



Sand City Newsletter

Spring 2018

Repair of the Coastal Observation Platform

The City is currently working on repairs to the observation platform and boardwalks located at the end of West Bay Street, which provides coastal access to residents and visitors. The observation platform and boardwalks were damaged by winter storms in January and February of 2017 and the platform is currently closed to the public. In order to construct the repairs, the City is working with the California Coastal Commission and the California Department of State Parks to obtain the necessary permits and approvals. In addition, the City will receive approximately \$70,000 in funding from the Federal Emergency Management Agency (FEMA) to construct the repaired project. The City anticipates that repairs to be constructed in late 2018.

Sand City BBQ

This City will hold its annual Barbeque Celebration for its residents, businesses, and honored guests. Saturday, May 19, 2018 at City Hall, beginning at 12:00 noon. The event will be catered and include live music entertainment. For the kids, there will be face painters, pony rides, petting zoo, a jumpy house, a caricature artist, and gift bags.

Groundbreaking Ceremony Celebrates Start of Construction for the Monterey Bay Shores Eco-Resort

A groundbreaking ceremony to mark the start of construction was held February 22, 2018 on the Monterey Bay Shores site, with over 120 guests and dignitaries were present. The ribbon cutting ceremony was attended by Mayor Carbone, former Mayor Pendergrass, Mary Ann Leffel of the Monterey County Business Council, Council Members Hubler, McDaniel, Hawthorne, and Blackwelder, City Administrator Todd Bodem, developer Dr. Ed Ghandour of SNG, and Evariste Group representatives among others. Construction is estimated to take 3 years with the grand opening anticipated in 2021.

In process for over 25 years, overcoming many challenges and headwinds, this iconic resort has achieved what many have failed to do on the California Coast: obtain the coveted Coastal Commission Coastal Development Permit for the construction of an environmentally responsible resort.



This project will embrace the dunes in its curvilinear shape and will place a high priority on sustainable features, hi-technology, carbon footprint reduction, and the protection and restoration of coastal resources and species. The design objective of the project, as initially conceived by Dr. Ed Ghandour and Paul Kephart of Rana Creek (Carmel Valley), was to employ an ecologically innovative approach to the built environment and to coastal development. By understanding site conditions, site capacity, and integrating ecological design into the Monterey dune ecosystem, the team working on the project in collaboration with Sand City and the California Coastal Commission were able to conceive a resort that embraces sustainability, demonstrates a commitment to each of the elements [Earth, Light, Water, Air and Energy], and complies with the Sand City Local Coastal Plan as certified by the Coastal Commission. The Eco-Resort will be a celebration of the existing dune and natural marine environment that will improve and restore the site and its ecosystem functionality and bio-diversity, while inspiring and enhancing the experiences of the guests and owners alike.

The 368 units, which will comprise of 184 Hotel rooms, a conference center, 92 Condo Hotel units, and 92 Residences, will provide 5-star amenities,

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Code Enforcement Services

The City now contracts with CSG Consulting for Code Enforcement Services. The Code Enforcement function maintains and preserves the integrity of buildings, properties, and neighborhoods in the community. This is accomplished through education and enforcement of State and City municipal codes and regulations. Residential and commercial properties that are poorly maintained can lower property values, negatively impact community pride, and contribute to an increase in crime and life and safety problems (also known as the "Broken Windows Theory").

Studies have shown a marked decline in crimes against property and its inhabitants when properties are properly maintained. By addressing the "Broken Windows Theory", the City's newly hired Code Enforcement Officer will greatly reduce the negative impact that unmaintained properties have on our community.

Sand City's 2 New Burger Restaurants

"Habit Burger & Grill" at 2120 California Avenue (current site of Burger King) and '5-Guys Burgers' at 915-A Playa Avenue, in the



Edgewater Shopping Center, are anticipated to open their doors this summer.

FIVE GUYS
BURGERS and FRIES

Groundbreaking Ceremony Celebrates Start of Construction for the Monterey Bay Shores Eco-Resort *cont.*

energizing walks on the beach, a world class Wellness Spa, dining, and unparalleled Pacific sunsets.



At the groundbreaking event, Mayor Carbone shared her excitement, "I am honored to be able to join in this historic occasion today, and I eagerly look forward to the day when this project, one of the first hotels in Sand City, opens its doors to visitors".

For Dr. Ed Ghandour, the developer, it's been a long haul etched with many sacrifices along the way. He pronounced: "Today marks a momentous occasion that literally has been decades in the making", continuing on that, "we are genuinely thrilled to finally be taking the first steps toward making this long-held dream become a reality. The economic benefits of this new hospitality destination will be lasting and substantial for both Sand City and the entire Monterey Bay Peninsula region, boosting local tourism, spending, and property values. Moreover, our project will contribute to restoration and create hundreds of quality, good-paying jobs during the three-year construction process and even more going forward once Monterey Bay Shores Eco-Resort is open for business". It is expected that this project will become a green building model for regional, state, and national resorts around the world. It will exceed USGBC LEED Platinum rating.

Sand City Water Supply Project Phase 1 New Intake Wells

The City is currently working on the design of three (3) new intake wells to support the operation of the City's reverse osmosis desalination facility (desal plant). The City's desal plant originally began production in 2010 and was designed to produce up to 300 acre-feet of potable water per year. Due to several factors including many years of drought in California and coastal erosion, increased salinity in the feed water at the existing wells has prevented the desal plant from reaching its full production capacity. Therefore, and in partnership with California American Water, the City will install three new wells along Sand Dunes Drive in order to provide increased operational flexibility to the desal plant and to support production.

South of Tioga

The City released an environmental impact report for the proposed South of Tioga project, with a public review and comment period



originally running through April 16, but extended through April 20. A public workshop was held on April 19th. The proposed project would re-develop nearly nine acres of land and preserve one

acre of dune habitat at the corner of California Avenue and Tioga Avenue. The South of Tioga project proposes one or two four-story hotels (216 rooms) near California Avenue, 320 apartments, and 100 condominiums in five story buildings atop a two level parking garage along the dunes. A restaurant would be included within the project. Hotels would have surface parking. The existing streets within the site would be demolished, and two new streets constructed, including a re-aligned East Avenue. The Design Review Committee reviewed the project on April 6th. The Council held a public hearing on May 1st that was continued to May 15th. Council action is anticipated at the June 5th council meeting. The South of Tioga EIR is posted on the City's website, which includes some of the project plans and technical documents.

Catalina Lofts Project

The groundbreaking for the Catalina Lofts, at the corner of Catalina and Ortiz, is anticipated soon. This is a 7 commercial unit and 8 residential unit development approved by the Council in 2014. This is another positive development that will implement private sector inducement to incorporate community project elements for a "real" West End District vibrancy planning effort.

TAMC Parcel Landscaping

The City is working on a beautification project at the corner of Contra Costa Street and Olympia Avenue. This area is a primary entrance to the City's West End. The project involves landscaping of a corner property owned by the Transportation Agency for Monterey County (TAMC), a portion of which lies within the adjacent City of Seaside. The City is coordinating with both TAMC and Seaside to install landscaping and irrigation within the year

Hickory Street Improvement Project

Street improvements along Hickory Street from California Avenue to Ortiz Avenue were completed in January 2018, beautifying and enhancing the pedestrian corridor between City Hall and the public plaza at the Independent building.

The improvements consisted of rehabilitated street pavement, new curb, gutter, sidewalk, landscaping, decorative crosswalks, signage, and storm drainage. Curb extension ("bulb outs") were constructed at the



intersection of Hickory Street and Redwood Avenue to provide improved pedestrian access and comply with the Americans with Disability Act (ADA) requirements. The project was constructed by Monterey Peninsula Engineers, a local construction contractor. A portion of the project was funded by a RSTP Grant in the amount of \$116,000.

Calabrese Park

The City is pursuing a Community Development Block Grant (CDBG) to help fund improvements to Calabrese Park located behind City Hall. The planned improvements consist of new curb, gutter, sidewalk, and parking along Pendergrass Way in addition to a new play structure within the park. The improvements will accommodate the Americans with Disability Act (ADA) requirements and provide improved access for the community.

Proposition 1 Technical Assistance Grant

In 2016, the California State Water Resources Control Board (SWRCB) awarded the Council for Watershed Health (CWH), a Proposition 1 Stormwater Technical Assistance Grant, to provide technical assistance to underserved/disadvantaged communities interested in developing a stormwater related project. The CWH assembled Technical Assistance (TA) Teams comprised of environmental and civil engineers, landscape architects, and other professionals to provide the needed technical assistance. In 2017, the SWRCB awarded Sand City a Proposition 1 Technical Assistance Grant to evaluate the City's stormwater management needs and develop at least one eligible project that could be proposed as part of the Proposition 1 Stormwater Implementation Grant solicitation.

Projects that provide benefits in one or more of the following areas: water quality, water supply, flood control, environmental, community, are strongly favored. Since late 2017, the City has been working with the TA team to develop street infrastructure improvements along the Contra Costa Street and Catalina Street corridors to provide water quality, water supply, and some flood control benefits to the City. Once this project is developed through the Proposition 1 TA grant process, the City will apply for a Proposition 1 Technical Assistance Implementation Grant to fund construction of the project.

Sand City's 17th Annual West End Celebration Friday, Saturday, & Sunday, August 17, 18, 19, 2018



Sand City's 17th Annual West End Celebration, to be held Saturday and Sunday, August 18, & 19, 2018, is a family-friendly, free event celebrating the diversity of artistic talent found within Monterey County and beyond. This unique celebration of community, commerce, and culture transforms the streets of Sand City into a Celebration of the Arts of every genre.

This year's theme, "The Arts Make The World Go Round" is focused on diversity and this theme will be evident in all aspects of the celebration. Thousands of residents and visitors will discover innovative art, listen to continuous live music from multiple stages, watch local films, and have an opportunity to purchase works from local painters, sculptors, and multimedia artists. Delicious, gourmet foods, and local, craft beer will be available, as well as wine tasting from local wineries. The event begins the evening of Friday, August 17, with a fundraising Kick Off Party featuring the White Album Ensemble and special guest, Porsche Smith. Tickets are available at City Hall, Sweet Elena's in Sand City, Do Re Mi in Carmel, and the Pacific Grove Resource Center.

For additional information visit www.westendcelebration.com



Important Dates

- May 19 – City BBQ and Birthday Celebration
- June 5 – Direct Primary Election
- August 17–19 – West End Celebration
- November 6 – General Election

Regularly scheduled City Council meetings are on the first and third Tuesday of each month at 5:30 p.m. at City Hall.

Sand City Officers to Get Body Cameras for Patrol

The Sand City Police Department will be initiating a Body Camera Program within the next two months. As the name implies, the pager size cameras will be worn on the officer's uniform along with other existing safety equipment. The cameras will be activated by the officer during interactions with the public and on calls for service. The body cameras will work in conjunction with the Department's current in-car dash mounted recording system. The two systems will work together to help "tell the story" as officers conduct business throughout their shift.

The addition of a body worn camera system will aid the Department in its goal to remain open and transparent in its communications with the public while providing the best service available. Video evidence has become a necessary tool for law enforcement in the investigation and prosecution of crime. They are an excellent medium to corroborate officer observations, actions, and testimony. The widespread use of body worn cameras by law enforcement throughout the nation has increased the expectation from the public that these systems are a "must" for agencies wishing to stay current with best practices.



While the body cameras are an excellent tool for law enforcement, there are still some aspects of their use that can cause concern. Some groups have expressed their anxiety regarding privacy issues. The Department is also interested in maintaining individual's privacy rights and addresses those concerns in its policy on use of the cameras. Additionally, California law also addresses what types of footage can and cannot be released to the public. In Sand City, any release of body camera footage requires approval from the Chief of Police. The release of footage will only occur after the video has been examined and determined not to contain information that would jeopardize an individual's rights.

The Sand City Police Department is excited about this new program and believes body cameras will assist us in continuing to provide excellent service to the community we serve.

The City of Sand City would like to extend its gratitude to the business owners, residents, and visitors of Sand City for their continued participation in their local government and community.

New Unmanned Aircraft System



Sand City is a member of the Monterey Peninsula Regional Emergency Communications Center. The MPRECC partners have established a small Unmanned Aircraft System (UAS) program that can be used across all public safety disciplines such as fire and police services. The UAS can assist with pre-planning for disasters, transmitting birds-eye video for a fire or roof top event, search and rescue, assessing damages after a natural disaster, and much more. One such UAS, a Mavic Pro, is housed in Sand City. Two of our Sand City police officers are trained to deploy the UAS to assist public safety on an as needed basis.

June 5th, 2018

Direct Primary Election

Get ready to vote! Verify your voter status, request a vote-by-email ballot, and view your voter guide at www.MontereyCountyElections.us. Vote early at the New Elections office 1441 Schilling Place – North Building in Salinas.

Find your local drop off box at Sand City's City Hall, available from May 7 to June 5, Monday through Thursday, 8:00 AM to 5:00 PM.



Sand City Vibrancy Plan

The City continues work on a Vibrancy Study for the City's West End and South of Tioga districts. The goal is to implement the General Plan's vision of a vibrant pedestrian-friendly area with housing, restaurants, and commerce, in addition to the arts community and the many service businesses that already exist. The City circulated a questionnaire during the West End Celebration and held a well-attended design open house in October. Thanks to everyone who participated.

The Vibrancy Study includes a range of strategies that are intended to achieve the City's vision for the area. Chapters in the Vibrancy Study cover land uses, economic development, affordability and displacement, circulation and parking, streetscape and aesthetics, and attracting visitors and business. The Vibrancy Study is being reviewed by City staff in May and the Citizen Advisory Committee in June. A City Council workshop will be held following those reviews to identify additional ideas and begin the process of prioritizing strategies.

For additional information on the Vibrancy Plan, please visit the Vibrancy Plan's webpage on the City's website. We look forward to your contributions.

Storm Water 101: How to Prevent Water Pollution in the Sanctuary

- Inspect and maintain your car regularly to prevent leakage of oil, antifreeze, and other toxic fluids. Use a drip tray to catch leaks where your car is parked.
- Recycle used motor oil (for free) by taking it to an auto parts store, hazardous waste collection site, or using curbside recycling pickup. When changing your car's oil, prevent spills by placing cardboard under the oil pan. Use absorbent material such as kitty litter to clean up spills. Never pour used motor oil down storm drains, driveways, or onto the ground.
- Recycle your car's antifreeze. Never drain antifreeze directly onto the ground or street. It is poisonous to pets and wildlife that are attracted to its sweet smell and taste.
- Wash Cars on unpaved surfaces or at a commercial car wash. Leftover soapy water should be poured down a household sink or toilet (to be treated by the sewage plant), not the driveway, gutter, street, or storm drain that lead directly to the bay without treatment.
- Use non-toxic alternatives to pesticides and organic gardening techniques when possible. Go to www.ourwaterourworld for free advice from experts on how to get rid of pests without using pesticides. Plant native plants which need less water than imported varieties. Please use herbicides, pesticides and fertilizers sparingly and follow label instructions carefully.
- Pick up all dog waste regularly and dispose of in the trash can, not down the storm drain.
- Keep as much of your property landscaped as possible. Planted areas absorb more rainwater and help water percolate into the ground. Bare soil promotes water runoff. As an alternate to concrete driveways, use permeable paving bricks that help reduce runoff.
- Take unwanted chemicals like paint and pesticides to your local hazardous waste collection site. Use non-toxic household products, if possible. When using toxic products follow directions carefully and use sparingly. Properly store toxic products away from children. Never dump chemicals down storm drains, ditches, gutters, or waterways.



For More Information, visit www.montereysea.org