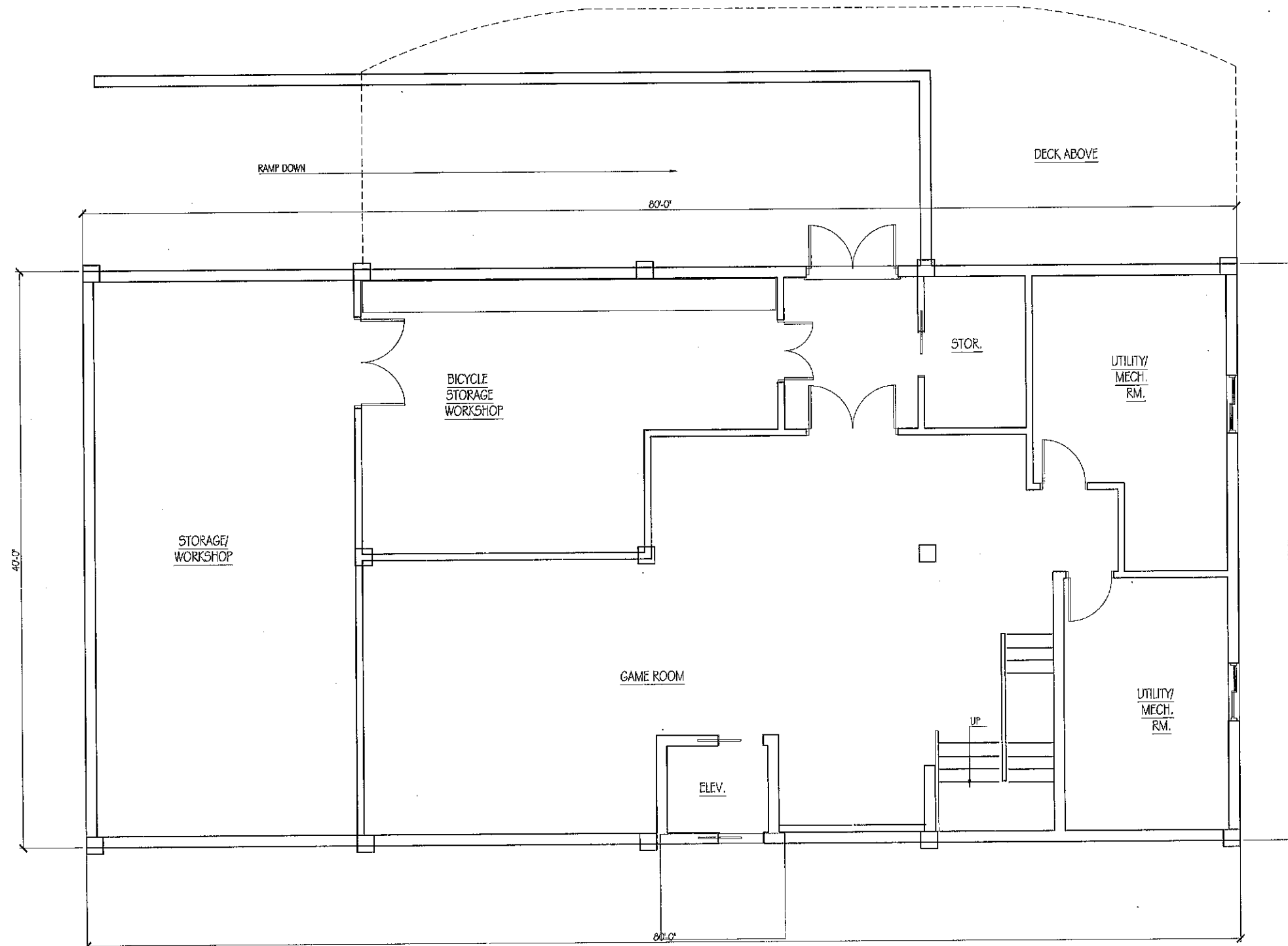


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REV. 1 PLANNING 6-20-2012	

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BLDG C ROOFPLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

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Drawn GCC
Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2C4
Of 1
Sheets



BLDG. A-LOWER LEVEL FLOOR PLAN - CONCEPTUAL

FOUR FLOORS @ 3,775 SQ. FT. = 10,500 SQ. FT.

SCALE: 1/4" = 1'-0"

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REV. 1 PLANNING 2-20-2012	

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BLDG. A-LOWER LEVEL FLOOR PLAN

6TH AVE. SEASIDE, CA APN (031-151-018)

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Drawn GCC
Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2A1
01 Sheets

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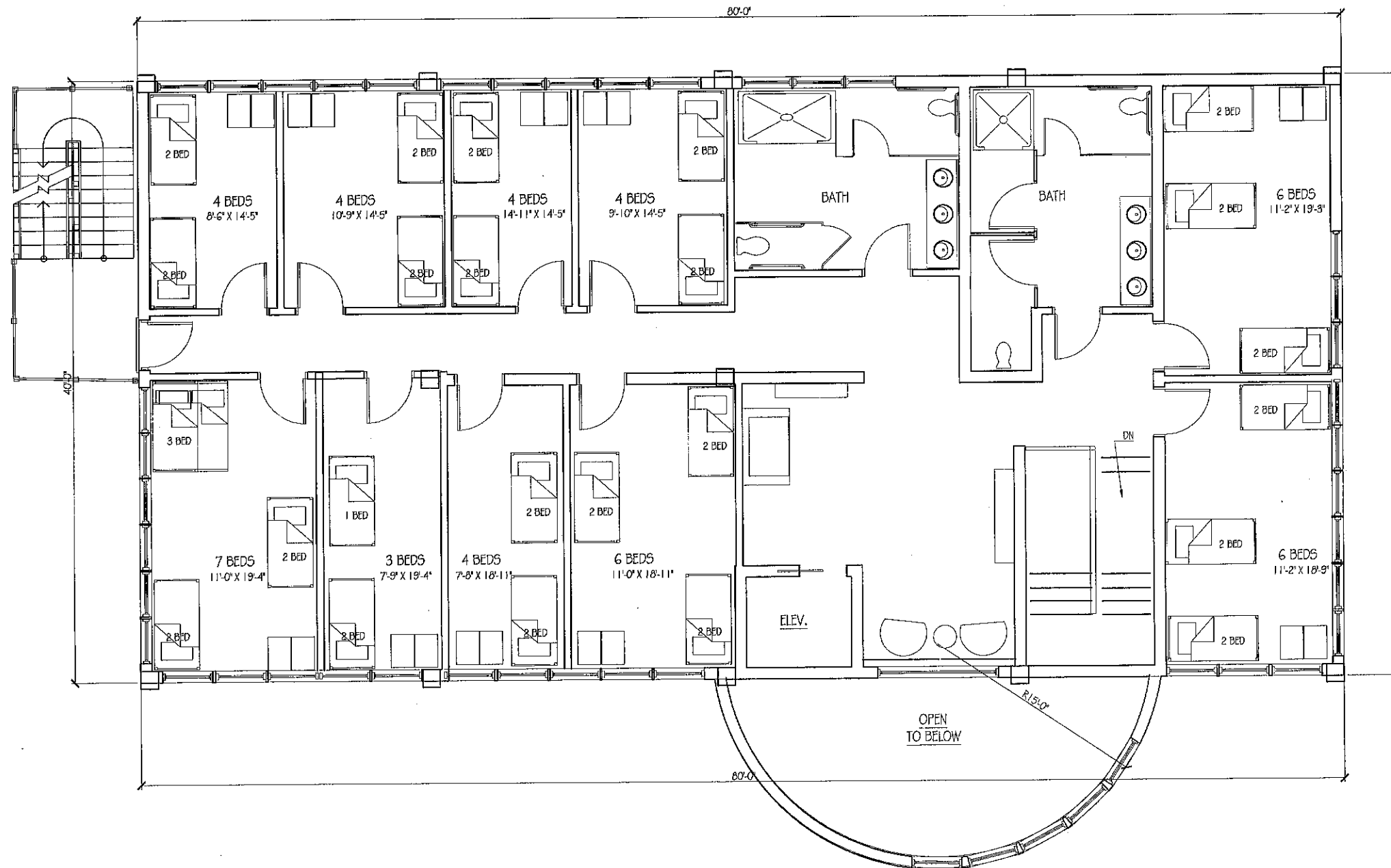
EMAIL: tfarsh@aol.com

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GCC
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Date
1-25-2012
Scale
1/4"=1'-0"
Job No.
SEASIDE
Sheet
2A2
Of
Sheets



SCALE: 1/4" = 1'-0"





UPPER LEVEL
48 HOSTEL
BEDS



BLDG. A-UPPER LEVEL FLOOR PLAN - CONCEPTUAL

FOUR FLOORS @ 3,775 SQ. FT. = 10,500 SQ. FT.

SCALE: 1/4" = 1'-0"

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2-20-2012	

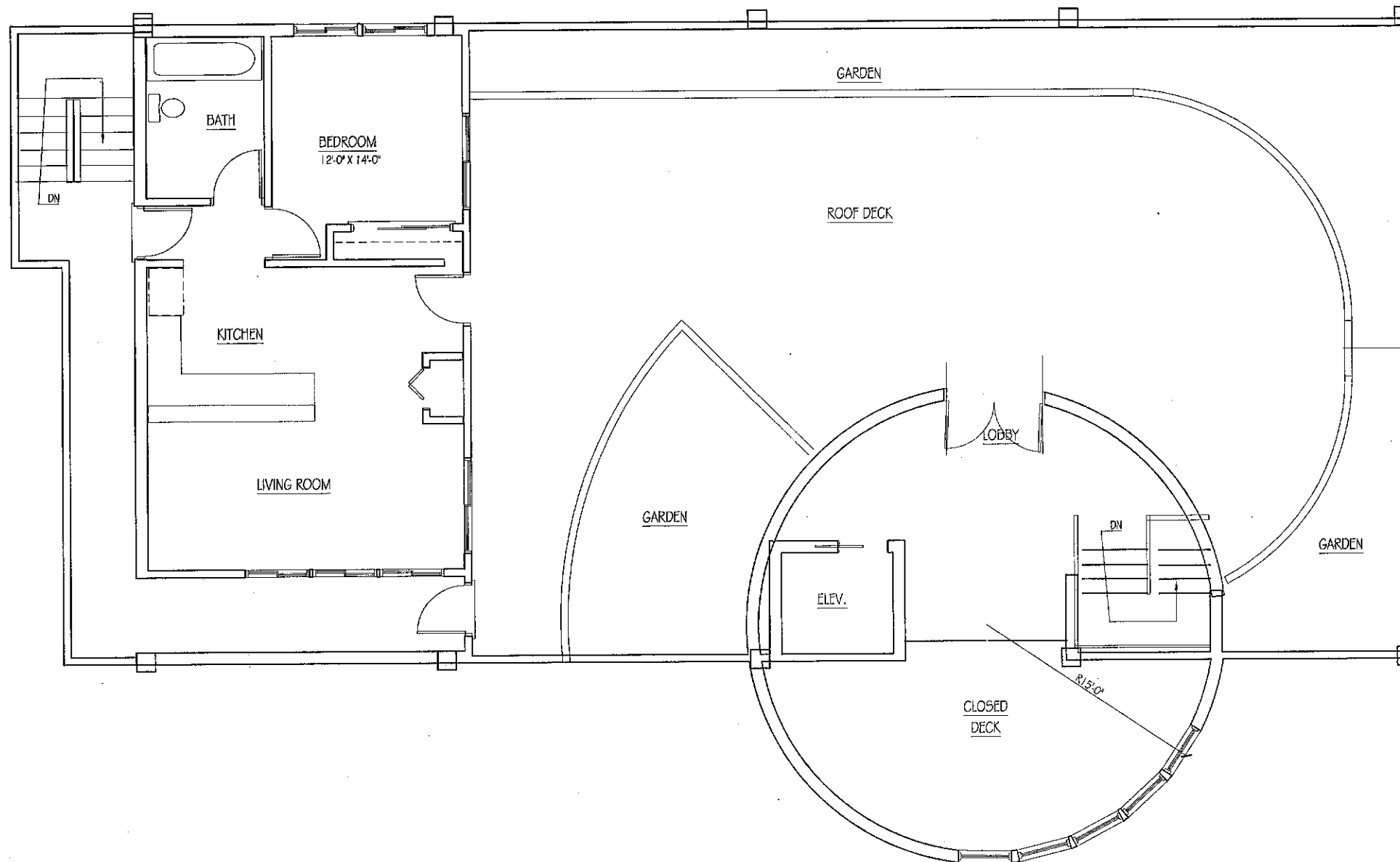
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Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2A3
01 Sheets



MANAGER'S
FLOOR-
1 STAFF UNIT

BLDG. A MANAGERS FLOOR PLAN - CONCEPTUAL

FOUR FLOORS @ 3,775 SQ. FT. = 10,500 SQ. FT.

SCALE: 1/4" = 1'-0"



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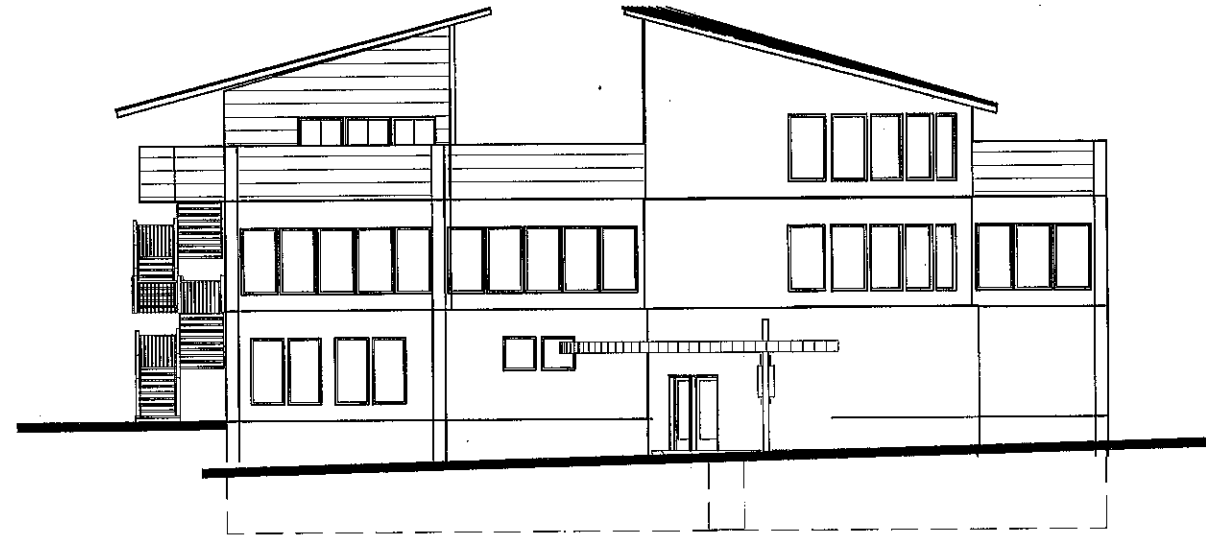
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BLDG A-MANAGER UNIT FLOOR PLAN

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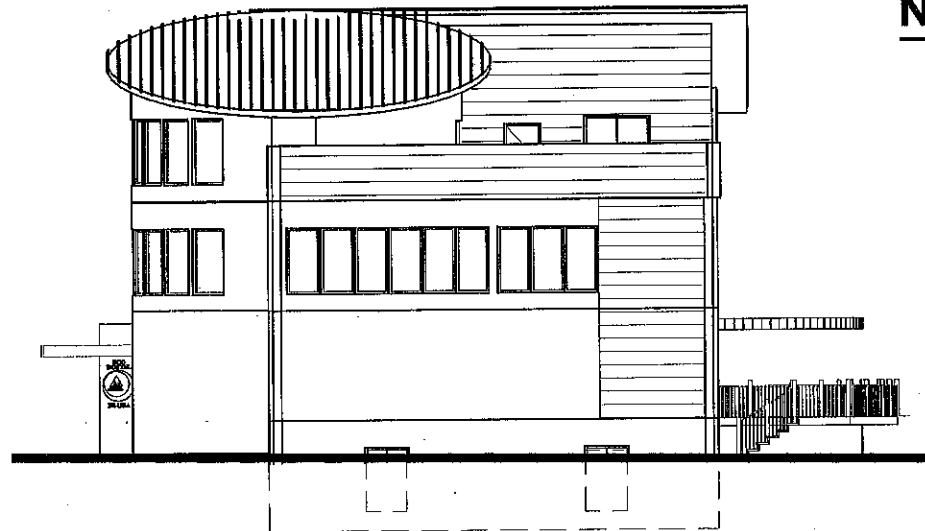
6TH AVE. SEASIDE, CA APN (031-151-018)

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Date 1-26-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
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Of Sheets



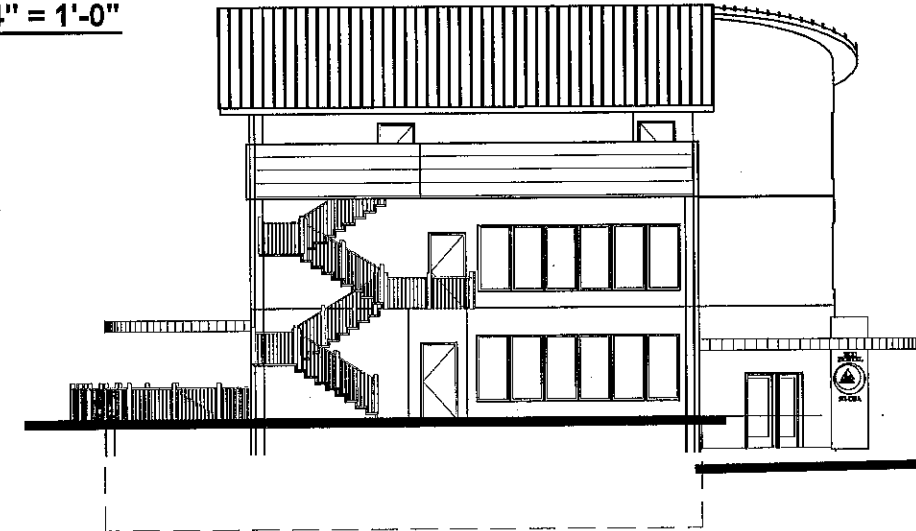
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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BLDG A ELEVATIONS

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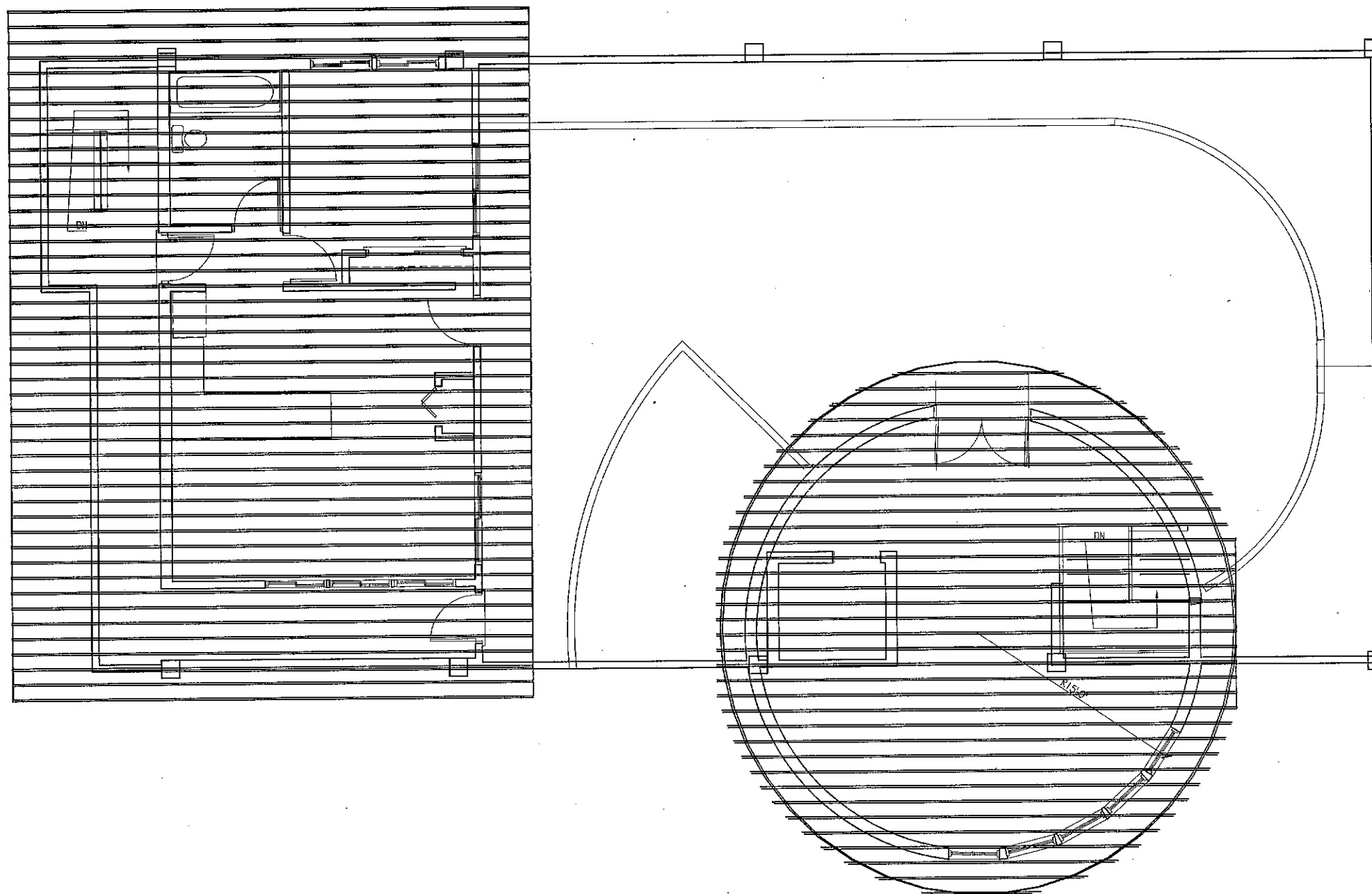
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Job No.

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Of Sheets



BLDG. A MANAGERS ROOF PLAN - CONCEPTUAL

SCALE: 1/4" = 1'-0"

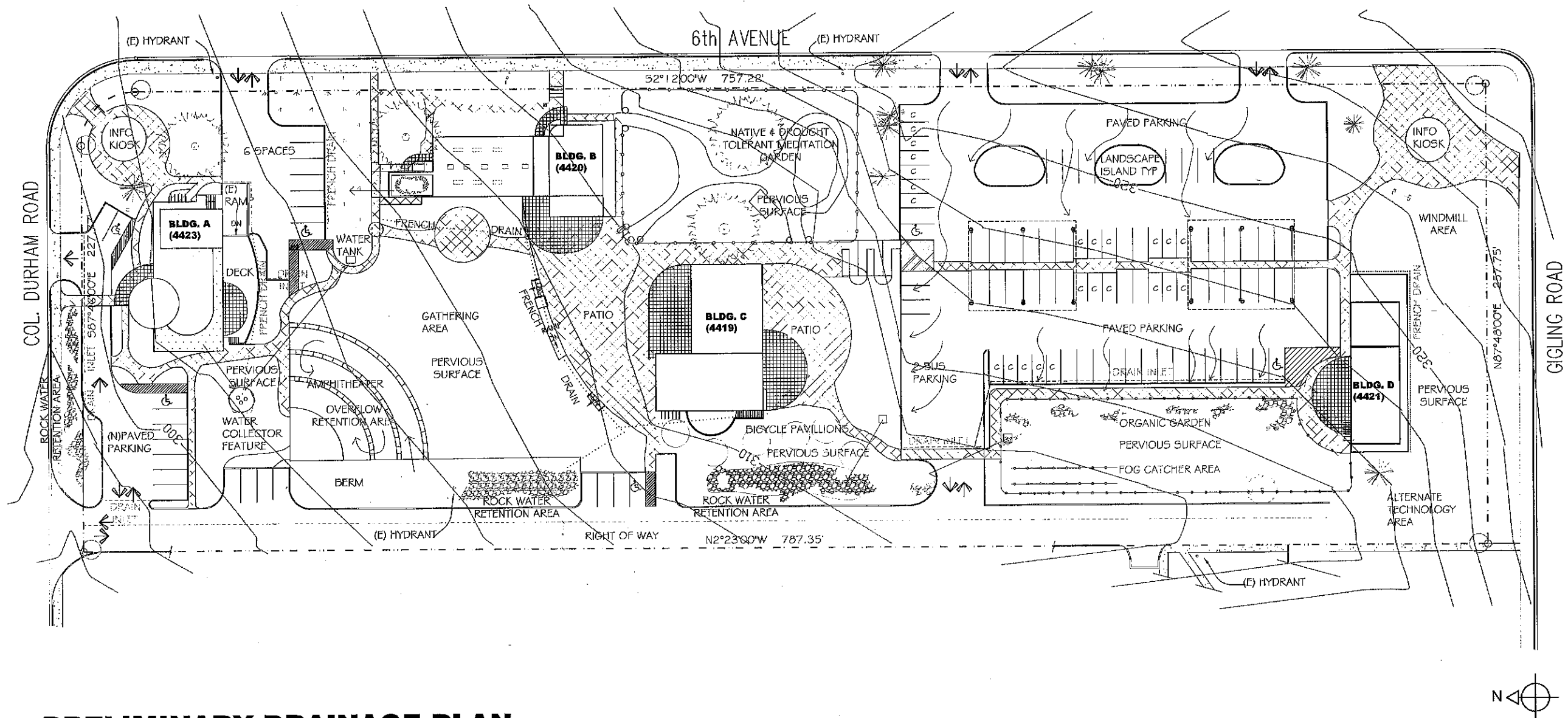


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BLDG A-MANAGER UNIT ROOF PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

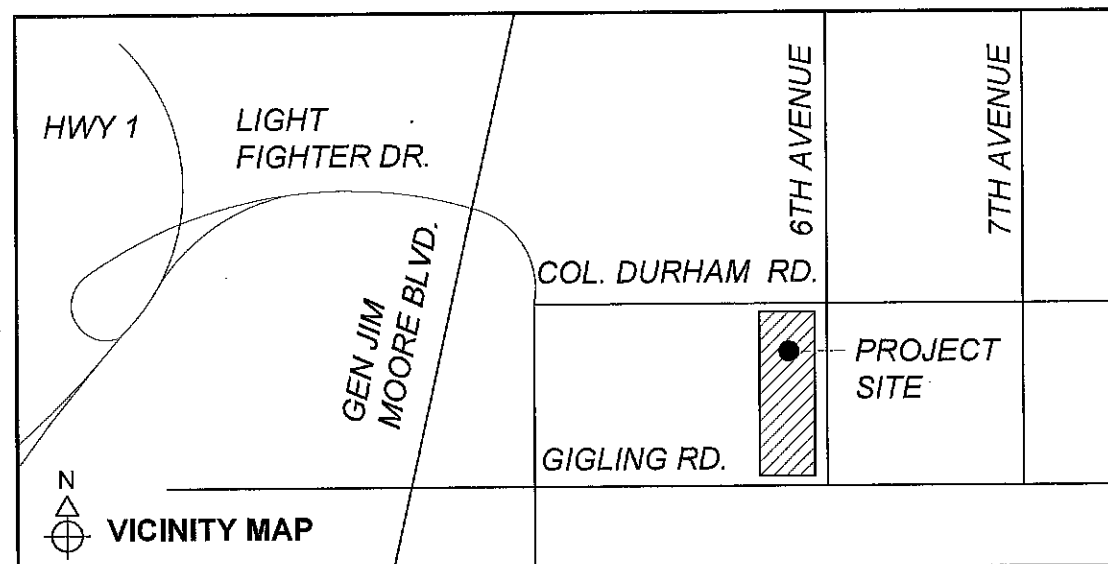
TERRI L.N. FISHER
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 EMAIL: tfarch@aol.com

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Checked
Date 1-25-2012
Scale 1/4"=1'-0"
Job No. SEASIDE
Sheet 2A6
Or Sheet



PRELIMINARY DRAINAGE PLAN

SCALE 1" = 30'-0"



PROJECT DATA TABLE - WATER COLLECTION FEATURES



ROCK WATER RETENTION AREA

5000 GALLON ABOVE GROUND
WATER STORAGE TANK

WATER FEATURE W/
UNDERGROUND WATER STORAGE

DRAIN INLET

DRAIN

FRENCH DRAIN

SURFACE DRAINAGE

STORM WATER FLOW

HOSTELLING INTERNATIONAL - USA

HI - MONTEREY BAY ECO HOSTEL

PRILIMINARY DRAINAGE PLAN

6TH AVE. SEASIDE, CA APN (031-151-018)

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Drawn
GCC
Checked
Date
1-25-2012
Scale
AS NOTED
Job No.
SEASIDE

Sheet
C1

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REV. 1 PLANNING 8-20-2012	

FUND IT. AND THEY WILL APPEAR.

Please Help Us Reach Our Funding Goal. For a 120 Bed Eco - Hostel

\$4,000,000
\$3,000,000
\$2,000,000
\$1,500,000
\$1,000,000
\$500,000

CONTACT: (831) 899-1252
 DONATE: www.FortOrdHostel.org

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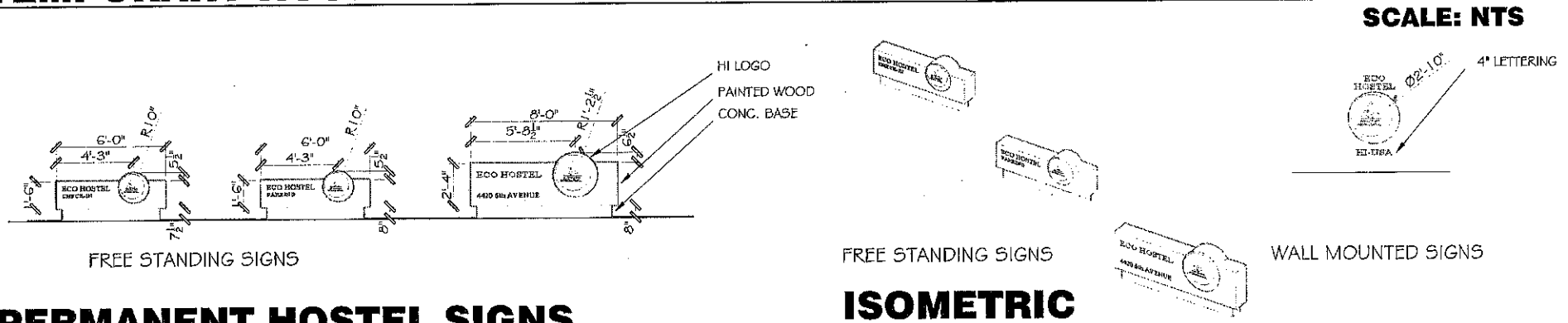
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HI - MONTEREY BAY ECO HOSTEL
SIGNAGE
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Drawn GCC
Checked
Date 1-25-2012
Scale AS NOTED
Job No. SEASIDE
Sheet S1
01 Sheets

TEMPORARY HOSTEL SIGNS



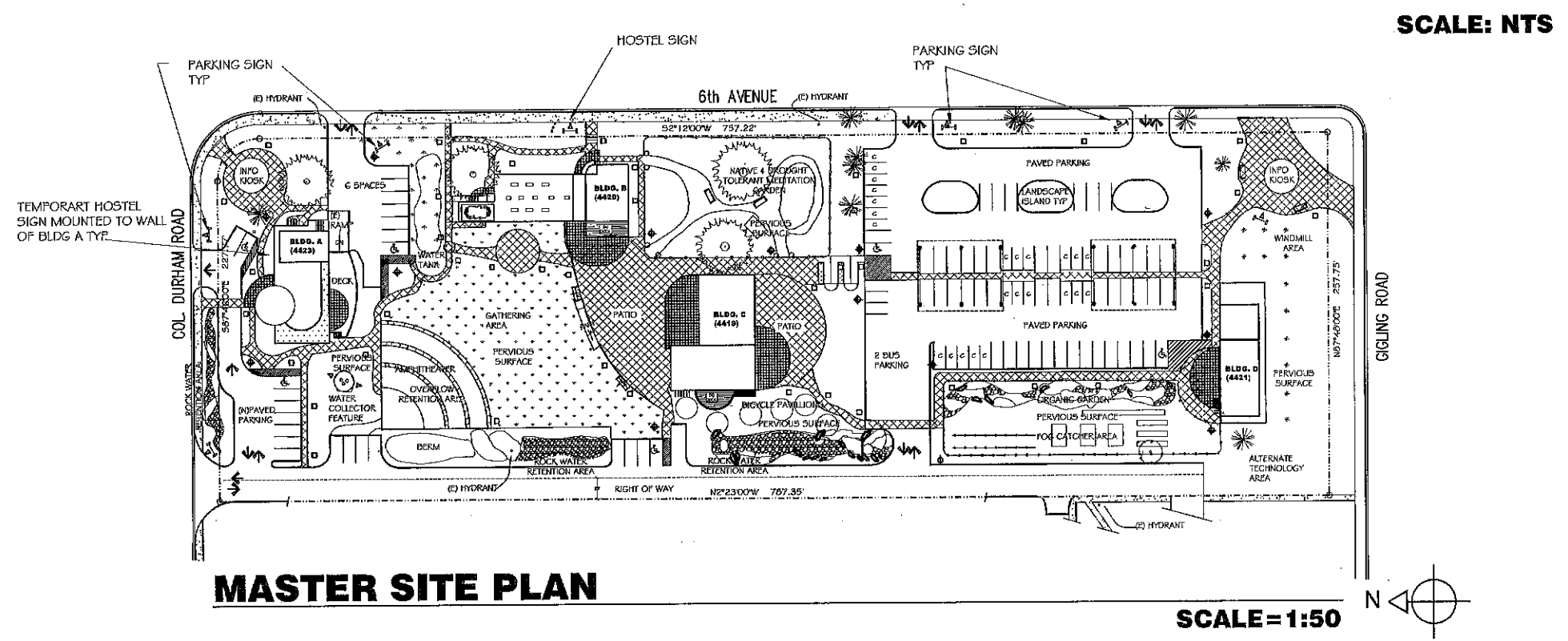
6th AVENUE SEASIDE/FORT ORD, CALIFORNIA

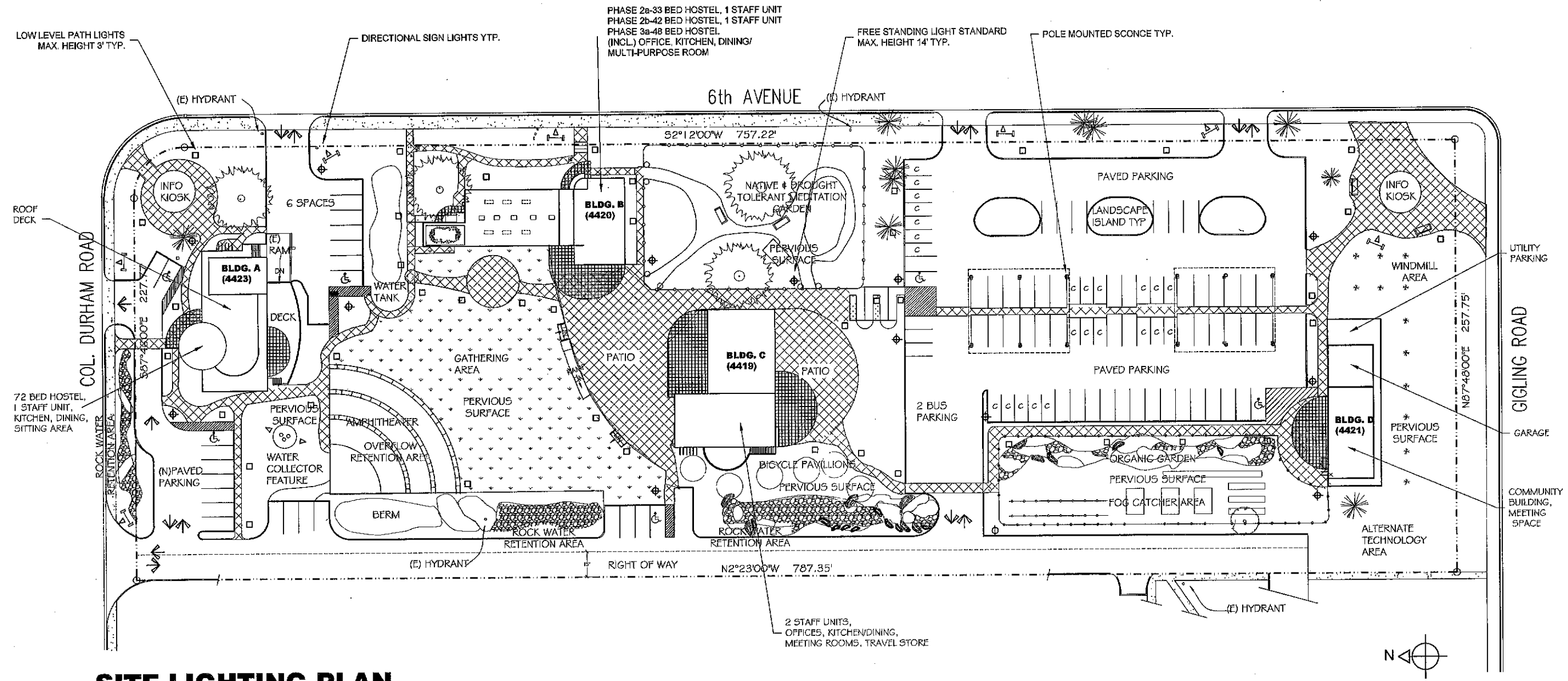
Monterey Bay Eco-Hostel at Fort Ord
 Future Environmental Learning Center Hostel
 For Information Contact
 HI-USA Central California Council
 P.O. Box 2538, Monterey CA 93942
www.FortOrdHostel.org

Volunteers & Donations Needed
 Call 831.899.1252

TEMP SIGN 2

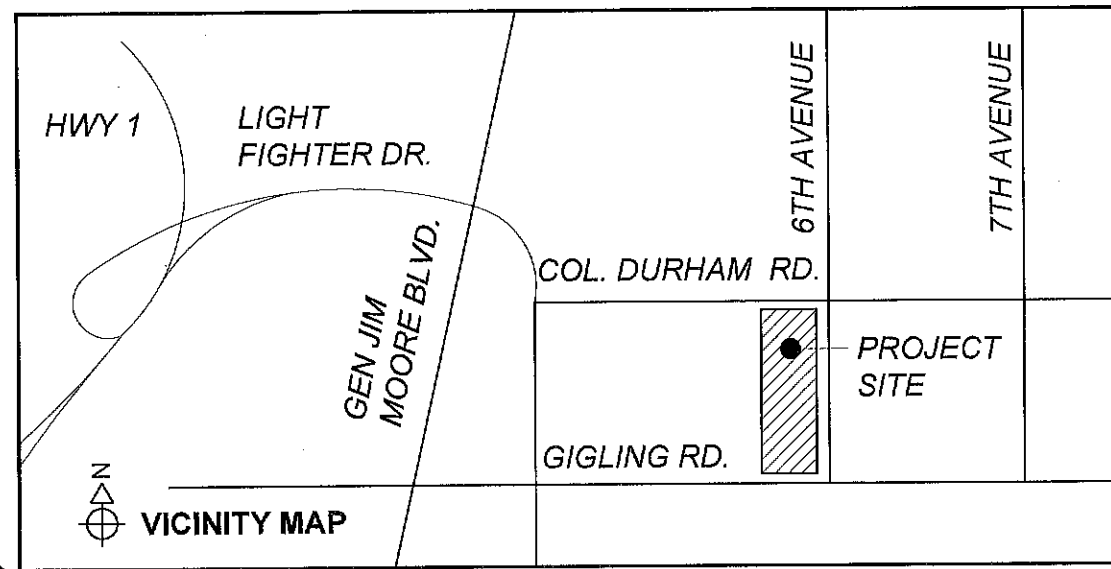
PERMANENT HOSTEL SIGNS





SITE LIGHTING PLAN

SCALE 1" = 30'-0"



LIGHTING KEY

- ⊕ FREESTANDING LIGHT STANDARDS
MAX. HEIGHT 14' (15 TOTAL)
- POLE MOUNTED SCENCE (12 TOTAL)
- LOW LEVEL PATH LIGHTS
MAX. HEIGHT 3' (37 TOTAL)
- △ DIRECTIONAL SIGN LIGHTS (7 TOTAL)

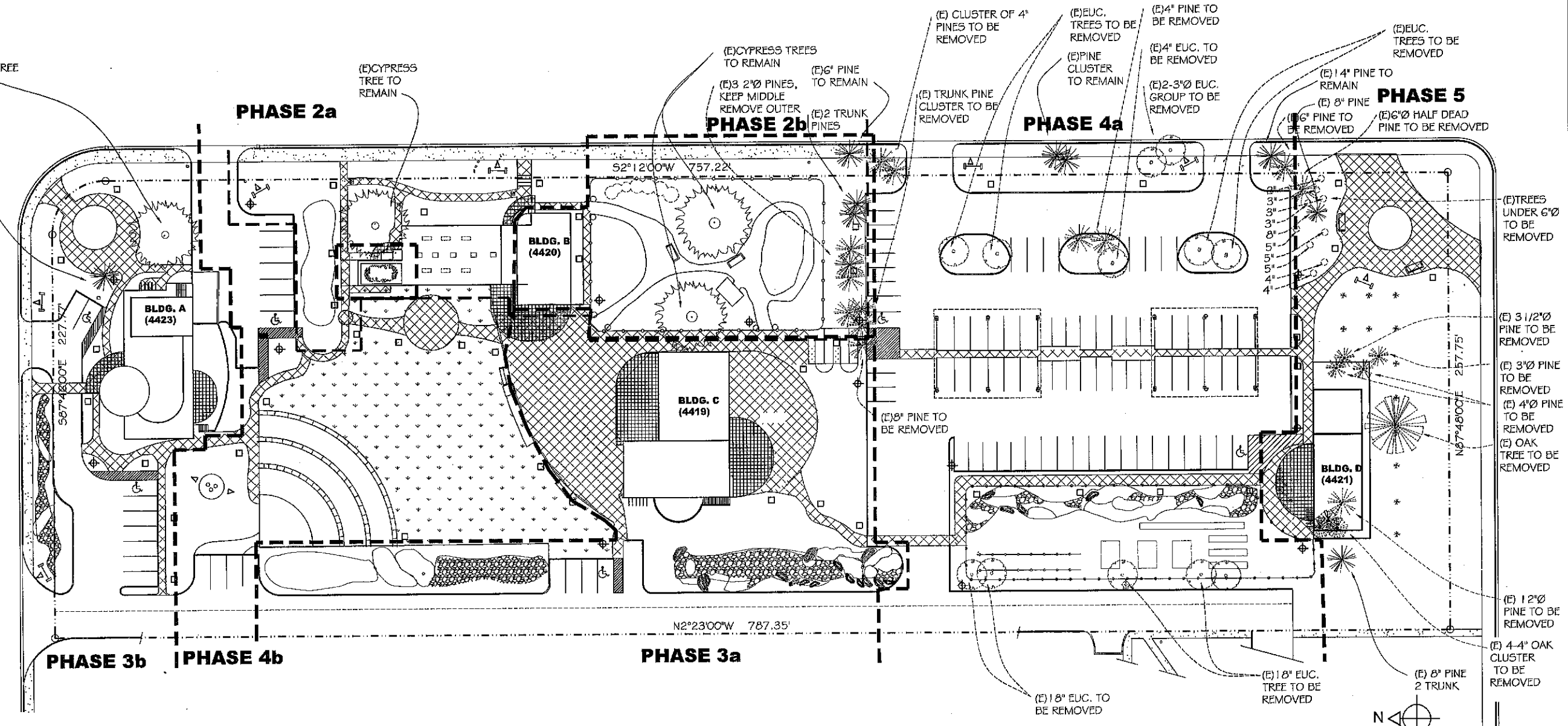
REVISIONS	BY
SUBMITTAL 1-26-2012	
REV. 1 PLANNING 3-20-2012	

HOSTELLING INTERNATIONAL-USA
HI-MONTEREY BAY ECO HOSTEL
SITE LIGHTING PLAN
 6TH AVE. SEASIDE, CA APN (031-151-018)

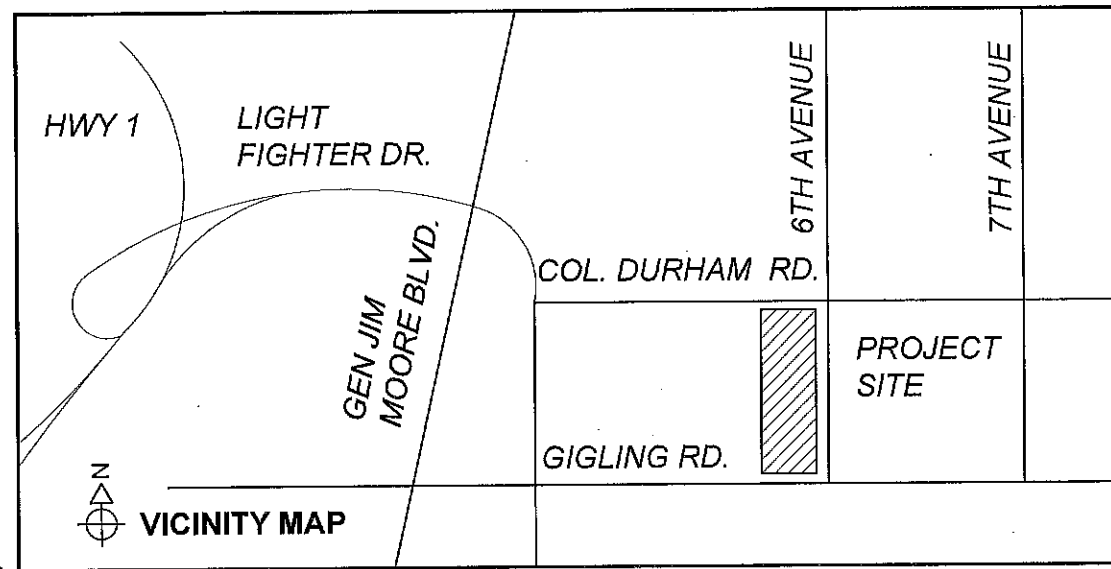
TERRI L.N. FISHER
 ARCHITECT
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 285 MIRACLE LN.
 MONTEREY, CA 93942
 EMAIL: tfisher@aol.com

Drawn GCC
Checked
Date 1-25-2012
Scale AS NOTED
Job No. SEASIDE
Sheet S2
01 Sheets

EXISTING TREE/TREE REMOVAL PLAN



SCALE 1" = 30'-0"



TREE REMAIN KEY		TREE REMOVAL KEY	
	(E) CYPRESS TREE		(E) EUCALYPTUS TREE
	(E) OAK TREE		(E) PINE TREE
	(E) EUCALYPTUS TREE		(E) OAK TREE
	(E) PINE TREE		

REVISIONS	BY
SUBMITTAL 1-25-2012	
REV. 1 PLANNING 8-20-2012	

HOSTELLING INTERNATIONAL - USA
HI - MONTEREY BAY ECO HOSTEL
EXISTING TREE PLAN
6TH AVE. SEASIDE, CA APN (031-151-018)

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Drawn GCC
Checked
Date 1-25-2012
Scale AS NOTED
Job No. SEASIDE
Sheet L2
OF Sheets

LANDSCAPE ZONE KEY: HI-Monterey Bay Eco-Hostel			
Zone	Installation Phase	Habitat Theme	Irrigation
L1	3b	Riparian Biofilter	Temporary Drip Irrigation. Plant in late summer and irrigate until rain. Try to establish plants before major storm event. No irrigation once established. Remove Lines.
L2	3b	Focal Pt. Flowering perennials, insect habitat	Permanent Drip tape. 2x2' Grid. Once Established will only need water during summer to keep attractive.
L3	2a/2b	Focal Pt. Flowering perennials, insect habitat	Same as L2
L4	3a	Dune Restoration	None. Plant in Oct-Dec. to allow plants to establish over winter. All species should be able to survive on natural water sources (fog, rain).
L5	5	Dune Restoration	Same as L4
L6	4a	Annual Garden	Drip Irrigation
L7	4b	Oak Grassland	Permanent. Drip Tape in 2x2' Grid. Once established (year 2) water will only be needed to keep grass green in summer if desired.
L8	3b	Focal Pt. Flowering perennials, insect habitat	Same as L2
L9	4a, 4b, 3a	Wetland Biofilter	Temporary Drip Irrigation. Plant in late summer and irrigate until rain. Try to establish plants before major storm event. No irrigation once established. Remove Lines.

2012-07-31 Page 1 of 1

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
1	CA Buckeye - <i>Aesculus californica</i>	T	15'	3	x	L1,L7
2	Monterey Cypress - <i>Cupressus macrocarpa</i>	T	25'		x	L4,L5
3	Monterey Pine - <i>Pinus radiata</i>	T	15'		x	L4,L5
4	Elderberry - <i>Sambucus mexicana</i>	ST	5'		x	L4
5	Apple - <i>Malus douglasii</i>	ST	5'			L6
6	Apple Pear - <i>Pyrus pyrifolia</i>	ST	5'			L6
7	Lemon	ST	5'			L6
8	Tangerine	ST	5'			L6
9	Plum	ST	5'			L6
10	Lime	ST	5'			L6
11	Orange	ST	5'			L6
12	Cherry	ST	5'			L6
13	Walnut	T	15'			L6
14	Coast Live Oak - <i>Quercus agrifolia</i>	T	25'	5	x	L7
15	Coastal Hairgrass - <i>Deschampsia cespitosa ssp. hookerianus</i>	G	2'		x	L1
16	Deciduous - <i>Muhlenbergia rigens</i>	G	3'		x	L1,L2,L3,L8
17	CA Rescue - <i>Festuca californica</i>	G	3'		x	L1
18	CA Black-flowering sedge - <i>Carex melana</i>	G	2'		x	L4,L8
19	CA Gray Rush - <i>Juncus patens</i>	G	2'		x	L4,L9
20	Berkley Sedge - <i>Carex dielsii</i>	G	3'		x	L1,L2,L3,L8
21	Blue Mably Grass - <i>Muhlenbergia lindheimeri</i>	G	3'		x	L2,L3,L8

2012-07-31 Page 1 of 6

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
22	American dune grass - <i>Leymus mollis</i>	G	3'		x	L4,L5
23	Blue toad-flax - <i>Linaria caudata</i>	G	broadcast		x	L4,L5
24	Native Rescue 'Eco Lawn'	G	broadcast	1 - 50 lb	x	L7
25	Cattails - <i>Typha latifolia</i>	G	2'		x	L9
26	CA Bulrush - <i>Scirpus americanus</i>	G	2'		x	L9
27	Common Yule - <i>Scirpus acutus</i>	G	2'		x	L9
28	Spiny Rush - <i>Juncus roemerianus</i>	G	2'		x	L9
29	Scirpus - <i>Scirpus microcarpus</i>	G	2'		x	L9
30	Pink Flowering Currant - <i>Ribes sanguineum glaberrimum</i>	LS	6'		x	L1
31	CA Coffeeberry - <i>Rhamnus californica</i>	MS	8'		x	L2,L3,L8
32	Purple Sage - <i>Salvia mellifera</i>	SS	6'		x	L2,L3,L8
33	Silver Sage - <i>Artemisia ludoviciana</i>	SS	8'		x	L2,L3,L8
34	CA Fuchsia - <i>Epilobium californicum</i>	SS	8'		x	L1,L2,L3,L8
35	Maximilian's Sunflower - <i>Helianthus maximiliani</i>	LS	15'		x	L2,L3,L8
36	Blue Vervain - <i>Veronica hastata</i>	MS	8'		x	L2,L3,L8
37	Banisterioweed - <i>Asterias tuberosa</i>	MS	2'		x	L2,L3,L8
38	Giant Hummingbird Mint - <i>Agastache herbacea</i> var. 'Jutti Faint'	MS	2'		no	L2,L3,L8

2012-07-31 Page 2 of 6

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
39	Sunset Hyssop - <i>Agastache reptans</i>	MS	2'		no	L2,L3,L8
40	Red Buckwheat - <i>Eriogonum grande rubens</i>	SS	4'		x	L2,L3,L8
41	Catherines Lace, Giant Buckwheat - <i>Eriogonum giganteum</i>	MS	8'		x	L2,L3,L8
42	CA Buckwheat - <i>Eriogonum fasciculatum</i>	SS	4'		x	L2,L3,L8
43	Foothill Beardtongue - <i>Penstemon heterophyllus</i>	SS	1'		x	L2,L3,L8
44	Feverfew - <i>Tanacetum parthenium 'Aureum'</i>	SS	2'		no	L2,L3,L8
45	Bergamot - <i>Monarda fistulosa</i>	SS	6'		x	L4,L3,L8
46	Evening Primrose - <i>Oenothera biennis</i>	SS	4'		x	L2,L3,L8
47	Black-eyed Susan - <i>Rudbeckia hirta</i>	SS	6'		x	L2,L3,L8
48	Showy Goldenrod - <i>Solidago speciosa</i>	SS	6'		x	L2,L3,L8
49	Island Bush Poppy - <i>Dendromecon haydenii</i>	MS	8'		x	L2,L3,L8
50	Monterey Manzanita - <i>Arctostaphylos montana</i>	MS	8'		x	L2,L3,L8
51	Sticky Monkey Flower - <i>Mimulus aurantiacus</i>	SS	4'		x	L2,L3,L8
52	Coast Silk Tassel - <i>Garrya elliptica</i>	LS	10'		x	L2,L3,L8

2012-07-31 Page 3 of 6

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
53	Lavender 'Goodwin Creek Gray'	SS	6'		no	L2,L3,L8
54	Monterey Manzanita - <i>Arctostaphylos hookeri</i>	MS	8'		x	L4,L5
55	Dune Buckwheat - <i>Eriogonum latifolium</i>	SS	4'		x	L4,L5
56	Coast Buckwheat - <i>Eriogonum parvifolium</i>	SS	4'		x	L4,L5
57	CA Sagebrush - <i>Artemisia californica</i>	MS	6'		x	L4,L5
58	Coyote Bush - <i>Baccharis pilularis</i>	MS	6'		x	L4,L5
59	Lizardtail - <i>Eriophyllum stachysifolium</i>	MS	6'		x	L4,L5
60	Monterey Ceanothus - <i>Ceanothus cuneatus</i>	MS	8'		x	L1,L3
61	Ray Hecuman' Ceanothus	LS	10'		x	L1,L5
62	Blueberry	MS	2'			L6
63	Raspberry	MS	2'			L6
64	Western Spicebush - <i>Calycanthus occidentalis</i>	LS	15'		x	L9
65	Creeping Sage - <i>Salvia douglasiana</i>	GC	3'		x	L2,L3,L8
66	White Yarrow - <i>Achillea millefolium</i>	GC	2'		x	L2,L3,L4,L5,L8
67	Wild Lupine - <i>Lupinus perennis</i>	GC	broadcast		x	L2,L3,L7
68	Sand Mat Manzanita - <i>Arctostaphylos parvifolia</i>	GC	6'		x	L2,L3,L4,L5

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
69	Dwarf Coyote Bush - <i>Baccharis pilularis 'Twin Peaks'</i>	GC	3'		x	L4,L5
70	Beach Primrose - <i>Camissonia cheimanthifolia</i>	GC	3'		x	L4,L5
71	Indian Paintbrush - <i>Castilleja latifolia</i>	GC	3'		x	L3,L4,L5
72	Livesorewer - <i>Fuchsia coccinea</i>	GC	5'		x	L4,L5
73	Silver Beach Lupine - <i>Lupinus chamissonis</i>	GC	broadcast		x	L4,L5
74	CA poppy - <i>Eschscholzia californica var. maritima</i>	GC	broadcast		x	L4,L5,L7
75	CA beach Aster - <i>Lesqueria filaginifolia</i>	GC	3'		x	L4,L5
76	Deerweed - <i>Lonicera repens</i>	GC	5'		x	L4,L5
77	Yankee Point' Ceanothus	GC	8'		x	L4,L5
78	Dune Knotweed - <i>Polygala parvifolia</i>	GC	5'		x	L4,L5
79	Shooting Star - <i>Dodecatheon meadii</i>	GC	broadcast		x	L7
80	Marsh Marigold - <i>Caltha palustris</i>	GC	6"			L9
81	Canada Milk Vetch - <i>Astragalus canadensis</i>	SS	6"		x	L9
82	Hops	V	6"			L6
83	Annual Crops	varied	varied			L6
84	Red Osier Dogwood - <i>Cornus sericea ssp. occidentalis</i>	MS	10'		x	L1
85	Steam Orchid - <i>Epipactis gigantea</i>	SS	4'		x	L1,L9

PLANT LIST - HI-Monterey Bay Eco-Hostel						
Plant Type Key:	GC - groundcover	G - Grass	LS - Lg Shrub	MS - Medium Shrub	SS - Small Shrub	
Map Legend Symbol	Plant Name	Plant Type	Min Spacing	Quantity	CA Native	Zone
86	Wood Strawberry - <i>Fragaria chiloensis</i>	GC	3'		x	L2,L3,L8
87	CA Goldback Fern - <i>Polystichum triangulare</i>	SS	3'		x	L2,L3,L8
88	Bracken fern - <i>Pteridium aquilinum</i>	SS	3'		x	L2,L3,L8
89	Pacific Bleeding Heart - <i>Dicentra formosa</i>	SS	3'		x	L2,L3,L8
90	Western Columbine - <i>Aquilegia formosa</i>	SS	3'		x	L2,L3,L8
91	<i>Aconitum nigrum</i>	SS	2'			L2,L3,L8
92	Bluff Lettuce - <i>Dudleya farinosa</i>	GC	5'			L2,L3,L8
93	<i>Ischoria rugosa</i>	GC	2'			L2,L3,L8
94	Euphorbia 'Blue Haze'	SS	2'			L2,L3,L8
95	<i>Digitalis purpurea</i>	SS				L2,L3,L8
96	Black and Blue - <i>Salvia gauranatica</i>	LS	10'			L2,L3,L8
97	Arroyo Willow - <i>Salix lasiolepis</i>	T	15'	4	x	L9
98	Narcissus - variety	GC	8/sq/ft			under trees
99	Douglas Iris - <i>Iris douglasiana</i>	GC	8/sq/ft		x	under trees

LANDSCAPE PLANT LIST & IRRIGATION NOTES

SCALE 1" = 30'-0"



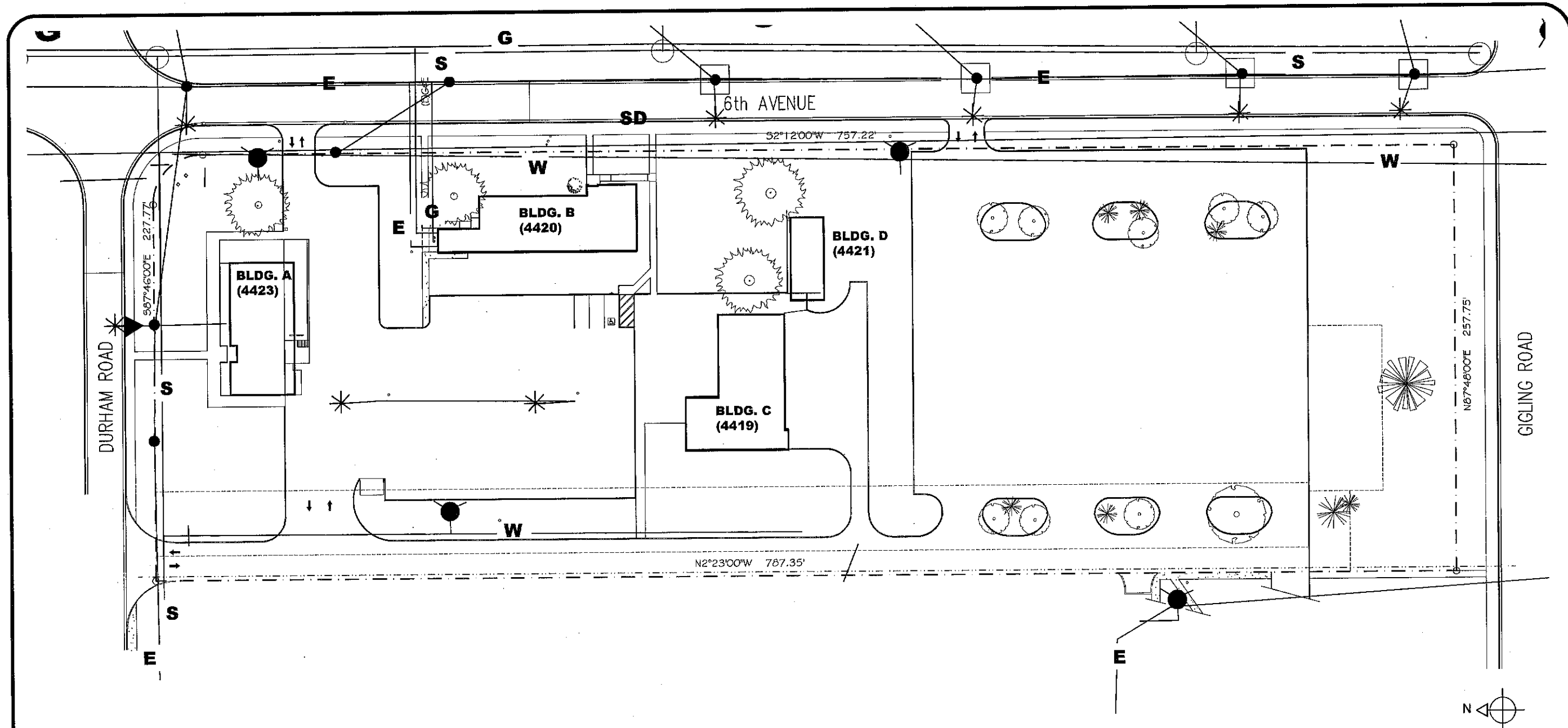
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REV. 1 PLANNING 8-20-2012	

HOSTELLING INTERNATIONAL- USA
HI-MONTEREY BAY ECO HOSTEL
LANDSCAPE PLANT LIST
& IRRIGATION NOTES
 6TH AVE. SEASIDE, CA

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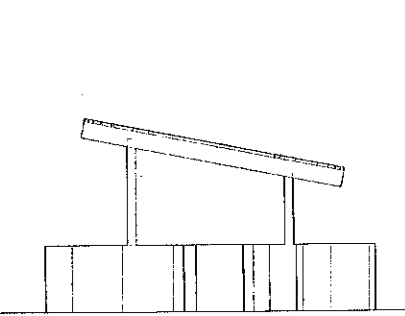
OWNER: CALIFORNIA COUNCIL OF AYTH
 P.O. BOX 2638
 MONTEREY, CA 93942
 APN (031-151-018)

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Date 1-25-2012
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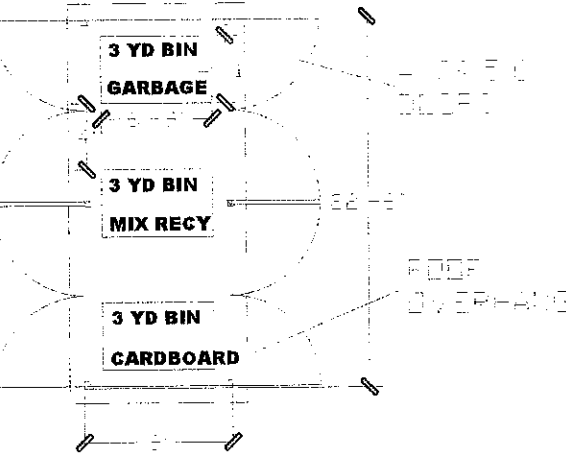
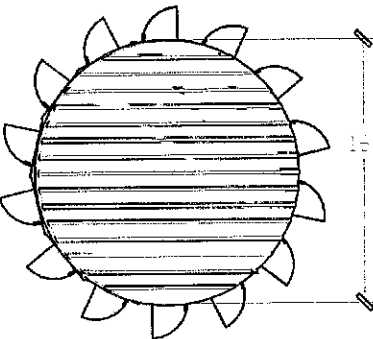


UTILITIES PLAN

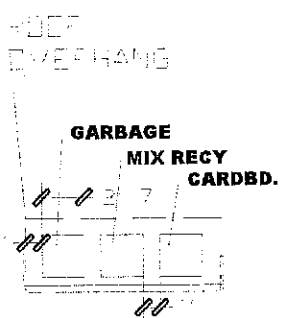
SCALE 1" = 30'-0"



BIKE PAVILION



ROOFED TRASH ENCLOSURE



TRASH & RECYCLE CARTS

LEGEND

- W - WATER
- G = GAS
- E - ELECTRICAL
- SD - STORM DRAIN
- S - SEWER
- HYDRANT
- * EXISTING FREESTANDING LIGHT STANDARD

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SUBMITTAL 1-26-2012	
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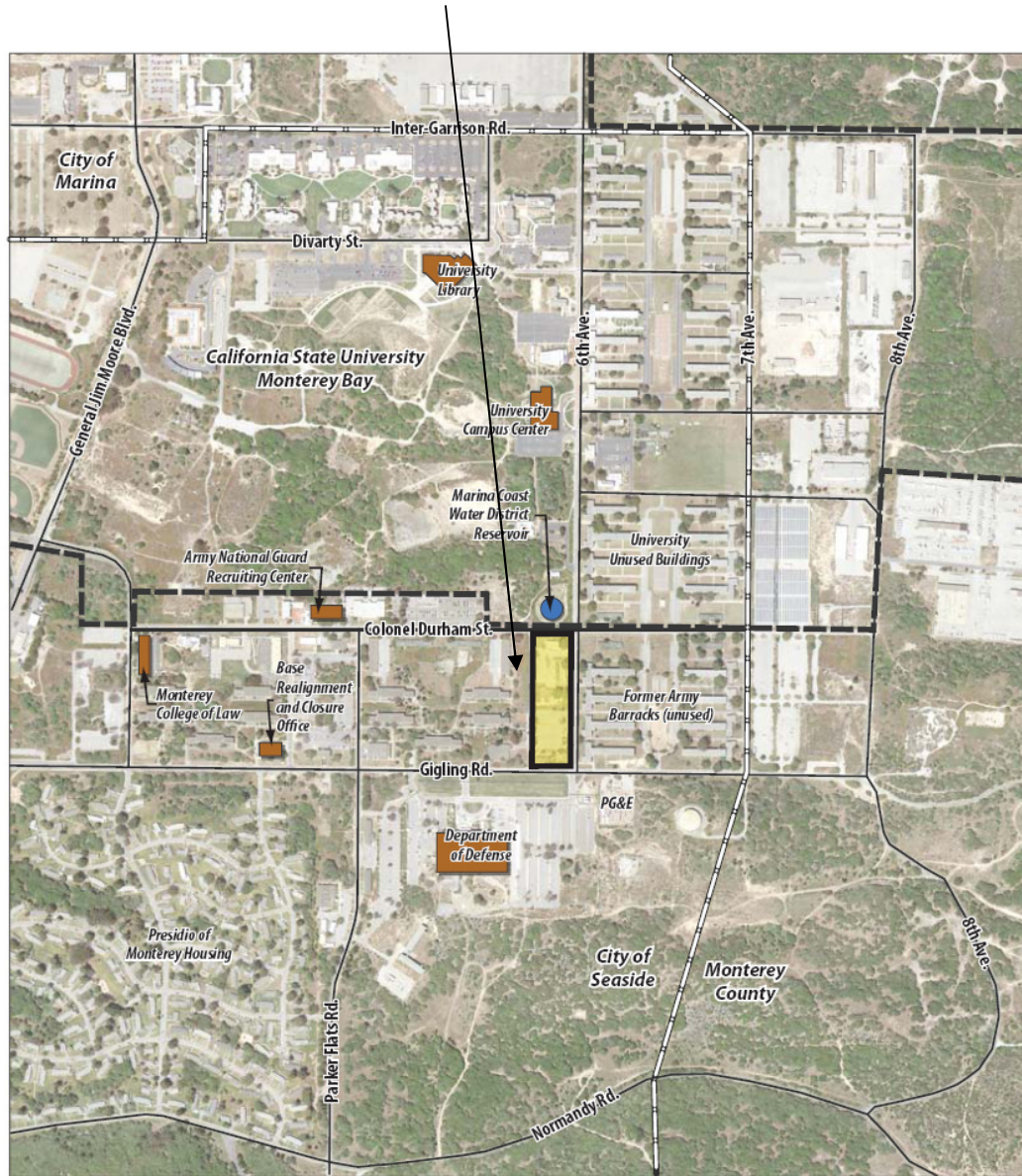
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Sheet U1
Of Sheets

Location Map

Project Site: 4420 Sixth Avenue



Legend



Source: Google Earth 2012



View from northwest corner of the site



View from west side of the site



View from southeast corner of the site



View from north side of the site

A description of each development phase is listed below:

Phase 1 Youth Hostel Development. Phase 1 was establishing a caretaker unit on the project site in 2010 for security purposes. This phase of the proposed project was approved in 2008 as part of the lease agreement.

Phase 2 Youth Hostel Development. Phase 2 would involve renovation of Building 4420 (Youth Hostel Building B) to provide basic hostel facilities. During this phase the hostel would initially have 33 beds, two shared bathrooms, temporary reception, temporary staff residential unit, community kitchen, and common room. A two-story addition to the south end of the building would eventually expand the building by about 1,400 square feet and extend the capacity to 42 beds. A living roof would be installed at the north end of the building, and Building 4421 (Youth Hostel Building D) would be re-located to the south end of the project site where it would continue to be used as a storage building. A publicly-accessible meditation garden would be constructed in and near the former location of Building D.

Phase 3 Youth Hostel Development. Through several intermediate stages, hostel would reach its ultimate capacity at completion of Phase 3, with 120 guest beds. Phase 3 would involve renovation of Building 4419 (Youth Hostel Building C) with two staff residential units, office, meeting rooms, staff kitchen, dining area, coffee shop, and a travel store. Youth hostel travel stores sell items useful to travelers, such as guidebooks, maps, transit passes, travel gear, and sundries. The travel store and coffee shop would be open to the public. The meeting rooms would have a capacity of 68 persons, and could be used by guests or non-guests. A two-story addition of about 1,400 square feet would be constructed at the west end of the building to accommodate the residential units. The original staff residential unit in Building B would be converted to guest beds and capacity expanded to 48 beds. This phase would include a covered bicycle parking and storm water retention areas.

Phase 3 also includes renovation of Building 4423 (Youth Hostel Building A) to include 72 beds, reception, community kitchen, common rooms, reception, and manager's residential unit. The basement would be converted to bicycle storage, workshops, and a game room. A deck would be added at the south side of the ground level. A four-story semi-circular addition to the north side of the building would add about 280 square feet and include an elevator. A roof deck and garden would be added, and a 720 square-foot manager's residential unit would be added as a fourth partial story. A small parking lot (eight spaces) and drop-off lane would be constructed at the northwest corner of the project site.

Phase 4 Youth Hostel Development. Phase 4 would include re-construction of the south parking lot with new pavement and a solar canopy over the parking. A garden space, to be used by staff and guests, would be constructed adjacent to the south parking lot. The north parking lot would be removed and an amphitheater that would double in winter as a storm water runoff overflow basin would be constructed in its place. The amphitheater would hold up to 120 persons, and is envisioned primarily as a venue for guests. An existing paved area off Sixth Avenue, between Building A and Building B, would be re-constructed as a small parking lot (seven spaces) with handicap access. Information kiosks would be constructed at the northeast and southeast corners of the project site.

Phase 5 Youth Hostel Development. Phase 5 would convert Building D to a 35-person meeting space, and add two garage parking spaces adjacent to Building D. Landscaping of the south end of the project site would be installed, including additional storm water redirection and retention.

RESOLUTION NO. 13-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE APPROVING USE PERMIT 12-02 TO ALLOW THE PHASED DEVELOPMENT OF A 120-BED YOUTH HOSTEL IN THE MIXED USE COMMERCIAL (CMX) ZONING DISTRICT.

WHEREAS, the City of Seaside, property owner, and the Central California Council of American Youth Hostel (AYH), applicant, have applied for a use permit to allow for:

1. The phased development of 120-bed youth hostel with common rooms, meeting rooms, three employee apartments, off-street parking, a public amphitheater, and landscaping on a 4.1 acre of land formerly occupied by the U.S Army on the former Fort Ord Military Reservation. The text amendments to the Zoning Code will consist of adding “youth hostel” as a defined land use in the Zoning Code and adding “youth hostel” as a conditional use in the Mixed Land Use (CMX) Zoning District. The project site is located at 4420 Sixth Avenue, northwest of Gigling Road and Sixth Avenue, in the CMX (Mixed Use Commercial) Zoning District.

WHEREAS, in accordance with Section 17.50.030.B of the Seaside Municipal Code it is the responsibility of the City Council to consider and weigh the merits of a use permit application involving a text amendment to the Zoning Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing held on August 28, 2013. Following the closure of the public hearing, the Planning Commission adopted Resolution No. 13-13 recommending approval of the use permit to the City Council; and

WHEREAS, in accordance with the California Environmental Quality Act the Negative Declaration was circulated for a 30-day public review period beginning on July 18, 2013 and ending on August 16, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the following findings for Use Permit Application No. UP-12-02:

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.**

Evidence: The proposed project includes text amendments to the Zoning Code that makes the proposed use allowable with approval of a use permit.

Evidence: The proposed project does not conflict with other provisions of the zoning ordinance. Parking would be provided in accordance with the requirements of the City’s parking requirements, although during the time that the existing parking lot is upgraded, there could be an interim shortage of parking between construction phases. A condition of approval, based on a mitigation measure in the initial study, requires the

applicant to prepare a plan demonstrating to the City how adequate parking will be provided during each construction phase for both loading and unloading associated with deliveries, staff, and transient visitors.

Evidence: *The proposed project meets the set-back and height limits of the zoning ordinance, and noise from the proposed project would not exceed limitations at nearby uses. The project does not propose to remove any trees that are subject to the City's tree ordinance.*

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

Seaside General Plan Conformance

Evidence: *The General Plan designates the project site Mixed Use (MX), to promote pedestrian and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. The intent of the Mixed Use designation is to provide additional residential, employment, and services that are conveniently located adjacent to existing population centers. The youth hostel site is close to CSUMB campus and would provide low-cost accommodation for persons visiting the campus, as well as for persons visiting the open space and park areas, and other tourist destinations now located within the Fort Ord National Monument east of the project site and throughout the Monterey Peninsula. The youth hostel has been anticipated at this location since 1998 when the State Department of Parks and Recreation submitted a request for a public benefit conveyance. Although relatively few transit lines serve the immediately adjacent streets, the CSUMB campus core area is within a one-half mile walk, and is served by multiple transit routes. The General Plan projects 4,332,000 square feet of development within the Mixed Use designation, and up to 937 dwelling units. The proposed project would represent a very small percentage of that total, with about 22,200 square feet of building area (most of which is already existing) and three residential units for employees.*

General Plan Land Use Compatibility Criteria. In order to ensure that compatible and complementary development and redevelopment will occur, the City considers whether a project meets the following general goals:

- 1) The proposed use is compatible with surrounding development in terms of noise, safety, and other environmental and quality of life concerns.

Evidence: *The initial study prepared for the proposed project did not identify any concerns related to project noise effects on adjacent properties, safety, or other environmental quality of life concerns. The proposed project would provide overnight accommodations and services and programs primarily targeted to guests. It is expected that the coffee shop would be used by clientele from other nearby uses including CSUMB and the Department of Defense facility, both of which are within reasonable walking distance. Traffic, noise, and other issues would not be a significant concern.*

- 2) The project respects, complements, and enhances surrounding development in terms of size, scale, design, architectural features, and access to light and views.

***Evidence:** The proposed project would utilize existing buildings, with minor additions to two of the buildings, accounting for an increase of about 15 percent from the existing square footage. The additions and renovations would be in scale with the existing buildings on the site, adding partial second stories to two of the one-story buildings, and a partial third above-grade floor to the largest building. Most of the surrounding buildings are significantly larger (three stories or more) than those on the project site.. The mature landscape trees on the site would be retained, and new landscaping would be installed. Westward views from the up-gradient development would not be affected by the on-site building expansions. The existing trees on the site are taller than the proposed building additions.*

- 3) The uses proposed complement surrounding existing and planned land uses (e.g., visitor serving uses, higher density affordable rental units and community-serving services and retail near CSUMB)

***Evidence:** The proposed overnight accommodations would be at a much lower price point than typical lodgings in the area. The project would provide low-cost accommodations for persons visiting the University, open space areas, and tourist attractions on the former Fort Ord and Monterey Peninsula. The proposed coffee shop would provide a mid-day dining option for locals and employees working at private and federal institutions on the former Fort Ord. The project would complement existing adjacent uses.*

- 4) The project design and proposed uses minimize impacts to natural resources such as cultural and biological resources, natural landforms, and views.

***Evidence:** The site is classified as a Development site in the Habitat Management Plan; however, the initial study includes several mitigation measures to protect biological resources that could potentially be located on the site and disturbed by project construction. The initial study also includes mitigation measures to protect archaeological resources, in the event they are discovered during project construction. The site is gently sloping, and no significant grading is proposed. Views from the site would not be affected.*

- 5) The project will be able to either provide or fund its share of community services and facilities so that they are not negatively impacted by the development.

***Evidence:** The project would pay the development impact fees that are required by the Fort Ord Reuse Agency.*

- 6) The project will allow the efficient use of the existing infrastructure system, will require only the minor improvement or expansion of utilities, or provide the improvements needed to ensure an adequate infrastructure system.

Evidence: *The proposed project is located on existing streets on the former Fort Ord. Although limited existing transit service is available immediately adjacent to the project site, ample transit service is available within one-half mile at the CSUMB campus core. Water, sewer, storm drainage, and electrical infrastructure are already provided to the site.*

- 7) The project includes water and energy conservation features in its design and landscaping.

Evidence: *The proposed project will incorporate solar panels, living roofs, and other sustainable features to minimize its water and energy use. The proposed project has a specific water allocation of 5.5 acre-feet per year, but is estimated to use less than the full allocation (5.5 acre-feet) with an occupancy rate 100%.*

The proposed project is consistent with each of these compatibility criteria. The proposed project is also in conformance with the following applicable 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-1.3: *Encourage regional commercial and visitor-serving commercial development that will enhance the identity of Seaside and attract visitors to the community.*

Evidence: *Proposed use is overnight visitor accommodation, providing a basic level of accommodation at a price point that is below most lodging choices on the Monterey Peninsula. The proposed project will attract new visitors to the City and provide additional jobs.*

Goal LU-2: *Revitalize existing commercial areas.*

Policy LU-2.4: *During redevelopment and revitalization activities, ensure quality architectural and design themes.*

Evidence: *The proposed project utilizes the existing buildings on the project site, with minor additions adding about 15 percent to the existing square footage. The proposed renovations to existing buildings maintain the existing architectural style while the additions add a more modernistic style that is compatible with the existing architecture.*

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

Policy LU-4.1: Require that all new development: 1) funds its share of community services and facilities (e.g., parks, roads, trails, and utilities); 2) uses quality design and materials; and 3) is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The proposed project would pay the City's development impact fees that are applicable to commercial project on the former Fort Ord. The proposed project includes an on-site garden area that would be available to the public. The proposed renovations to existing buildings maintain the existing architectural style while the additions add a more modernistic style that is compatible with the existing architecture. The proposed project is located on existing streets on the former Fort Ord. Water, sewer, storm drainage, and electrical infrastructure is already provided to the site.*

Goal LU-5: Collaborate with local and regional water suppliers to continue to provide quality water supply and treatment capacity to meet community needs.

Policy LU-5.1: Review development proposals to ensure that adequate water supply, treatment, and distribution capacity is available to meet the needs of the proposed development without negatively impacting the existing community.

Evidence: *The proposed project has a specific water supply allocation of 5.5 acre-feet per year, which was transferred to the City of Seaside from the California Department of Parks and Recreation for the development of a youth hostel facility. The project is estimated to use less than the full allocation, even with an average occupancy of 100%. The initial study indicates that the proposed project would be served adequately by the existing wastewater conveyance and treatment infrastructure. Storm water would be utilized on-site to the extent feasible.*

Goal LU-6: Ensure that sewer service and facilities are provided and maintained to adequately meet the community's current and future need for sewer collection and treatment.

Policy LU-6.2: Ensure new development and re development projects provide adequate sewage collection infrastructure.

Evidence: *The initial study indicates that the proposed project would be served adequately by the existing wastewater conveyance and treatment infrastructure.*

Fort Ord Reuse Plan Conformance

The project site is within the former Fort Ord, and subject to consistency with the Fort Ord Reuse Plan. The proposed project has two components, one of which is a legislative action and one of which is a development entitlement. In accordance with Fort Ord Reuse Authority Master Resolution Section 8.01.020, the zoning amendment must be brought to the Fort Ord Reuse Authority Board of Directors for a consistency determination. The proposed youth hostel development project is an entitlement approval, and the consistency determination would be made by the Fort Ord Reuse Authority staff, subject to appeal to the Board of Directors. The Fort Ord Reuse Authority tacitly endorsed the site for this use when it transferred the site to the City specifically for this purpose.

The site is part of Fort Ord Reuse Plan polygon 20e, which is designated as Planned Development Mixed Use. The mixed use areas surrounding the west end of the CSUMB are planned as retail and service centers. Polygon 20e is listed for both convenience/specialty retail and neighborhood retail. No specific land uses are listed for the Planned Development Mixed Use designation, but in general they are intended to offer the opportunity to find convenient goods and services, thus reducing the need for automobile travel. The proposed project would compliment the land uses elsewhere in the vicinity as discussed below. One particular program is applicable to the proposed project:

Objective A: Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.

Institutional Land Use Policy A-1: The City of Seaside shall review and coordinate with the universities, colleges and other school districts or entities the planning of both public lands designated for university-related uses and adjacent lands.

Seaside Institutional Land Use Program A-1.3. The City of Seaside shall review its zoning ordinance regulations on the types of uses allowed in areas adjacent to the CSUMB Planning Area District to promote compatibility of uses and adopt zoning standards to provide a suitable transition of land use types, density, design, circulation and roadways to the areas designated for university-related uses.

Evidence: *The proposed project includes text amendments to the zoning code that would affect the City's territory adjacent to CSUMB. Per this program, the City has a duty to "promote compatibility of uses" in considering changes to the zoning code that would affect lands adjacent to the University. The proposed youth hostel use is compatible for several reasons: 1) it provides a low-cost overnight accommodation; 2) it provides accommodations that especially appeal to younger travelers and college students; 3) it provides a convenient location for purchase of travel accessories geared toward low-cost travel; 4) it offers occasional programs that could be of interest to students or faculty; and (5) it provides an additional informal dining and socializing opportunity within walking distance of the CSUMB campus core. This latter project feature would also benefit students and faculty at the Monterey*

College of Law, and employees at the Department of Defense building, Base Realignment Commission (BRAC) offices, and Presidio Police Department that are situated within ½ to one mile from the site.

- 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 project is compatible with existing and planned land uses in the vicinity. Refer to the findings for the General Plan Land Use Compatibility Criteria presented above.

- 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.**

Evidence: The site is level, with existing buildings, parking, and utilities. The site is within a groundwater consultation zone, but review of groundwater retention/infiltration plans by the appropriate agencies will ensure that infiltration of groundwater does not result in adverse effects on the cleanup of groundwater contamination. The site does not present any other constraints to the proposed use.

- 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 granting of a use permit for the proposed youth hostel 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. The proposed use would provide a unique type of overnight accommodations that would foster tourism and related economic activity, and provide services useful to the community.

BE IT FURTHER RESOLVED, that the City Council approves Use Permit Application No. UP-12-02 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by the conditions of approval, the implementation of the monitoring shall substantially conform to the approved plans identified as “Monterey Bay Eco Hostel”, consisting of 36 sheets stamped “Received, November 1, 2012, Seaside Resource Management and Revised Sheet T dated September 13, 2013” as shown as Attachment 1.
2. The American Youth Hostel shall operate in compliance with the terms and conditions of the Lease between the City of Seaside and the Central California Council of American Youth Hostels execute on August 28, 2008 shown as Attachment 2 to Exhibit A.

3. Construction activity shall occur between 7 AM and 7 PM during the week and 9 AM and 5 PM on weekends. Applicant shall contact the Seaside Building Official prior to conducting any work outside of the specified hours of operation to determine if the necessity of the work and potential noise impacts on the residential communities to the north and south of the project site.
4. Prior to a special event occurring within the amphitheater on-site, the applicant must submit Limited-Term Permit to the Resource Management Division for review and approval by the Zoning Administrator.
5. The use of amplified sound shall be prohibited unless a permit is issued by the Zoning Administrator as part of a Limited-Term Permit.
6. 180-days prior to the completion date of each designated Construction Phase as listed on Revised Sheet T dated September 13, 2013 of the project plans, the applicant must submit a status report to the Zoning Administrator indicating whether the designated Construction Phase for the proposed project will be completed within the designated timeframe. If additional time is requested by the applicant to complete a designated construction phase and/or receive a Final Certificate of Occupancy for a designated Construction Phase, the applicant must submit and provide a written request for an extension of time to the Planning Commission no later than 90-days prior to the construction phase deadline and shall include in the time extension information and documentation for the justification of an extension of time for the project.
7. Prior to installation of any windmills/wind turbines on the roof of Building “B” and within the open space area at the south end of the site, the applicant shall submit specifications for evaluation of noise impacts, visual impacts, and potential impacts on wildlife associated with the proposed windmills/windturbines. Final windmill/wind turbine specifications and placement on-site shall be subject to review and approval by the Planning Commission.
8. Prior to the issuance of a Building permit for Phase 2A, the applicant shall obtain a Board of Architectural permit for the entire development site including but not limited to architectural design for all structures, signage, landscaping, lighting, irrigation, and fencing/screen walls.
9. Prior to the issuance of a Building permit to commence a Construction Phase, the applicant must submit site plan identifying the availability of the off-street parking required for each completed Construction Phase as noted on the Master Project Data Table listed on Sheet A1 of the project plans. Any modification and/or reduction of to the number of off-street parking spaces listed on Master Project Data Table for each Construction Phase must be reviewed and approved by the Planning Commission.

Building:

1. The phased development of the youth hostel shall be constructed in compliance with the 2010 California Building Code, and any updates made to the 2010 Building Code for subsequent construction activities that would be affected by any updates.

Fire:

1. The phased development of the youth hostel shall be constructed in compliance with the 2010 California Fire Code, and any updates made to the 2010 Fire Code for subsequent construction activities that would be affected by any updates.

Public Works:

REQUIRED ACTION

- A. The project is a Regulated Project as defined by Resolution No. R3-2013-0032 of the California Regional Water Quality Control Board, Central Coast Region. The project meets the requirements of a Regulated Project as established by Attachment 1 to Resolution R3-2013-0032, dated July 12, 2013, as well as applicable Attachments. Specifically, at the time of building permit application, the project applicant must adhere to the following:
 1. Section B.1. The project is a Regulated Project.
 - a. Section B.1) c). Site Design shall be applied throughout the project, including Water Quality Treatment, Runoff Retention, and Peak Management Performance.
 2. Section B.2. Performance Requirement No.1: Site Design and Runoff Reduction applies to the project. Applicant to submit detailed documentation to substantiate compliance. Submit all required documentation specified by Resolution No. R3-2013-0032 of the California Regional Water Quality Control Board, Central Coast Region.
 3. Section B.3. Performance Requirements No.2. The Water Treatment Standards of B.3) apply to the project.
 - a. B.3) c). Project applicant must submit detailed Stormwater Control Plan to the City of Seaside.
 4. Section B.4. Performance Requirements No.3: Runoff Retention Requirements applies to the project.
 - a. The project is located in water management zone 4 and overlays the Salinas Valley Water Basin, a designated basin, and
 - b. The project will retain at least the 95th Percentile Rainfall 24 hour Rainfall Event - Prevent offsite discharge from events up to the 95th percentile 24-hour rainfall event as determined from local rainfall data.
 - c. Retention must be achieved via infiltration unless not allowed by Department of Toxic Substance Control.
 - d. Applicant must submit documentation as required by B.4)d).
 - e. Applicant must implement design strategies outlined by all of B.4)d) including subsections i through v.
 - f. If required by Department of Toxic Substance Control, project may be required to implement off-site mitigation.
 - g. Applicant to submit all applicable reporting requirements of section B.4)g).
 5. Section B.5. Performance Requirement No.4: Peak Management applies to the project.
 - a. B.5)a)i) Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2- through 10-year storm events.

- b. Applicant must provide information specified in B.5)b)i through xvii. The Storm Water Control Plan will include the information specified in section B.5)b) of Attachment 1 to Resolution R3-2013-0032.
- 6. Section D of Attachment 1. Prior to occupancy, the applicant shall submit third-party verification conducted and endorsed -by a registered professional engineer, geologist, architect, and/or landscape architect, that the Site Design, Water Quality Treatment, Runoff Retention, and/or Peak Management controls have been implemented in accordance with these Storm Water Post-Construction Requirements.
- 7. The applicant shall grant site access to all representatives of the City for the sole purpose of performing operation and maintenance (O&M) inspections of the installed Stormwater Control Measures.
- 8. Section E.1 of Attachment 1. Prior to occupancy, the applicant shall develop and submit to the City for approval the following:
 - a. Operation and Maintenance Plan, which may be included in the Storm Water Control Plan.
- 9. Section E.2 Maintenance Agreement and Transfer of Responsibility for Stormwater Control Measures. Prior to issuing approval for final occupancy the applicant shall provide verification of ongoing maintenance provisions for Structural Stormwater Control Measures (SCMs), including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits. Verification shall include, at a minimum:
 - a. The project owner's signed statement accepting responsibility for the O&M of the installed onsite and/or offsite structural treatment and flow control SCMs until such responsibility is legally transferred to another entity; and either
 - b. Written conditions in the sales or lease agreements or deed for the project that require the buyer or lessee to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or
 - c. Written text in project deeds, or conditions, covenants and restrictions for multi-unit residential projects that require the homeowners association or, if there is no association, each individual owner to assume responsibility for the O&M of the onsite and/or offsite structural treatment and flow control SCM until such responsibility is legally transferred to another entity; or
 - d. Any other legally enforceable agreement or mechanism, such as recordation in the property deed, that assigns responsibility for the O&M of the onsite and/or off-site structural treatment and flow control SCM to the project owner(s).
- 10. If the project disturbs greater than 1 acre, the project shall require a Storm Water Pollution Prevention Plan and apply for a Construction General Permit with the State of California for the protection of storm water during construction. Phasing of construction is not allowed.

11. All or portions of the project are on lands in the former Fort Ord that have deed restrictions placed upon them regarding development of the land. Applicant will be required to determine restrictions and necessary mitigations.
12. Per Seaside Municipal Code Section 8.46.130 any proposed project must adhere to the city's BMP Guidance Series which is available upon request and can be found on the city's website: www.ci.seaside.ca.us.
13. Under the second phase, the applicant shall construct disable curb returns at the northeast corner of Colonel Durham Road and Sixth Avenue and the southeast corner of Gigling Road and Sixth Avenue. Applicant must obtain encroachment permit for ll work in the City right-of-way.
14. Prior to receiving a final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed contractor in conformance with most current applicable engineering standards, and upon the prior issuance of an encroachment permit from the Public Works Department.
14. For all new concrete or impervious surfaces, applicant must follow the standard conditions of approval provided as Attachment 2. No drainage is allowed onto adjacent properties.
15. Prior to the issuance of a Building Permit, applicant shall comply with the standards and regulations of the Marina Coast Water District for domestic water use and wastewater requirements.
16. The water use for the project may not exceed a maximum of 5.5 acre-feet per year.

Health Department:

1. The coffee shop must be operated in compliance with the requirements of the Monterey County Heath Department.

Environmental Review

1. The construction and post-construction operations of the Youth Hostel must be conducted in a manner to comply with the Mitigation Measures/Mitigation Monitoring Reporting Program of the Mitigated Negative Declaration.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.

2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Marina Coast Water District (MCWD).
6. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
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.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 17th day of October, 2013 by the following vote:

AYES:	4	COUNCIL MEMBERS	Alexander, Oglesby, Pacheco, Rubio
NOES:	0	COUNCIL MEMBERS	None
ABSENT:	1	COUNCIL MEMBERS	Edwards
ABSTAIN:	0	COUNCIL MEMBERS	None

ATTEST:

Ralph Rubio, Mayor

Lesley E. Milton, City Clerk

USE PERMIT APPLICATION NO. UP-12-02

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

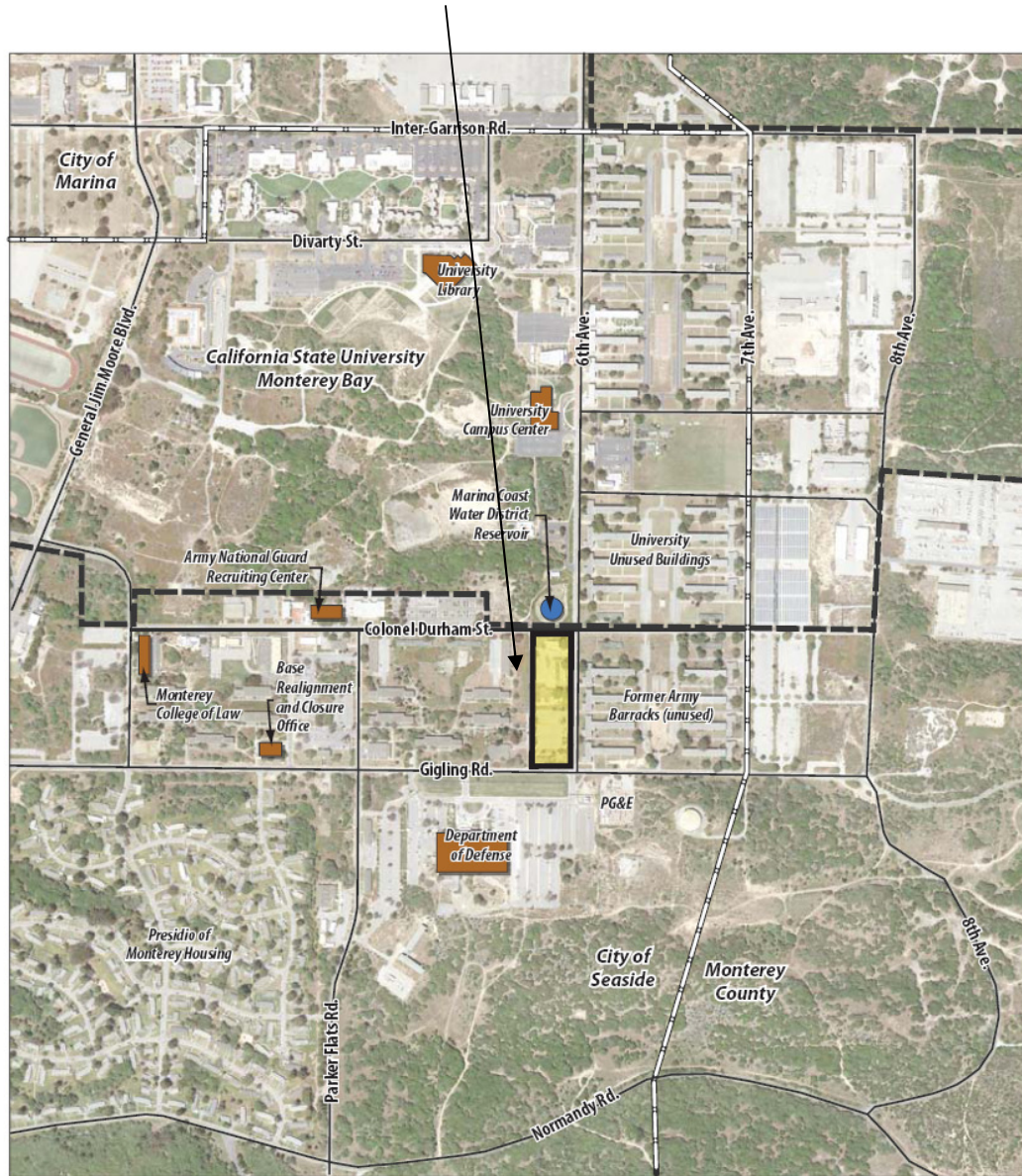
Date

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

Date

Location Map

Project Site: 4420 Sixth Avenue



Legend



Source: Google Earth 2012



HOSTELLING INTERNATIONAL USA

HIUSA.ORG

Central California Council PO Box 2538 Monterey CA 93942 T 831.899.1252 F 831.649.0375 CentralCalHostels.org

City of Seaside Zoning Administrator and Planning Commission
440 Harcourt Avenue
Seaside, CA 93955

July 29, 2015

Re: Request an Additional 12 month Extension for Use Permit 12-02 (Youth Hostel project)

Dear Zoning Administrator and Planning Commissioners,

[HI-USA] Central California Council of American Youth Hostels (AYH) is requesting a 12 month extension to the completion date designated for Phase 2b of the Youth Hostel project [from 10/31/2015 to 10/31/2016].

Last year (Aug 27, 2014) our request to combine Phase 2a and Phase 2b was approved with a deadline matching that required of Phase 2b [10/31/2015]. Unfortunately, the Seaside plan check reviews over the past year have generated unforeseen requirements and our decision to demolish most of the building and re-build on the same footprint to reduce cost, together have caused project delays of over six months.

Currently, our attempts to correct a code issue relating to the inclined platform lift for ADA access to the upper level have not succeeded. After consulting with the Lift manufacturer and others, we've decided it will save time and cost in the long run to redesign plans for ADA access to the upper level using a vertical platform lift rather than requesting modifications to the incline lift from the manufacturer to meet code requirements. This is the only outstanding plan check issue, but our solution, although not difficult, will take several weeks to modify plans and receive approval from Seaside plan checkers, thus causing a further delay.

Here is a summary of project delays to date since the summer of 2014:

1. 07/30/2014, 1st Plan Check Review required that our Architect's plans which included electrical, heating, and plumbing details be signed and stamped by an Electrical and a Mechanical Engineer respectively. This necessitated hiring two licensed engineers as consultants to update, sign & stamp electrical and mechanical plans which caused a delay of at least four months.
2. 02/17/2015, 2nd Plan Check Review. The incline platform lift code issues along with other issues were thought solvable, so, the plans were given to contractors to bid on. After their input, the consensus was that bringing the existing concrete block building up to earthquake codes along with meeting energy codes and installing new electrical, heating, and plumbing would be excessively expensive. After reviewing the options to reduce costs, the project management team recommended demolishing the building, except for the utility room, and rebuilding using wood frame construction on the existing concrete slab foundation while utilizing the same floor plan and elevations and exterior materials that were already approved. The structural revisions and other plan updates to implement this strategy took a little over three months.
3. 06/23/2015, 3rd Plan Check did not accept the inclined lift solution our architect proposed, therefore, as described above, it was decided to change to a vertical platform lift thus adding another month delay.

We believe that approvals for a building permit can be achieved by September and construction could start in October 2015 with a completion date for Phase 2b in the summer of 2016. For the reasons outlined above combined with possible unforeseen construction delays, we are requesting that the completion date for Phase 2b be extended for 12 months to October 31, 2016.

For questions or comments, please call (831) 325-3853, or email peter.kambas@hiusa.org

Sincerely,

Peter C. Kambas, Project Manager
HI-Seaside, Monterey Bay Eco-Hostel
PO Box 2538, Monterey, CA 93942