



**REGULAR MEETING**

**SAND CITY COUNCIL**

**AND**

**SUCCESSOR AGENCY OF THE FORMER  
REDEVELOPMENT AGENCY**

**AGENDA**

**SAND CITY COUNCIL CHAMBERS**

**TUESDAY, MARCH 1, 2016**

**5:30 P.M.**



**AGENDA**  
**JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY**  
**OF THE REDEVELOPMENT AGENCY**

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Regular Meeting – March 1, 2016  
5:30 P.M.

CITY COUNCIL CHAMBERS  
Sand City Hall, One Sylvan Park, Sand City, CA 93955

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- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. COMMUNICATIONS**

Members of the public may address the City Council/Successor Agency on matters not appearing on the City Council/Successor Agency Agenda at this time for up to three minutes. In order that the City Clerk may later identify the speaker in the minutes of the meeting, it is helpful if speakers state their names. Public comments regarding items on the scheduled agenda will be heard at the time the item is being considered by the City Council/Successor Agency.

The City Council Chambers podium is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

- A. Written
- B. Oral

**5. CONSENT CALENDAR**

The Consent Agenda consists of routine items for which City Council approval can be taken with a single motion and vote. A Council member may request that any item be placed on the Regular Agenda for separate consideration.

- A. Approval of February 16, 2016 Council Meeting Minutes
- B. Acceptance of City/Successor Agency Treasury Report, December 2015
- C. Acceptance of Fort Ord Reuse Authority (FORA) Board Report, February 2016
- D. Acceptance of Budget/Personnel Committee Meeting Minutes, January 11, 2016
- E. Approval of City RESOLUTIONS Honoring the Monterey Peninsula Chamber of Commerce's 2015 Award Recipients

- 1) Citizen of the Year – John Mahoney
- 2) Ruth Vreeland Memorial Public Official of the Year – Honorable Ralph Rubio
- 3) Robert C. Littlefield Award for Lifetime Achievement – Michael Troutman

F. Approval of City RESOLUTION Authorizing the City Administrator to Enter into a Contract with Reade Company LLC., to Update the City of Sand City's Emergency Operations Plan

## 6. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

## 7. PRESENTATION

A. Presentation by Bartel & Associates on Sand City Retiree Healthcare Plan {10 minutes}

## 8. PUBLIC HEARING

A. Consideration of a Coastal Development Permit and a Site Plan Permit of a Single Family Residential Dwelling on a 25-Foot Wide Lot at 1843 Park Avenue (APN 011-181-029)

B. Consideration of City RESOLUTION approving Coastal Development Permit 16-01 Allowing a Stone Sculptor Studio at 1729 Holly Street

## 9. OLD BUSINESS

A. Progress report on Public Works projects, South of Tioga Redevelopment project, Coastal projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator

## 10. NEW BUSINESS

A. Consideration and Approval of City RESOLUTION Adopting Amendment #1 to the City Budget for Fiscal Year 2015-16

B. Comments by Council Members on Meetings and Items of interest to Sand City

C. Upcoming Meetings/Events

## 11. CLOSED SESSION

A. City Council /Agency Board to adjourn to Closed Session:

1) To confer with Legal Counsel regarding pending litigation in accordance with Government Code Section 54956.9(d)(1):

- a) *Monterey Peninsula Water Management v. State Water Resources Control Board (No. M102101), and related cases*
- b) *Seaside v. Sand City (No. M120996) and related cross action*

*c) Seaside v. Sand City (King Ventures) (No. M126354)*

2) To confer with and instruct Agency Real Property Negotiator regarding price and other terms of sale of property owned by the Successor Agency to Sand City Redevelopment Agency; Government Code Section 54956.8 to the Orosco Group or its nominee.

*Property Address/Description: Carroll Property, APN: 011-196-004 Lots 13 & 14  
APN: 011-196-019 Lots 15 & 17  
APN: 011-196-013 Lots 16 & 18*

*Agency Negotiator: Todd Bodem, Executive Director Successor Agency*

- B. Public Employee Performance Evaluation pursuant to Section 54957(b)(1) of the Ralph M. Brown Act, position: City Administrator
- C. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with 54957.1 of the Ralph M. Brown Act

**12. ADJOURNMENT**

Next Scheduled Council Meeting:  
Tuesday, March 15, 2016  
5:30 P.M.  
Sand City Council Chambers  
1 Sylvan Park, Sand City

This is intended to be a draft agenda. The City reserves the right to add or delete to this agenda as required.

The current Sand City agenda is available in PDF format on our website at:  
[www.sandcity.org/agenda](http://www.sandcity.org/agenda)

If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, which will allow you to participate in a Sand City public meeting, please call the City Clerk at (831) 394-3054 extension 20, or give your written request to the City Clerk at One Sylvan Park, Sand City, CA 93955 at least 48 hours prior to the scheduled meeting to allow the City Clerk time to arrange for the requested modification or accommodation.

**AGENDA ITEM**

**5A**

**MINUTES**  
**JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY**  
**OF THE REDEVELOPMENT AGENCY**

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Regular Meeting – February 16, 2016  
5:30 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Pendergrass opened the meeting at 5:31 p.m.

The invocation was led by Reverend Robert Hellam.

The Pledge of Allegiance was led by Police Chief Brian Ferrante.

Present: Council Member Blackwelder  
Council Member Carbone  
Council Member Hubler  
Council Member Kruper  
Mayor Pendergrass

Staff: Todd Bodem, City Administrator  
Jim Heisinger, City Attorney  
Leon Gomez, City Engineer  
Brian Ferrante, Police Chief  
Connie Horca, Deputy City Clerk

**AGENDA ITEM 4, COMMUNICATIONS**

A. Written communication distributed to the Council was the Monterey County Convention and Visitors Bureau talking points.

B. Oral

5:33 P.M. Floor opened for Public Comment.

There was no comment from the Public.

5:33 P.M. Floor closed to Public Comment.

**AGENDA ITEM 5, CONSENT CALENDAR**

A. Conditional Use Permits (CUP) and Coastal Development Permits (CDP) are subject to annual review by the City Council and City staff. Upon review of each of the following Use Permits, staff is recommending continued operation of the Use Permits to the City Council based on the finding that these uses are in compliance with their permits. There was no

discussion of the following use permits.

- (1) CUP #448, Mike Houser, (Shirt Printer), 542 #4 Ortiz Avenue
  - (2) CUP #555, Peninsula Plumbing, (Contractor), 2 John Street A
  - (3) CDP #07-01, Sato Racing, (Wholesale), 2-John Street
  - (4) CDP #98-01, James Davi, (Contractor), 1815-C Contra Costa Street
  - (5) CUP 558, Veggies Produce (Storage), 591 Redwood Avenue
  - (6) CUP #241, Automotive Specialist, (Auto repair), 475-A Olympia Avenue
  - (7) CUP #537, Mark Cristofalo & Co., (Design studio), 691 Ortiz Avenue
- B. There was no discussion of the February 2, 2016 Council Meeting Minutes.
- C. There was no discussion of the Police Department Monthly Activity Report, January 2016.
- D. There was no discussion of the Public Works Monthly Report, January 2016.
- E. There was no discussion of the Public Safety Committee Meeting Minutes, November 11, 2015.
- F. There was no discussion of the Budget/Personnel Committee Meeting Minutes, December 19, 2015.
- G. There was no discussion of the City **Resolution** authorizing the City Administrator to Enter into an Agreement between the Transportation Agency for Monterey County (TAMC) and the City of Sand City for the Allocation of Funding.
- H. Approval of City Donations/Contributions to the 49<sup>th</sup> Annual Monterey Scottish Games & Celtic Festival for \$500 and to the Commission on the Status of Women for \$150 was pulled from the Consent Calendar for discussion under Agenda item 6.
- I. There was no discussion of the City/Successor Agency Monthly Financial Report, December, 2015.

Motion to approve the Consent Calendar items 5A-G, and 5I, with changes to 5H was made by Council Member Kruper, seconded by Council Member Hubler. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

## **AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

Agenda item 5H – Vice Mayor Carbone requested that the Council consider a donation of \$250 to the Commission on Disabilities as they originally requested an amount of \$500. Council Member Blackwelder received clarification regarding the donation to the Annual Monterey Scottish Games &

Celtic Festival. The City's donation would provide advertising at the event as well as promoting Sand City to the public as a tourist destination.

## **AGENDA ITEM 7, OLD BUSINESS**

### **A. Progress report on Public Works projects, South of Tioga Redevelopment project, Coastal projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator**

City Engineer Leon Gomez reported that the desalination plant is presently inoperable due to high salinity levels. He met with the property owner of 367 Shasta Avenue on February 11<sup>th</sup> to request permission on behalf of Cal-Am to enter onto the property to access the existing well in order to obtain a sample of water to conduct a water quality analysis. An exhibit was prepared by Staff and forwarded to EMC Planning Group depicting the approximate limits of work for the proposed wells within Bay Avenue and Sand Dunes Drive. Upon review, EMC has suggested a focused plant survey or a biological constraints report and preliminary survey during the spring to determine if rare plants have been established within the shrub areas adjacent to the paved roadway.

On Thursday, Public Works Staff took photos to document an illicit discharge from an automotive business located on Orange Avenue. The owner reported that the discharge was from the washing of vehicles, and will inform his employees not to perform vehicle washing in the future. The Regional Water Quality Control Board (RWQCB) mailed letters to each permittee requesting copies of certain year 2 permit items due by February 29, 2016. The items will be assembled by the City Engineer prior to the deadline. The Right-of-Entry permit for the Bay Avenue inlet was submitted to State Parks, and should be issued within the next six weeks. The City Surveyor has completed the field survey work along Hickory Street and will be preparing base maps for the City Engineer to begin preliminary engineering design of the proposed street improvements for Hickory and Dias streets.

City Administrator Todd Bodem reported that staff received a letter from the Department of Housing and Community Development that the draft Housing Element has met the statutory requirements. Dr. Ghandour also dropped off his preliminary grading plans earlier today.

## **AGENDA ITEM 8, NEW BUSINESS**

### **A. Comments by Council Members on Meetings and Items of interest to Sand City**

Council Member Kruper reported that the Monterey County Convention and Visitors Bureau have unveiled a new customized itinerary builder on SeeMonterey.com which helps visitors plan their perfect trip to Monterey.



On February 13, MCCVB participated in the San Francisco Giants Fan Fest Day at AT&T Park. Over 2,000 SeeMonterey.com recycle bags, along with a pamphlet showcasing all jurisdictions in Monterey County were distributed. In December, the marketing team launched the Win a Winter Getaway to Monterey Sweepstakes resulting in 9,137 entries. Once TOT taxes are collected in the future, Sand City's contribution to MCCVB would be 3%. A full mid-year report will be provided at a future meeting. There is no reportable information from the Public Safety Committee. The Ordinance 152 Oversight Board will be meeting this week at the District office.

Council Member Hubler reported that the Arts Committee will be hosting a Juried Art Show in March. Twenty-three artists will be represented from Sand City. After the show, each artist will be featured with their own page with photographs provided by Kayhan on the Arts Committee website. The Committee met with Don Davis, who has graciously offered his space (formerly Jerry Lomax's place) for the Juried Art Show during the West End Celebration. The Budget/Personnel Committee agenda will address a PayPal account for the City. This account would help streamline the process for entry fees received for the Juried Art Show.

Vice Mayor Carbone reported that she attended the Commission on Disabilities meeting and the Commission is requesting a letter of appointment from the City indicating that she is the designated appointee to the agency. Mayor received confirmation from the Deputy City Clerk that the resolution of appointment was approved at the December 1, 2015 Council meeting. He requested Staff to research the letter. Vice Mayor Carbone reported that at the Mosquito Abatement District's meeting, it was reported that there were 58 cases of the sica mosquito detected. There are only 700 mosquito abatement districts within the State of California leaving a majority of the population with nowhere to go for services.

#### **B. Upcoming Meetings/Events**

The Deputy City Clerk received RSVP's for the MPCC Annual Awards Dinner from Council Members Blackwelder and Kruper, Mayor Pendergrass, and the City Administrator.

### **AGENDA ITEM 9, CLOSED SESSION**

6:09 P.M.

#### **A. City Council /Agency Board to adjourn to Closed Session:**

**1) To confer with Legal Counsel regarding pending litigation in accordance with Government Code Section 54956.9(d)(1):**

**a) *Monterey Peninsula Water Management v. State Water Resources Control Board (No. M102101), and related cases***

- b) Seaside v. Sand City (No. M120996) and related cross action**
- c) Seaside v. Sand City (King Ventures) (No. M126354)**

6:11 P.M.

- B. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with 54957.1 of the Ralph M. Brown Act**

The Council received advice from the City Attorney regarding the King Ventures action and Tolling Agreement proposed by the City of Seaside. Council gave direction to go along with the consensus of King Ventures to enter into a Tolling Agreement.

#### **AGENDA ITEM 10, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Blackwelder seconded by Council Member Kruper to the next regularly scheduled Council meeting on Tuesday, March 1, 2016 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:12 p.m.

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Connie Horca, Deputy City Clerk

**AGENDA ITEM**

**5B**

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**CITY AND SUCCESSOR AGENCY  
OF  
SAND CITY**



**TREASURY REPORT  
DECEMBER 31, 2015**

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**AGENDA ITEM**

**5C**

# MEMORANDUM

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**TO:** City Council  
**FROM:** Mayor Pendergrass  
**DATE:** February 16, 2016  
**SUBJECT:** FORA Board Meeting, February 12, 2016

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Should you desire more information about the agenda items; due to the numerous pages, please refer to the FORA website: [www.fora.org](http://www.fora.org).

## ITEMS 1 & 2

Procedural.

## ITEM 3a & 4 CLOSED SESSION

It was announced that no reportable actions were taken in closed session.

## ITEM 5, ROLL CALL

Procedural.

## ITEM 6, ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

A resolution was passed to honor Seaside's retiring City Manager, John Dunn. Also, the MPCC Nomination Committee (of which I am a member) had chosen the 2015 Ruth Vreeland Public Official of the Year. It was announced to Mayor Rubio that he was unanimously chosen for this award. He will be presented this award in March.

## ITEM 7, CONSENT AGENDA

*a-e all items were unanimously approved.*

## ITEM 8, BUSINESS ITEMS

- a. Fort Ord Reuse Authority Prevailing Wage Program  
*One 'no' vote caused this item to be continued to the regular meeting in March.*
- b. Fort Ord Reuse Authority Fiscal Year 2015/16 Mid-Year Budget  
*See attachment which includes the FY 2015/16 Budget. A successful unanimous vote did not happen. It will be held again in March.*
- c. Water Augmentation Program Three Party Planning Report
  - i. Program Overview: Recycled Project and Secondary Project
  - ii. Recommendation of Pure Water Monterey to California Public Utilities Commission  
*Both items were unanimously approved.*

**ITEM 9, PUBLIC COMMENT PERIOD**

Procedural.

**ITEM 10, EXECUTIVE OFFICER'S REPORT**

All items were unanimously approved.

**ITEM 11, BOARD MEMBER COMMENTS**

No comments.

**ITEM 12, ADJOURNMENT**

Adjourned at 4:40 P.M.



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933  
Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## REGULAR MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, February 12, 2016 at 2:00 p.m.  
910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

### AGENDA

*THE BOARD AND PUBLIC ARE URGED TO SUBMIT WRITTEN QUESTIONS/CONCERNS BY NOON THE DAY BEFORE MEETING.*

1. CALL TO ORDER

RECEIVED

2. PLEDGE OF ALLEGIANCE

FEB 08' 2016

3. CLOSED SESSION

- a. Conference with Legal Counsel - Existing Litigation, Gov. Code 54956.9(a) - 1 Case **CITY OF SAND CITY**
  - i. *Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case No.: M114961*

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ROLL CALL

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- a. Adopt Resolution Acknowledging John Dunn (pg. 1-2) **ACTION**

*ANNOUNCEMENT of MPCC RUTH VREESLAND PUBLIC OFFICIAL of 100 YEAR QUART*

7. CONSENT AGENDA

*CONSENT AGENDA consists of those items which are routine and for which a staff recommendation has been prepared.*

- a. Approve January 8, 2016 Board Meeting Minutes (pg. 3-6) **ACTION**
- b. Receive Industrial Hygienist Contract (pg. 7-20) **INFORMATION**
- c. Economic & Planning Systems, Inc. (EPS) Contract Amendment #10 (pg. 21-23) for Biennial Formulaic Fee Review **ACTION**
- d. Inner City Fund International (ICF) Contract Amendment #7 (pg. 24-33) **INFORMATION/ACTION**
- e. Chair's 2016 Committee Appointments (pg. 34-39) **ACTION**
  - i. Confirm Appointments
  - ii. Confirm Committee/Ad-Hoc appointments

8. BUSINESS ITEMS

- a. Fort Ord Reuse Authority Prevailing Wage Program (pg. 40-45) **3 NO VOTES** **INFORMATION/ACTION**

- b. Fort Ord Reuse Authority Fiscal Year 2015-16 Mid-Year Budget (pg. 46-52) **ACTION**



c. Water Augmentation Program: Three Party Planning Report (pg. 53-59) INFORMATION/ACTION

- i. Program Overview: Recycled Project and Secondary Project
- ii. Recommendation of Pure Water Monterey to California Public Utilities Commission

## 9. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

## 10. EXECUTIVE OFFICER'S REPORT

The Executive Officer makes brief reports or announcements on FORA's activities or may ask for clarification or direction regarding meeting or study session scheduling.

- a. Habitat Conservation Plan Update (pg. 60) INFORMATION
- b. Administrative Committee (pg. 61-63) INFORMATION
- c. Finance Committee (pg. 64-66) INFORMATION
- d. Post Reassessment Advisory Committee (pg. 67-71) INFORMATION
- e. Regional Urban Design Guidelines Task Force (pg. 72-73) INFORMATION
- f. Water/Wastewater Oversight Committee (pg. 74-86) INFORMATION
- g. Veterans Issues Advisory Committee (pg. 87-89) INFORMATION
- h. Administrative Consistency for Entitlement: City of Marina's (pg. 90) INFORMATION/ACTION  
Dunes Specific Plan Fast Casual Restaurant Project  
(Note: Materials for this agenda item will be forwarded to Board on Tuesday)
- i. Travel Report (pg. 91-92) INFORMATION
- j. Public Correspondence to the Board (pg. 93) INFORMATION

## 11. BOARD MEMBER COMMENTS

Board members may make brief activity announcements or request a matter be placed on a future meeting agenda (G.C. 54954.2).

## 12. ADJOURNMENT

4:40 PM

**NEXT BOARD MEETING: March 11, 2016**

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at [www.fora.org](http://www.fora.org)

# FY 2015-16 Mid-Year Budget

February 12, 2016 Board Presentation

*Michael A. Houlemard, Jr. Executive Officer*

CATEGORIES	FY 15-16 APPROVED	FY 15-16 Variances Incr (decrease) projected	FY 15-16 REVISED	NOTES
<b>REVENUES</b>				
Membership Dues	\$ 261,000		\$ 261,000	
Franchise Fees - MCWD	265,000		265,000	
Federal Grants	1,074,156	(224,000)	850,156	Building removal grant not awarded.
In-kind Local Match	28,000	(28,000)	-	Local match (CSUMB/Seaside) / grant not awarded.
PLL Insurance Payments	360,000		360,000	
Development Fees	5,585,000		5,585,000	Includes \$2.078M from Preston Park sale.
Land Sale Proceeds	485,000	32,221,165	32,706,165	Preston Park purchase moved from FY 14-15 (June 2015).
Rent Proceeds	45,000		45,000	
Property Taxes	1,679,468		1,679,468	
Reimbursement Agreements	25,000		25,000	
Loan Proceeds	3,000,000	(3,000,000)	-	I-Bank bridge financing not required
Investment/Interest Income	270,000	(160,000)	110,000	Delayed revenue collection (Preston Park sale), low interest rates.
Other Revenues	-	700,000	700,000	Preston Park attorneys' Fees reimbursements (FORA/Rabobank).
<b>TOTAL REVENUES</b>	<b>13,077,624</b>	<b>29,509,165</b>	<b>42,586,789</b>	<b>Increased net revenues due to Preston Park purchase deferral to FY 15-16</b>
<b>EXPENDITURES</b>				
Salaries & Benefits	2,902,169	(26,331)	2,875,838	
Supplies & Services	225,700	5,500	231,200	
Contractual Services	1,938,947	(125,000)	1,813,947	
Capital Projects (CIP)	11,498,103	157,000	11,655,103	
Debt Service (P+I)	67,500	17,917,424	17,984,924	Preston Park loan repayment and debt service deferred to FY 15-16
<b>TOTAL EXPENDITURES</b>	<b>16,632,418</b>	<b>17,928,593</b>	<b>34,561,012</b>	<b>Increased net expenses due to Preston Park purchase deferral to FY 15-16</b>
<b>NET REVENUES</b>				
Surplus (Deficit)	(3,554,794)	11,580,572	8,025,777	
<b>FUND BALANCES</b>				
Beginning	26,132,159	(15,231,160)	10,900,999	\$10.9M audited total fund balance at 6/2015, includes spendable funds only.
Ending	\$ 22,577,365	\$ (3,650,589)	\$ 18,926,776	Ending Fund Balance (Includes FORA Reserve: \$10M)



SUMMARY

**CATEGORIES**      **FY 15-16 APPROVED**      **FY 15-16 REVISED**      **NOTES**  
**APPROVED BUDGET ASSUMED PRESTON PARK SALE BY JUNE 30, 2015**

*Incr (decrease) projected*

**REVENUES**      13,077,624      29,509,165      42,586,789

+      33 Million      Preston Park sale proceeds/legal fees

-      3 Million      I-Bank loan - not required

-      .5 Million      EDA grant not awarded, reduced interest

**EXPENDITURES**      16,632,418      17,928,593      34,561,012

**NET REVENUES**      (3,554,794)      11,580,572      8,025,777

Surplus (Deficit)

**FUND BALANCES**

Beginning 7/15      26,132,159      (15,231,160)      10,900,999

Ending 6/16      \$ 22,577,365      \$ (3,650,589)      \$ 18,926,776

Ending Fund Balance (Includes FORA Reserve: \$10M)

**NET INCREASE**      \$18 Million      Net Increase

+      18 Million      Preston Park loan payoff/debt service

Other increases offset by savings

Prevailing Wage (PW) compliance program.

- Mid-year budget provides a PW compliance program cost example (*Item 8a on this Agenda*).
- \$76,750 – FY 15-16 prorated cost for PW monitoring includes one staff position, reporting software, and PW consultant/auditor. Annual cost is estimated at \$200,000. Recommended funding source is property tax allocated to the CIP program.
- The Finance Committee confirmed revenue availability.
- This expense is not included in the mid-year budget.

**1) Approve additional expenditures for FY 15-16**

- a) \$23,669 – health insurance / employer contribution increase
- b) \$10,000 – independent HR consultant / 2011 Salary Survey update
- c) \$5,000 – administrative expenses / records archiving
- d) \$40,000 – Authority Counsel budget increase / extended  
*Preston Park sale negotiations*

**2) Adopt the FY 2015-16 Mid-Year Budget**

as recommended by  
Finance Committee  
Q & A

**AGENDA ITEM**

**5D**

# **MINUTES BUDGET/PERSONNEL COMMITTEE**

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Monday, January 11, 2016  
9:30 A.M.  
Sand City Council Chambers

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## **AGENDA ITEM 1, CALL TO ORDER**

The meeting was called to order at 9:38 a.m. by Chair Blackwelder

## **AGENDA ITEM 2, ROLL CALL**

Members Present: Chair Blackwelder  
City Administrator Todd Bodem  
Chief of Police Brian Ferrante  
Administrative Services Director Linda Scholink

Guests: Jim Heisinger, City Attorney

## **AGENDA ITEM 3, COMMUNICATIONS**

There was no communication from the Public.

## **AGENDA ITEM 4, NEW BUSINESS**

### **a) Approval of December 9, 2015 Budget/Personnel Committee Meeting Minutes**

There was consensus of the Budget/Personnel Committee to approve the meeting minutes of December 9, 2015.

### **b) Discussion and Consideration of Succession Planning**

The City Attorney commented that although there is presently no immediate plan for his retirement, he has considered finding a replacement, which is going to be difficult at best. He has the institutional knowledge that will be hard to replace. The City Attorney stated that his new year resolution was to find a successor for his replacement.

He added that the most efficient way to begin with succession planning would be to train a successor that he can bring into his



office. That person would begin to work on the day to day operations while he would work on specialized projects that need his expertise.

Committee Member Bodem commented on the need for mentorship and the importance of what that provides.

There was Committee discussion on bringing in a candidate who could draft ordinances. The City Attorney should approve all ordinances, and currently, the quality of work is 50% of what it should be. A few examples of what the Cities of Pacific Grove and Salinas did and whom they recruited to fill the position of City Attorney for their respective cities was discussed. It was suggested that the possible candidate possess general municipal government, coastal zoning, and land use knowledge. Mr. Heisinger commented that it would be feasible to bring the individual to his office for training.

The City Attorney's contract was discussed involving the Public Employees Retirement System (PERS), and that prior to 1994, a contract City Attorney was eligible for PERS. Historically, the City Attorney was paid a retainer fee plus an amount for additional work, then in the mid 2000's, he became a salaried employee with PERS benefit, retirement, and health for basic work provided to the City. Further discussion involved a timeline of events involved in training a candidate, retainer payment to the law firm, the amount, and costs for providing special land use work.

The Committee discussed the King Ventures billing, the Seaside vs. Sand City case, and general development issues.

According to the City Attorney, there are critical issues; such as the new annual ROPS filing for FY 2016-17, the Monterey Bay Shores in-lieu parking fees, and whether to maintain the current rate of the City's transactions and use tax.

A list of issues were prioritized and considered to include the ROPS filing, the salinity levels involving desalination plant water production, and implementation of the Long Range Property Management Plant (LRPMP). Committee Member Bodem commented that a primary course of action towards resolving the desalination plant's lack of water production would be to contact Tom Luster of the Coastal Commission, to request that a test well be approved. He added that the City facilitate the sale of the Carroll Property lots. The price offered for the lots is not negotiable as the

former RDA over paid for it when it was originally purchased. A trade/exchange should not be conducted with the Orosco Group unless there is an agreement with Reams.

**c) Discussion and Consideration of Job Description Review and Update**


The City Attorney spoke to the issue of spending several days rewriting resolutions, 40 hours on the Monterey Bay Shore's in lieu parking agreement, and reviewing draft ordinances. He commented on the possibility of having the City Administrator serve as the Community Development Director as well. The Committee discussed the promotion of the Associate Planner to City Planner, the role of EMC Planning Group in assisting with planning department needs, and an economic developer. It was suggested that further research be conducted to find out what actions need to be taken to make Mr. Bodem the Community Development Director.

The Committee discussed City Council agenda procedures, and who gets to place items on the agenda and/or remove them, as well as the standing committee agenda process. It was suggested that at the next Budget/Personnel Committee meeting, research of the agenda process, policies and procedures on who has the authority to add and or take off agenda items would be brought back to the committee.

It was recommended that the City Attorney attend the monthly Department Head meetings to keep informed of City issues.

**AGENDA ITEM 5, ADJOURNMENT**

There was consensus of the Personnel Committee to adjourn the meeting at 11:50 a.m. to the next Budget/Personnel Committee meeting at a time and date to be determined.



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Linda K. Scholink, Committee Secretary

**AGENDA ITEM**

**5E**

**CITY OF SAND CITY  
RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY HONORING  
JOHN MAHONEY, MONTEREY PENINSULA CHAMBER OF COMMERCE  
2015 CITIZEN OF THE YEAR AWARD RECIPIENT**

**WHEREAS**, the Monterey Peninsula Chamber of Commerce presents awards to various community leaders who have made substantial contributions to the Chamber of Commerce and the communities of the Monterey Peninsula; and

**WHEREAS**, the 2015 Citizen of the Year Award is presented to John Mahoney, who has made a notable impact upon, and contribution to, the Monterey Peninsula; and

**WHEREAS**, over the past 41 years, John Mahoney, founder of Mahoney & Associates has negotiated approximately 125 leases with a combined value of over \$45 million in the commercial real estate business, closing nearly 200 commercial sales transactions, and managed over 500,000 square feet of property; and

**WHEREAS**, during his nine-year tenure as a Monterey Peninsula College Board Member, John Mahoney exemplified a reputation of going above and beyond the call of duty even when volunteering his time, and was the recipient of the 2013 Monterey Peninsula College President's Award for helping the institution raise significant funding for scholarships and programming; and

**WHEREAS**, John Mahoney was recently elected Chairman of the Board for the Community Hospital of the Monterey Peninsula (CHOMP) in January, and during his five year tenure as a Board Member had been instrumental as a decision maker and fundraiser, and also served as the Monterey Rotary Club's President, supporting the organization's various community service projects and philanthropic efforts throughout the decades; and

**WHEREAS**, John Mahoney is a self-described "quasi-retiree" who still frequents the office on a daily basis, and was recently retained by the City of Monterey as a consultant on commercial lease renewals; and

**WHEREAS**, John Mahoney's primary focus is towards his nine grandchildren (five girls, four boys, ranging in age from 4-13) than square footage, and this past year had celebrated one of their most memorable Christmas Eves with his wife Ann, surrounded by the entertainment of their grandchildren.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Sand City hereby acknowledges and honors John Mahoney for this award in recognition of his commitment, outstanding example, and superlative reputation as a business owner, community member and citizen.

**PASSED AND ADOPTED** by the City Council of the City of Sand City on this \_\_\_\_\_, day of March, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
David K. Pendergrass, Mayor

\_\_\_\_\_  
Linda K. Scholink, City Clerk

**CITY OF SAND CITY  
RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY HONORING  
THE HONORABLE RALPH RUBIO AS THE MONTEREY PENINSULA CHAMBER OF  
COMMERCE 2015 RUTH VREELAND MEMORIAL PUBLIC OFFICIAL  
OF THE YEAR AWARD RECIPIENT**

**WHEREAS**, the Monterey Peninsula Chamber of Commerce presents awards to various community leaders who have made substantial contributions to the Monterey Peninsula community and the Chamber of Commerce; and

**WHEREAS**, the 2015 Ruth Vreeland Memorial Public Official of the Year Award is presented to the Honorable Ralph Rubio who embodies inspirational dedication to the community and to the Monterey Peninsula; and

**WHEREAS**, a notable community leader, resident and Seaside native, the Honorable Ralph Rubio has served as a Seaside City Council member from 2000-2004, Mayor from 2004-2010, and reclaimed the Mayoral seat in 2012; and

**WHEREAS**, as a representative of the City of Seaside, the Honorable Ralph Rubio serves as Chair on several agency boards including the Fort Ord Reuse Authority, Transportation Agency of Monterey County (TAMC), Association of Monterey Bay Area Government, Monterey Peninsula Regional Water Authority, and the Seaside Groundwater Basin Watermaster; and

**WHEREAS**, serving as Senior Field Representative for Monterey and Santa Cruz counties and over four decades as a Union Carpenter member, the Honorable Ralph Rubio is a skilled craftsman who knows the satisfaction of creating something new with the use of his own two hands; and

**WHEREAS**, with an abundance of faith in the City of Seaside, the Honorable Ralph Rubio expresses his support for the City as an economically sound and prosperous City stating that "*We need to remind those that would invest in our community that Seaside is open for business*".

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Sand City hereby acknowledges and honors the Honorable Ralph Rubio for this award in recognition of his faithful commitment to public service, dedication, and contribution to the community.

**PASSED AND ADOPTED** by the City Council of the City of Sand City on this \_\_\_\_\_, day of March, 2016, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
David K. Pendergrass, Mayor

\_\_\_\_\_  
Linda K. Scholink, City Clerk

**CITY OF SAND CITY  
RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY HONORING  
MICHAEL TROUTMAN, MONTEREY PENINSULA CHAMBER OF COMMERCE  
2015 ROBERT C. LITTLEFIELD FOR LIFETIME ACHIEVEMENT AWARD RECIPIENT**

**WHEREAS**, the Monterey Peninsula Chamber of Commerce presents awards to several community leaders who have made major contributions to the Chamber of Commerce and the communities of the Monterey Peninsula; and

**WHEREAS**, the 2015 Robert C. Littlefield for Lifetime Achievement Award is presented to a Chamber member who has provided great support, time, and effort to the Monterey Peninsula Chamber of Commerce, and

**WHEREAS**, this year, the Chamber selected Michael Troutman as the Robert C. Littlefield for Lifetime Achievement Award recipient; and

**WHEREAS**, a native of Monterey, California and York School graduate, Michael Troutman has been a fixture at Monterey Peninsula Chamber of Commerce (MPCC) gatherings, events, and galas, volunteering his time as a photographer; and

**WHEREAS**, founder of DMT Imaging, a company that specializes in event photography, portraiture, advertising, and weddings, Michael Troutman serves as the official photographer for many MPCC events as well as other local organizations; and

**WHEREAS**, exhibiting a high standard of leadership throughout the business community and avid support to the Chamber, Michael Troutman has earned various accolades including a 2009 Business Excellence Awards, and a 2013 Business of the Year Award by the Carmel Chamber of Commerce recognizing DMT Imaging; and

**WHEREAS**, an active member of the community, Michael Troutman's photojournalism and commercial photographic experience have taken him from the crazy cacophony of Burning Man, to Pebble Beach's serene links, and other remote locations around the world; and

**WHEREAS**, along with other work appearing in local publications, Michael Troutman's photographic art installations are currently on display at East Village Coffee Lounge in Monterey and Carmel Valley Coffee Roasting Company in Seaside.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Sand City hereby acknowledges and honors Michael Troutman for this award in recognition of his contribution and service to the community and to the Monterey Peninsula Chamber of Commerce.

**PASSED AND ADOPTED** by the City Council of the City of Sand City on this \_\_\_\_, day of March, 2016, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
David K. Pendergrass, Mayor

\_\_\_\_\_  
Linda K. Scholink, City Clerk

**AGENDA ITEM**

**5F**

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## MEMORANDUM

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**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
**FROM:** CHIEF BRIAN FERRANTE  
**SUBJECT:** EMERGENCY OPERATIONS PLAN  
**DATE:** FEBRUARY 24, 2016

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### **BACKGROUND**

The Sand City Police Department has not updated the City's Emergency Management Plan in over 10 years. A current plan is essential in order to adequately prepare for manmade and natural disasters. Current plans also need to include information to address concerns from federal and state agencies regarding training standards, unified command structure, and local/state/federal partnerships. The Emergency Operations Plan needs to include the information and formatting necessary to allow the City to file for reimbursement from state and federal agencies should a disaster occur. As the requirements for effective disaster management have evolved over the years, the need for specialized knowledge to formulate a plan has also become a critical component of the process. To this end, staff has interviewed The Reade Company LLC, and solicited a proposal to update the Sand City Emergency Operations Plan (EOP) This service would include the following;

- Review existing EOP including all documents included as Appendices
- Incorporate Emergency Functions (EF) Matrix into the plan
- Update Risk Analysis consistent with Hazard Mitigation Plan
- Create EOP Revision Work Group representing Whole Community Concept
- Conduct two meetings with Work Group to
  1. Update plan information, identify needs for additional data, to data to be removed, and populate EF Matrix



2. Review draft and receive input for final draft

- Revise plan in accordance with FEMA's Comprehensive Planning Guide (CPG) current version and Whole Community concept
- Format updated plan in accordance with CPG and emergency management standards
- Provide electronic copy of final draft to Work Group Lead
- Meet with City management if needed or requested to review/revise final draft and plan adoption/approval process

The estimate for this service is \$3200. The Reade Company LLC, would also be available to conduct training if additional work is requested that is associated to the EOP, the charge is \$80.00 per hour of work not to exceed 20 hours.

**RECOMMENDATION**

Staff recommends contracting with Sidney Reade and the Reade Company LLC, to update the City's Emergency Operations Plan for an estimated \$3200. If additional work is requested that is associated to the EOP, the charge is \$80.00 per hour of work not to exceed 20 hours. Completion of the project would take approximately 6 months.

**CITY OF SAND CITY  
RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY  
AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT WITH READE  
COMPANY LLC, TO UPDATE THE CITY OF SAND CITY'S  
EMERGENCY OPERATIONS PLAN (EOP)**

**WHEREAS**, the City of Sand City Police Department has not updated the City's Emergency Operations Plan (EOP) in over 10 years; and

**WHEREAS**, a current plan is essential in order to adequately prepare for manmade and natural disasters; and

**WHEREAS**, a current plan also needs to include information to address concerns from federal and state agencies regarding training standards, unified command structure, and local/state/federal partnership; and

**WHEREAS**, as the requirements for effective disaster management have evolved over the years, the need for specialized knowledge to formulate an EOP has also become a critical component of the process; and

**WHEREAS**, existing city staff does not have the time and expertise to properly develop and implement the EOP; and

**WHEREAS**, at their February 18, 2016 Budget and Personnel Committee meeting, the Committee agreed to utilize the services of the Reade Company LLC, to update the EOP; and

**WHEREAS**, the City of Sand City has contacted the Reade Company LLC, who has the necessary experience, technical expertise, and knowledge required to update the EOP and received a quote in the amount of \$3,200 in order to perform this service.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Sand City that:

- 1) The City Administrator is authorized and directed to execute the attached agreement to update the City's Emergency Operations Plan for an estimate of \$3,200.
- 2) If additional work is requested, the charge is \$80.00 per hour of work not to exceed 20 hours.
- 3) The Reade Company LLC, shall maintain a Sand City Business License.

**PASSED AND ADOPTED** by the Sand City Council this \_\_\_day of March 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**APPROVED:**

**ATTEST:** ..

\_\_\_\_\_  
David K. Pendergrass, Mayor

\_\_\_\_\_  
Linda K. Scholink, City Clerk

## **EMERGENCY OPERATIONS PLAN UPDATE CONSULTING AGREEMENT**

This Emergency Operations Plan Update Agreement is made and entered into as of this \_\_\_\_\_, day of March, 2016 between the City of Sand City (the "City") and the READE COMPANY LLC, (Consultant).

### **RECITALS**

WHEREAS, the City proposes to hire the Reade Company LLC, who will be expected to update the City's Emergency Operations Plan and is required to fulfill all of the items listed on their proposal submitted to the City on January 20, 2016; and

WHEREAS, the Consultant represents and warrants that it has the qualifications to provide the required financial consulting services; and

WHEREAS, it is understood that the Consultant shall be a contractor independent of the City.

NOW, THEREFORE, in consideration of their mutual covenants and conditions, the parties hereto agree as follows:

### **DUTIES OF THE CONSULTANT**

Reade Company LLC, shall perform the following contractual services:

Project work will include tasks such as:

- Review existing EOP including all documents included as Appendices
- Incorporate emergency functions (EF) matrix into the EOP
- Update risk analysis consistent with Hazard Mitigation Plan
- Create EOP revision work group to:
  1. update plan information, identify needs for additional data to date to be removed, and populate EF matrix
  2. review draft and receive input for final draft
- Revise plan in accordance with FEMA's Comprehensive Planning Guide (CPG) current version and Whole Community concept
- Provide electronic copy of final draft to Work Group Lead
- Meet with City administration if needed or requested to review/revise final draft and plan adoption/approval process
- Conduct training meeting with staff identified in the EOP to review the updated plan
- Conduct Table Top Exercise for City EOP staff and key leadership to test the plan
- Conduct After Action Review (AAR) of exercise
- Revise plan if indicated by the AAR

## **TERM AND TERMINATION OF AGREEMENT**

This Agreement will commence upon its execution by the parties, and will be completed no later than June 30, 2016 unless earlier terminated. The City for any reason may terminate or suspend this Agreement at any time by giving written notice to the Consultant of such termination or suspension and specifying the effective date thereof, at least fifteen (15) days before the effective date of such termination or suspension. Notices of termination shall be delivered by certified mail, return receipt requested. The Consultant shall be given an opportunity for consultation with the City prior to the effective date of such termination. In the event of termination, all finished or unfinished documents and other materials prepared pursuant to this Agreement shall, at the option of the City, become its property. Upon such termination, Consultant shall meet with the City's staff and provide it all information developed by Consultant pursuant to this Agreement. The Consultant shall be entitled to receive its actual cost for satisfactory work performed, set forth in "Duties of Consultant".

## **CONFIDENTIAL INFORMATION**

Any report, information, or other data prepared or assembled by the Consultant under this Agreement is confidential and shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

## **PUBLIC REPRODUCTION AND USE OF INFORMATION REPORTS AND OTHER MATERIAL**

The City shall have the unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, or other material prepared under this Agreement.

## **PAYMENT**

The City shall pay Consultant an amount of \$3,200 to update the City Emergency Operations Plan. If additional work is requested that is associated to the EOP, the charge is \$80.00 per hour of work not to exceed 20 hours. The City agrees to pay for any services solicited by the Consultant directly to the persons providing such services, provided, however, the City's Administrator or his designee, shall first approve of such fees in writing before such services are rendered.

## **HOLD HARMLESS**

The Consultant will indemnify the City against and hold it harmless from all and any liability, causes of action, claims, costs, expenses (including reasonable attorney's fees) or damages on account of injury to persons or damage to property resulting from or arising out of or in any way connected with the gross negligence or willful misconduct of the Consultant or its employees, agents, or independent contractors who are directly responsible for the performance of any part of this Agreement.

In the event either party brings action against the other to enforce any of the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs whether such action is prosecuted to a conclusion or not. The remedies given to the parties in this paragraph shall be in addition and supplemental to all rights or remedies either may have under the laws then in force.

**NOTICE**

All notice hereunder shall be given in writing and mailed, postage prepaid, to the following addresses: to the City of Sand City, Mr. Todd Bodem, City Administrator, # 1 Sylvan Park, Sand City, CA. 93955 Phone, (831)394-3054, and to the Reade Company LLC, P.O. Box 223655 Carmel, CA. 93922 Phone: (831)238-7365; sreade061@gmail.com

**IN WITNESS WHEREOF**, the City has caused this Agreement to be executed in its name by its duly authorized officers and the Consultant has caused this Agreement to be executed in its name by it's duly authorized officers, as of the date set forth below.

**CITY OF SAND CITY**

By: \_\_\_\_\_  
Todd Bodem, City Administrator

Date: \_\_\_\_\_

**THE READE COMPANY, LLC**

By: \_\_\_\_\_  
Sidney Reade, President

Date: \_\_\_\_\_

Date: January 20, 2016

From: Sidney Reade, THE READE COMPANY, LLC  
P. O. BOX 223655  
CARMEL, CA 93922  
(831) 238-7365 sreade061@gmail.com

To: City of Sand City

Subj: PROPOSAL TO UPDATE CITY OF SAND CITY EMERGENCY OPERATIONS PLAN (EOP)

In response to a request to submit a proposal for updating the EOP for the City of Sand City, I submit the following proposal:

Cost: \$3,200

Timeline: Completion no later than: June 30, 2016 – timeline to be mutually agreed on

Work Product:

- Review existing EOP including all documents included as Appendices
- Incorporate Emergency Functions (EF) Matrix into the plan
- Update Risk Analysis consistent with Hazard Mitigation Plan
- Create EOP Revision Work Group representing Whole Community Concept
- Conduct two meetings with Work Group to
  1. Update plan information, identify needs for additional data, to data to be removed, and populate EF Matrix
  2. Review draft and receive input for final draft
- Revise plan in accordance with FEMA's Comprehensive Planning Guide (CPG) current version and Whole Community concept
- Format updated plan in accordance with CPG and emergency management standards
- Provide electronic copy of final draft to Work Group Lead
- Meet with City management if needed or requested to review/revise final draft and plan adoption/approval process

If additional work is requested associated to the EOP, the charge is \$80.00 per hour of work, not including travel time (no charge).

Recommendations:

- Conduct training meeting with staff identified in the EOP to review the updated plan – 2 hours

- Conduct a Table Top Exercise for City EOC staff and key leadership to test the plan- 6 hours
- Conduct After Action Review (AAR) of exercise – 2 hours
- Revise plan if indicated by the AAR – not to exceed 4 hours

**AGENDA ITEM**

**7A**



# MEMO

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**To:** Honorable Mayor and City Council Members  
**From:** Todd Bodem, City Administrator  
**Date:** February 23, 2016  
**Subject:** City of Sand City Retiree Healthcare Plan Valuation Summary – June 30, 2015 Actuarial Valuation

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## **EXECUTIVE SUMMARY**

The City of Sand City has worked with Bartel Associates over the last decade for actuarial services. Bartel Associates is known throughout California as one of the leading firms in actuarial consulting and assisted in drafting Government Accounting Standards Board (GASB) 45 – Other Post-Employment Benefits (OPEB).

In April 2015, the City Council hired Bartel Associates, LLC to provide services for a June 30, 2015 actuarial valuation of the City's retiree healthcare plan. Tonight, John E. Bartel, President will present the June 30, 2015 Sand City actuarial valuation report (see attached report prepared by Bartel Associates, LLC).

## **BACKGROUND**

The City of Sand City participates in CalPERS providing Miscellaneous and Safety employees PERS Retirement benefits. The City also provides medical benefits through the CalPers pooled healthcare plan. The City has approximately 24 active employees and 5 retirees currently receiving health benefits.

The June 30, 2015 valuation can be used for the 2015-16, 2016-17, and 2017-18 fiscal years. GASB 45 requires the City to prepare a new valuation at least every three (3) years since Sand City has fewer than 200 participants. In addition, a new valuation is required if there is a significant change to plan membership, benefits provisions, healthcare providers or plan options, funding policy, or the basis of any long-term actuarial assumptions between the valuation date and the applicable fiscal year.

Therefore, Staff requested a written executive summary of the City's retiree healthcare plan and other OPEB provisions that will be used as the basis of retiree healthcare benefits provided by Sand City for the June 30, 2015 actuarial valuation for the anticipated revised accounting standards.

GASB 45 anticipates a new accounting standard that will require biennial valuations for all plans. Bartel Associates expect the new accounting standards will be effective for the City's 2017-18 fiscal years.

The "implied subsidy" will be included in the next actuarial valuation as of June 30, 2015 to comply with recently revised actuarial standards of practice. The implied subsidy is the amount by which active member's premiums subsidize retiree healthcare costs.

The implied subsidy was not included in prior valuations per most agencies participating in pooled healthcare plans like PEMHCA.

Sand City's plan is not currently funded in an OPEB trust. This may be something the City should consider in the near future.

**Staff Recommendation**

Staff recommends that the City Council accept the June 30, 2015 actuarial valuation of the Sand City Retiree Healthcare Plan.



**CITY OF SAND CITY  
RETIREE HEALTHCARE PLAN**



**Valuation Summary  
June 30, 2015 Actuarial Valuation**

*Presented by* **John E. Bartel, President**  
*Prepared by* Joseph D'Onofrio, Assistant Vice President  
Wai Man Yam, Actuarial Analyst  
Adam Zimmerer, Actuarial Analyst  
**Bartel Associates, LLC**

March 1, 2016

**AGENDA**

<u>Topic</u>	<u>Page</u>
What is GASB 45?	1
Definition of Terms	2
Benefit Summary	3
Implied Subsidy	6
Participant Statistics	7
Actuarial Methods & Assumptions	8
Valuation Results	9
Projection	14
New Issues	15

## WHAT IS GASB 45?

- **OPEB - Other than pension Post Employment Benefits**
- **Historically accounted for as Pay-As-You-Go**
  - Generally ignored until employees retire
  - Pay \$1 / account for \$1
- **GASB Statement No. 45 - Issued June 2004**
  - Requires agencies recognize OPEB cost over active service of employees rather than on a pay-as-you-go basis
  - “Annual Required Contribution” – how much should be set aside
  - Accrue difference between:
    - Annual Required Contribution
    - Actual payments
  - City implemented GASB 45 for 2009/10 fiscal year
  - City is not currently prefunding benefits
  - GASB 75 will replace GASB 45 for 2017/18



March 1, 2016

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## DEFINITIONS OF TERMS

- **Actuarial Accrued Liability (AAL)**
  - Liability for benefits “earned” for past service using actuarial methods and assumptions
- **Normal Cost (NC)**
  - Value of benefits “earned” during the current year
- **Annual Required Contribution (ARC)**
  - Normal Cost, plus
  - Amortization of Unfunded AAL (UAAL)
- **Net OPEB Obligation (NOO)**
  - Historical difference between ARC and actual contributions
- **PayGo**
  - Cash payments for retiree benefits



March 1, 2016

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## BENEFIT SUMMARY

<p>■ Eligibility</p>	<ul style="list-style-type: none"> <li>• Retire directly from City under CalPERS (service or disability)</li> </ul>
<p>■ Retiree Medical Benefit</p>	<ul style="list-style-type: none"> <li>• Retiree - City pays 100% of the retiree-only premium up to the City's benchmark plan single party non-Medicare and Medicare eligible premiums</li> <li>• Dependent - City pays 50% of the retiree-only premium up to 50% of the City's benchmark plan single party non-Medicare and Medicare eligible premiums for one dependent for retirees other than Council Members or the City Attorney</li> <li>• City's benchmark plan:             <ul style="list-style-type: none"> <li>➤ 2015: Anthem EPO Northern California</li> <li>➤ 2016+: PERSCare Northern California</li> </ul> </li> </ul>



March 1, 2016

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## BENEFIT SUMMARY

<p>■ Surviving Spouse Benefit</p>	<ul style="list-style-type: none"> <li>• Retiree benefit paid to surviving spouse of retiree who elected CalPERS joint &amp; survivor payment option</li> <li>• Retiree benefit paid to spouse of active employee who died while eligible to retire and who receives CalPERS survivor benefit</li> </ul>								
<p>■ PEMHCA Admin Fee</p>	<ul style="list-style-type: none"> <li>• 0.32% of retiree premium for 2015/16</li> <li>• Paid by City and included with GASB 45 costs</li> </ul>								
<p>■ Other OPEB</p>	<ul style="list-style-type: none"> <li>• No City contribution for dental, vision, life insurance, or Medicare Part B premium</li> </ul>								
<p>■ City Pay-As-You-Go Cost</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Fiscal Year</u></th> <th style="text-align: left;"><u>City PayGo</u></th> </tr> </thead> <tbody> <tr> <td>2014/15</td> <td>\$36,323</td> </tr> <tr> <td>2013/14</td> <td>25,521</td> </tr> <tr> <td>2012/13</td> <td>25,202</td> </tr> </tbody> </table>	<u>Fiscal Year</u>	<u>City PayGo</u>	2014/15	\$36,323	2013/14	25,521	2012/13	25,202
<u>Fiscal Year</u>	<u>City PayGo</u>								
2014/15	\$36,323								
2013/14	25,521								
2012/13	25,202								



March 1, 2016

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## BENEFIT SUMMARY

### Maximum City Benefit

Base Plan	2015 Anthem		2016 PERSCare		Increase
	Single Or Optional	Employee With Dependent	Single Or Optional	Employee With Dependent	
<b>Eligible Employee</b>					
■ Active Benefit					
• Premium Subsidy	\$ 656.08	\$ 984.12	\$ 886.15	\$ 1,329.23	+35%
• Healthcare Incentive	<u>399.02</u>	<u>598.53</u>	<u>168.95</u>	<u>253.42</u>	<u>-58%</u>
• Total City Benefit	1,055.10	1,582.65	1,055.10	1,582.65	0%
■ Retiree Benefit					
• Non-Medicare Eligible	656.08	984.12	886.15	1,329.23	+35%
• Medicare Eligible	445.38	668.07	408.04	612.06	-8%



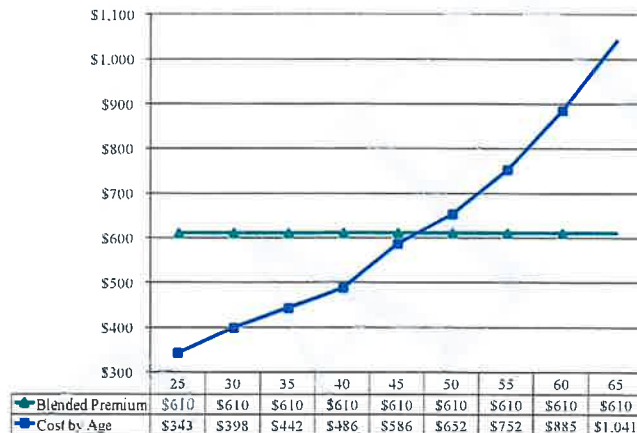
March 1, 2016

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## IMPLIED SUBSIDY

### ■ Employer cost for allowing retirees to participate at active rates



- Prior Actuarial Standards of Practice did not require implied subsidy for pooled plans like PEMHCA be included with GASB 45 obligations
- Revised Actuarial Standard of Practice requires implied subsidy be included for City's 6/30/15 valuation
- GASB 45 defers to actuarial standards of practice



March 1, 2016

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## PARTICIPANT STATISTICS

June 30, 2015	Council	Misc	Safety	Total
<b>■ Actives</b>				
• Count	5	10	8	23
• Average Age	62.0	52.9	45.1	52.2
• Average City Service	19.8	13.0	12.3	14.2
• Average Base Pay	\$3,600	\$91,335	\$100,457	\$75,435
• Total Base Pay (000's)	\$18	\$913	\$804	\$1,735
<b>■ Service Retirees</b>				
• Count	0	3	3	6
• Average Age	n/a	74.4	68.1	71.3
• Average Retirement Age	n/a	62.7	64.7	63.7



March 1, 2016

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## ACTUARIAL METHODS & ASSUMPTIONS

<b>■ Cost Method</b>	• Entry Age Normal				
<b>■ UAAL Amortization</b>	• 24-year fixed period for 6/30/15 UAAL for 2015/16 ARC				
<b>■ Discount Rate</b>	• 4.00%, no pre-funding				
<b>■ General Inflation</b>	• 3.00%				
<b>■ Payroll Increases</b>	• Aggregate increase: 3.25%				
<b>■ Medical Trend</b>	• 7.0% (Pre-Medicare) and 7.2% (Post-Medicare) for 2017/18 grading to 5.0% for 2021/22+				
<b>■ Retirement, Disability, Termination, Mortality</b>	• CalPERS 1997-2011 Experience Study • Modified Mortality Improvement Scale MP-2014				
<b>■ Retirement Age</b>		<u>Formula</u>	<u>Average</u>	<u>Formula</u>	<u>Average</u>
	Misc	3%@60	58.7	2%@62	60.9
	Police	3%@55	57.3	2.7%@57	57.7



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**VALUATION RESULTS**

**Actuarial Obligations**

**4.00% Discount Rate**

(Amounts in 000's)

Actuarial Obligations	Cash Subsidy	Implied Subsidy	Total Cost
<b>■ Present Value of Benefits</b>			
• Actives	\$5,846	\$643	\$6,489
• Retirees	<u>664</u>	<u>36</u>	<u>700</u>
• Total	6,510	679	7,189
<b>■ Actuarial Accrued Liability</b>			
• Actives	3,146	336	3,482
• Retirees	<u>664</u>	<u>36</u>	<u>700</u>
• Total	3,810	372	4,182
<b>■ Actuarial Value of Assets</b>	0	0	0
<b>■ Unfunded AAL</b>	3,810	372	4,182
<b>■ Normal Cost</b>	354	42	395
<b>■ Pay-As-You-Go Cost</b>	51	9	60



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**VALUATION RESULTS**

**Annual Required Contribution (ARC)**

**4.00% Discount Rate**

(Amounts in 000's)

Annual Required Contributions	Cash Subsidy	Implied Subsidy	Total Cost
<b>■ 2015/16 ARC - \$</b>			
• Normal Cost	\$ 354	\$ 42	\$ 395
• UAAL Amort	<u>179</u>	<u>17</u>	<u>197</u>
• ARC	533	59	592
<b>■ Projected Payroll</b>	1,552	183	1,735
<b>■ 2015/16 ARC - %</b>			
• Normal Cost	22.8%	22.8%	22.8%
• UAAL Amort	<u>11.5%</u>	<u>9.6%</u>	<u>11.3%</u>
• ARC	34.3%	32.4%	34.1%



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## VALUATION RESULTS

### Change in Actuarial Accrued Liability

**4.00% Discount Rate**

(Amounts in 000's)

Changes	AAL
■ Actuarial Accrued Liability on 6/30/12	\$2,869
■ Expected AAL on 6/30/15	4,248
• Actual versus Expected Experience	(994)
• Assumption Changes	555
• Implied Subsidy	373
■ Actuarial Accrued Liability on 6/30/15	4,182



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## PROJECTION

### No Prefunding (4.00% Discount Rate)

(Amounts in 000's)

Fiscal Year End	Begin Year NOO	ARC	AOC	City Contribution			Payroll	ARC as % of Pay	UAAL	UAAL as % of Pay
				City Ben Pmts	Trust Pre-Fund	Total City Contr				
2016	\$2,935	\$592	\$571	\$60	\$0	\$60	\$1,735	3.5%	\$4,182	241%
2017	3,446	637	606	102	0	102	1,791	5.7%	4,683	261%
2018	n/a	685	n/a	119	0	119	1,850	6.4%	5,175	280%
2019	n/a	737	n/a	139	0	139	1,910	7.3%	5,682	297%
2020	n/a	794	n/a	160	0	160	1,972	8.1%	6,202	315%
2021	n/a	857	n/a	170	0	162	2,036	8.0%	6,736	331%
2022	n/a	927	n/a	192	0	192	2,102	9.1%	7,296	347%
2023	n/a	1,004	n/a	226	0	226	2,170	10.4%	7,871	363%
2024	n/a	1,090	n/a	258	0	258	2,241	11.5%	8,450	377%
2025	n/a	1,186	n/a	299	0	299	2,314	12.9%	9,035	390%



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- OPEB Accounting:
  - GASB Statement No. 75 “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions,” approved by GASB Board on June 2, 2015
  - Replaces GASB 45
  - Effective for fiscal years beginning after 6/15/17 (2017/18 for City)
- Major Issues:
  - Unfunded OPEB Liability (Net OPEB Liability) on balance sheet
  - Expense calculation disconnected from contribution calculation
  - Lower discount rate if projected assets do not cover projected benefit payments
    - 20-year high-quality municipal bond rate
    - 3% to 3.6% and dropping at December 31, 2015



March 1, 2016



**AGENDA ITEM**

**8A**

**CITY OF SAND CITY**

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**STAFF REPORT**

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**FEBRUARY 22, 2016  
(For City Council Review on March 1, 2016)**

**TO: Mayor and City Council**

**FROM: Charles Pooler, Associate Planner**

**SUBJECT: Coastal Development Permit & Site Plan for a Two-Story Single Family House Fronting Park Avenue.**

**BACKGROUND**

Applications were submitted by Mark Hyles (the "Applicant"), property owner, for site plan, architectural review, and coastal development permit approvals regarding the development of a single 1,064 square foot 2-story residential dwelling (the "Project") on a 1,875 square foot lot at 1843 Park Avenue in Sand City (APN 011-181-029, Block 11, Lot 24) (the "subject property"). This lot is half of a fenced commercial open-storage yard that has existed for decades, originally occupied by Favazza Plastering for masonry storage. The property has a zoning designation of CZ-R2 (Coastal Zone Medium Density Residential). As the project is within a coastal zone overlay, a coastal development permit for the project is required (Zoning Code Section 18.22.020).

This application is a redesign of a project previously considered and denied by the City Council in July of 2015. The denied project was for a 1,080 square foot 2-story residential single family dwelling on the same 25' x 75' lot. That project design had a number of issues; including, but not limited to, inadequate parking, lack of water, unbalanced massing, poor entry design, and inconsistent design notations. There were also public comments from residents who opposed the extremely narrow 2-story design due to the limited constraints of a 25-foot wide lot.

**Property Description:**

The subject property is 25-feet wide and 75-feet deep fronting Park Avenue. This is one of two 25-foot wide lots that make up the existing fenced storage yard (see Exhibit A). This yard was originally owned and used by Favazzo Masonry, but was sold in the late 1990's and acquired by the Applicant, who maintained and rented the storage yard. The fenced yard encroaches into the Park Avenue right-of-way by approximately thirteen feet (13'). The subject property is currently devoid of public improvements (i.e., curbs, gutter, sidewalk, etc.). Sewer, water, electrical, and gas utilities exist along Park Avenue to service the applicant's property; however, capacity (and potential upgrade) is subject to the utility providers and respective public agencies. According to the City's master

topographical map, the project area, within the existing fenced yard, is relatively flat with an elevation at about 60-feet above sea level. However, the actual lot extends past the fenced area to the rear by an estimate of ten to fifteen feet (10' to 15'), where the property slopes down by about five feet (5'). The submitted plans identify that the property slopes from an elevation of 59.6-feet along Park Avenue down to an elevation of 57.7-feet, a drop of about two feet (2'). An engineer's survey may be necessary to verify the correct site grade.

## DISCUSSION

### **Project Description:**

The Applicant's redesigned project proposes an approximate 1,064 square foot (living area) 2-story residential single family dwelling. This will be a 2-bedroom and 2½ -bath dwelling; where the kitchen and living areas are on the ground floor and the bedrooms are on the upper level. The building width is fifteen feet (15') with five foot (5') side setbacks, with exception to eighteen inch (18") window projections on both sides of the building. The building height will be 20.67 feet tall. Facade materials are composed of horizontal hardie lap siding with a 6-inch exposure. Windows are bronze aluminum with 1.5-inch hardie trim. The design shows a hipped roof consisting of class 'A' composition shingles; however, the roof slope was not identified. Staff recommends the project have no less than a 5/12 roof slope. The project proposes a 351 square foot open carport for two covered parking spaces. The front entry is behind the carport. A six foot (6') fence is proposed on both sides of the carport, and 6"x6" columns are shown supporting a cantilevered carport roof and upper level bedroom. The concrete driveway is twelve feet (12') deep and seventeen and a half feet (17.5') wide, insufficient for perpendicular parking without encroaching into either the carport or the street/sidewalk right-of-way. The ground floor living area is 442 square feet. There is a 104 square foot (13'x8') concrete patio in the rear yard. No decks or other patio areas were identified on the submitted plans. The floor plan does not indicate where the water heater, furnace, or laundry machines are intended.

Staff has repeatedly advised the Applicant that he should combine both his abutting 25-foot wide lots/parcels to develop one single family residential house. This direction was based upon 1) good planning/development site design, 2) public comments received on previous residential projects in the East Dunes, and 3) previous actions of the City Council regarding other projects within the East Dunes. Despite staff's encouragement, The Applicant is once again proposing a 2-story house on a 25-foot wide lot (half of the existing fenced yard).

Land Use / Zoning: The property is within the General Plan's "East Dunes" planning district, which calls for the creation of "*an attractive residential enclave....consisting of one- and two-story residences...*". In 1997, the property was re-zoned from CZ-C2 (Coastal Zone Heavy Commercial) to a CZ-R2 (Medium Density Residential) for the "Favazza" residential project of one single family dwelling; encompassing two abutting 25-foot wide lots/parcels (APNs 011-181-028 & 029). However, that project was never built. The property's CZ-R2 zoning allows single-family residential development at a density between 14 to 25 dwelling units (du) per acre. The applicant's proposed density of one house on a 1,875 square foot lot equates to a density of 23.2 du/acre, which is compliant with the allowable density range for the CZ-R2 Zoning.

Setbacks / Coverage: The site plan indicates a twelve foot (12') front setback (property line to carport), a fourteen foot (14') rear setback (property line to house), and five foot (5'-0") side setbacks; with exception of protruding windows on both sides that extend out eighteen inches (18") for reduced three foot six inch (3'-5") setbacks. Zoning Code Section 18.78.050 allows certain architectural features, like bay windows, to encroach into side setbacks provided that each encroachment does not exceed 2.5 feet. The setbacks identified on the site plan are in compliance with zoning requirements. The driveway pavement is 210 square feet (12' deep x 17.5' wide). There is an approximate 104 (13'x8') concrete patio in the rear yard. No decks or other pavement were identified on the plans. The living area of the house will have a footprint of 442 square feet and the carport will have a footprint of 351 square feet, resulting in a 42.3% lot coverage (excludes the driveway and rear patio pavement). This coverage complies with the CZ-R2 lot coverage specifications (Zoning Code Section 18.22.040).

Parking: Zoning Code Section 18.64.050.F specifies a City-wide minimum parking requirement for single-family and duplex projects of two parking spaces per dwelling unit, with one space covered for single-family homes. However, both the City's Local Coastal Program Implementation Plan (LCP-IP) and the CZ-R2 Zoning (Zoning Code Section 18.22.040.B.5) specify a stricter requirement that both parking spaces are to be covered. The LCP-IP and the CZ-R2 zoning district specifications take precedent over the general parking requirements in Section 18.64.050.F.

The project proposes an open carport for two (2) covered parking spaces. This carport satisfies the minimum CZ-R2 zoning and LCP requirement for covered parking. However, the aesthetic quality of a carport versus a garage raises the question as to whether a carport is of sufficient architectural character for single family residential development within the East Dunes. Twenty years of new residential development in the East Dunes have provided enclosed garages and design features that accentuate the unit's front entry. Only one duplex property in the East Dunes provides a carport, and this development predates the City's current Zoning and General Plan. The Design Review Committee (DRC) and City Council need to consider whether a carport is an acceptable architectural design feature, or whether an enclosed garage is more appropriate for the East Dunes residential neighborhood.

Conceivably, a design that provides a two-car enclosed garage in tandem with the main entry, covered entry porch and walkway aside the garage would be of greater consistency with other developments in the East Dunes. However, it is questionable as to whether such a design can fit on a 25-foot wide lot while maintaining sufficient setbacks.

Utilities: The gas, electric, phone, cable, and water meters are identified to be at the southwest corner of the structure. Utility meters (i.e. gas, electricity, etc.) should be incorporated into the structure's design and/or otherwise screened from public view. Screening should utilize architectural elements/materials consistent with the approved building design, but not interfere with service/maintenance accessibility. Utility boxes/meters should not occupy landscaped areas. These requirements have been

applied to previous development projects in Sand City. The placement of all utility meters and equipment will be subject to City review and approval prior to issuance of a building permit. The location of all meter boxes should be planned out and illustrated on the civil improvement plans to direct project contractors and utility companies in placing the meters at the correct locations that avoid landscape or drainage areas. Furthermore, all utility laterals must be underground to connect to the underground utility mains along Park Avenue. The Applicant should be required to underground existing overhead utilities along the Park Avenue frontage of his property (the scope of which will be subject to City Engineer's review of Civil improvement plans), and any new overhead utility connections should be prohibited for this project.

Street Pole Lights: The 'Bungalows' project installed a new street pole light along Park Avenue, approximately 100-feet from the Fell Street and Park Avenue intersection. According to the Bungalows' improvement plan's photometric sheet, additional street pole lights will be necessary along the northerly side of Park Avenue. However, it is currently undetermined as to where those pole lights would best be established. Any permit approval for the applicant should include a condition stating that *"The applicant shall be subject to the City Engineer's determination as to whether a street pole light must be provided for the project."* Approvals should also specify that new street pole light(s) in the East Dunes area shall utilize the City's established decorative pole light standard (see Exhibit H), with the lamp fixture and concrete pole specifications, design, placement, height, and spacing subject to City Engineer and Planner approval prior to issuance of construction permits (i.e. grading, building, etc.).

Fence: The Applicant's plans indicate a fence located along the sides of the proposed carport. This fence is noted to be six feet (6') tall. There is no notation as to the material of this fence; however, from the elevations, it appears that it will be the same horizontal hardie lap siding as the building. No other fencing was identified on the submitted plans.

Any additional fencing on the property should consist of the same material/design of the fence around the carport for design congruity. As the rear of the property is easily visible from the freeway, the City and Applicant should make careful consideration of the fence design and placement. This design issue should be considered and acted upon by the City's Design Review Committee (DRC). However, due to the absence of such information, the applicant will need to submit conceptual drawings for the perimeter fence/gate (if any). Furthermore, project approval should require final construction plans to include plan and detail information regarding all fencing and gates. If it is the applicant's intention to not provide fencing, then permit approvals should specify that any fencing intended at a later date will be subject to the City's review and approval.

Landscaping: A landscape plan was not provided with the submitted materials. Only general notations indicating where "landscaping" was provided as shown on the site plan/floor plan (Sheet A1). Landscaping is an important factor in determining the exact amount of water to be allocated to a project in accordance with Monterey Peninsula

Water Management District Regulations (see 3<sup>rd</sup> paragraph of MPWMD letter - Exhibit G). If a project is approved, then a complete landscape plan must be submitted to include, at a minimum, a listing of all plant species, sizes, and locations, an irrigation plan with details, and a tree planting/staking detail. Furthermore, the final landscape design must (at a minimum) be a) drought tolerant, absent of grass turf/sod, b) specify that all shrub species are to be no less than five (5) gallons upon initial planting, and c) specify that any/all trees for this project shall be no less than 24-inch box size upon planting.

**Architecture:** The project utilizes some basic components of new urbanism 'seascape' style architecture with the use of horizontal siding and hipped roofs. However, the overall design can be described as a 'modern' with the placement of the parking/carport at the front, and recessed the living area and main entry behind the parking. The use of an open carport is unconventional to that of an enclosed garage for a single family dwelling; which detracts from the architectural integrity of the project's overall front elevation. Facade materials are composed of horizontal hardie lap siding with a 6-inch exposure for the walls. Windows are bronze aluminum with 1.5-inch hardie trim. No color pallets/samples were provided with this application. The hipped roof consists of class 'A' composition shingles and a 2.5-foot overhang. The roof slope was not identified on the plan elevations; however, staff recommends the roof have no less than a 5/12 slope. The window and door fenestration are well aligned on the west (rear) and north (side) elevations, and satisfactorily aligned on the south (side) elevation. The front elevation is extremely poor in design. Certain design features are discussed further below:

**Carport:** The front elevation is visually dominated by the carport/parking, and the living area and main entry are recessed behind the carport. This carport is the Applicant's attempt to satisfy the 2-covered parking space requirement of the site's CZ-R2 zoning. Recessing garages back and bringing the entries and living areas out forward is a primary design goal (where feasible) in the East Dunes. A tandem 2-car garage with the main entry along the side and accentuated with a covered porch and/or walkway would be a better solution provided it can fit on a 25-foot wide lot with sufficient setbacks. Both the Design Review Committee (DRC) and City Council need to consider whether a carport is an acceptable architectural design feature, or whether an enclosed garage is preferred, for the East Dunes.

**Entry:** The main entry is located on the front elevation; however, the carport is situated between the entry and the street, impeding a clear dedicated pedestrian access. Accentuating the entry and living area of a dwelling is strongly encouraged (and has been a consistent permit requirement) for development in the East Dunes; which the Applicant's design fails to achieve. The placement of the carport visually emphasizes the vehicle parking, which is not conducive towards a pedestrian friendly design. Options are extremely limited due to the lot's narrow width.

**Front Elevation:** A building's front facade is the most visible and prominent elevation, requiring the greatest attention to proper design and positive aesthetics. However, the front elevation of the Applicant's design is the least visually appealing;



primarily due to the incorporation of carport. The bedroom above the carport imposes an unbalanced “top heavy” design as the carport provides no visual “weight” or support. Furthermore, the upper level bedroom window facing front is only 2’x6’, which does not emphasize the living area. The front elevation needs a major redesign in these regards.

**Exterior Building Lights:** The applicant did not identify the placement or specifications of any exterior lights. Exterior lights must only direct light down onto the building and property, and avoid projecting light into the street and/or onto neighboring properties. Fixtures should be of a type that do not create excessive ambient light or glare. Approval of the project should require the applicant to submit information on the intended exterior lights, including fixture schematics and photometric data, to be included within the construction plans, subject to City Planning review and approval prior to issuance of building permits for the project.

**Massing:** Massing refers to the organization of the building’s overall volume, and is a determining factor as to whether a building’s scale is appropriate. The proposed structure is narrow and elongated due to the limited dimensions of the lot. Below is a chart summarizing the width to length percentages for the applicant’s projects as compared to the narrowest homes of the Bungalows and St.John development projects within the East Dunes area.

Project Example	Width (ft)	Length (ft)	Width to Length %
Applicant’s Denied Project	13.35	54.7	24.41
Applicant’s New Project	15	49.1	30.50
Bungalows 21’ wide home	21	59	35.59
St.John 19’ wide home	19	52	36.54

Applicant’s project (with the carport) has the greatest disproportion of massing when comparing the width to length. The applicant’s new design improved massing by approximately 6%, from widening the house and decreasing the length. However, this new design still presents a greater disproportionate distribution of massing when compared to the other smallest homes in the East Dunes. Furthermore, the placement of the bedroom over an open carport lends a ‘top heavy’ unbalanced appearance, further accentuating the disproportional allocation of building mass.

**Impact(s):** The existence and occupancy of a residential unit, in themselves, do not present the potential for a nuisance; rather, it would be an improvement to the neighborhood and less obtrusive than the existing contractor’s storage yard. However, there will be impacts during construction to include noise, vibration, construction traffic/parking, and visual impact from outside storage of materials/equipment. Staff recommends construction times be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays, with no construction allowed on Sundays or Holidays. This restriction has been applied to other development projects in the City.

### **Design Review Committee:**

The Design Review Committee (DRC) held a public hearing on February 19<sup>th</sup> to consider the Project's architecture; including materials, colors, roof style/slope, massing, and overall exterior design. Staff gave a brief presentation describing the project and what staff felt were design issues regarding the proposed carport, the recessed entry and lack of pedestrian access due to the carport, and the project's massing and its inconsistency with other projects approved for the East Dunes neighborhood.

The Applicant was asked why both of his contiguous lots were not used to develop a larger building. When the Applicant explained that his intention was to build one single family dwelling on each of his abutting 25-foot wide lots, the Committee asked whether he was willing to pursue a duplex instead. The DRC commented that if both lots were combined for a duplex, that would enable the applicant's desired 2 units, provide the structure with an additional ten feet of width (from the elimination of the 5-foot setbacks on the inner sides), potentially provide space for 2-car tandem parking garages for each unit with reduced front and rear setbacks, provide for an accented front entry that did not conflict with on-site parking, and provide more balanced massing. The DRC expressed concern regarding the carport's inability to screen storage that an enclosed garage could otherwise provide; particularly the laundry machines as the location of those appliances were not identified on the floor plans. Furthermore, the carport and site layout inhibited access to the main entry. The DRC was concerned with the narrowness of the project; and felt that the site's high visibility from the freeway justified an exemplary design. Committee members commented that the Project does not take full advantage of the Applicant's property, and that the design is not appealing or enticing. The Committee suggested modifying the windows to add interest; and it was commented that the design did not include decks or open areas that would also add visual interest. The Committee found the Applicant's proposed exterior horizontal siding acceptable.

The Applicant countered that the height of his building is shorter than those of other homes in the area; that he is willing to place trees on the site to screen the narrowness of the project; that his Project will blend with the Bungalows development in the background; and that the horizontal lap siding visually reduces the height. The Applicant stated that he is concerned with the "sell-ability" of a duplex; and that he is adamant about building one house on each of his abutting 25-foot wide lots.

The DRC took action to deny the Project's design based upon the issues discussed.

### **Lot Merger:**

The applicant owns two contiguous lots/parcels (Lots 23 & 24 of Block 5 / APNs 011-181-028 & 029) (see Exhibit A & B). The applicant's project is situated on only one of these two lots/parcels. However, a project of improved site design would combine these lots/parcels into one, accommodating a project of improved massing, enhancing the entry, and providing code required parking. This merger can be achieved through lot line adjustments or a new parcel map; the method of which is subject to the discretion of the City Engineer. A merger of the lots/parcels would bring the site into greater consistency with contemporary site design/development standards. General Plan Policy 2.5.3 states "*Lot consolidation*

*is encouraged to facilitate desired design features and circulation patterns”* (General Plan p. 2-13). A lot merger would also enable the applicant to come forth with a superior design that addresses the issues discussed in this report. Regardless, the general development of a single family dwelling on only one of these two lots is consistent with applicable density regulations, as discussed in this report under the heading “Land Use / Zoning”.

**Water:**

The subject property has been used as a fenced open storage yard for decades. The Monterey Peninsula Water Management District (MPWMD) made an evaluation of water necessary for the applicant’s previous project that was denied by the City in September. According to the Monterey Peninsula Water Management District’s (MPWMD) determination letter (see Exhibit G), the property has no existing on-site water credit; despite the existing water meter and spigot on the property. The MPWMD letter determined that the previous 2-bathroom project (denied in 2015) with a washing machine required a minimum allocation of 0.121 Acre-Feet Annually (AFA), excluding landscaping. The redesigned project proposes an additional half bath, but no washing machine/laundry room. Staff finds it highly unlikely for a single family dwelling to not have its own on-site washing machine. Taking these factors into account, staff estimates the new 2.5 bathroom project (including a standard clothes washer) will require 0.161 AFA (not including landscaping), an increase of 0.040 AFA over the MPWMD’s estimate for the previously denied project.

Furthermore, without a complete landscape plan (front, side, and rear yards) the exact amount of water needed for the entire project cannot be calculated. However, an estimate can be made by adding an additional half of the building’s water demand to the total amount for the project. This would increase water demand to an estimated 0.241 AFA. These calculations are based upon the project utilizing only high efficiency fixtures/appliances that are required by the MPWMD’s Rule 142.

The property does not have sufficient water credit to accommodate the project in accordance with the regulations and determination of the Monterey Peninsula Water Management District (MPWMD). In order for this project to proceed, sufficient water (both for the structure and the landscaping) needs to be allocated from the City’s Water Entitlement (desalination plant). This amount is estimated to be 0.241 AFA; but could be less depending upon the MPWMD’s review of a landscape plan. The City is not obligated to provide water to any project, particularly if a project is considered to be inadequate in design. However, if the City Council decides to grant approval of a project for the applicant, a draft resolution to allocate water can be prepared for City Council’s consideration at a future date. Any such action should occur after the MPWMD has reviewed a landscape plan to determine the exact amount of water needed for the project, upon which the allocation would be based. Any water allocated to this property from the City’s Water Entitlement must be recorded with the Monterey County Recorder’s Office prior to the applicant acquiring a water permit from the MPWMD and/or obtaining a building permit.

### **Street Improvements:**

The subject property does not provide curb, gutter, sidewalk, drive-apron, or street pavement along its frontage. The existing fenced storage yard encroaches into the Park Avenue right-of-way by approximately 13-feet. The yard would be removed to accommodate development of the site. Street improvements are required for new construction projects encompassing that area along a property's frontage and extending out to the centerline of the street. For the applicant's project, this equates to 625 square feet (25' x 25') of street improvement area. Approval of the project should specify that the applicant be required to provide the curb, gutter, sidewalk, drive apron, and new pavement up to the centerline of the street right-of-way (including improvements/repairs necessary to the existing street pavement fronting the property), at the determination of the City Engineer. Furthermore, such improvements must be included on the construction civil improvement plans, subject to City Engineer review and approval prior to issuance of any construction/grading permits for the project.

### **Stormwater Management:**

The discharge of storm water within the City of Sand City is regulated by the State Water Resources Control Board (SWRCP) Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Phase II General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (the 'General Permit'), the Central Coast Regional Water Quality Control Board (RWQCB) Resolution No. R3-2013-0032 Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (the 'PCRs'), and Sand City Municipal Code (SCMC) Chapter 13.05 regarding Stormwater Management. The PCR's apply to all development projects that require discretionary approvals from the local jurisdiction and create or replace 2,500 square feet or more of impervious surface; and mandates development projects to implement Low Impact Development (LID) infrastructure to detain, retain, and treat runoff. Stormwater Control Measures (SCM) are features designed into a project that emphasizes the protection of water sheds through physical and design control measures. Low Impact Development (LID) is a strategy that strives to mimic pre-development hydrologic processes.

The project will introduce 1,107 square feet of new impervious area on the property (house footprint of 442 sq.ft, carport of 351 sq.ft., front driveway of 210 sq.ft, & rear patio of 104 sq.ft). The project will also require the installation of curb, gutter, sidewalk, and missing street pavement along the frontage, which will encompass an estimated 625 square feet (25-foot property frontage to the centerline of the street) of new/replaced impervious area. These together total 1,732 square feet of new impervious area; which is less than the 2,500 square foot threshold for implementing stormwater control measures. Therefore, the Applicant is not automatically required to implement SCM and LID features. However, the City may still want to consider requiring pervious pavers or other such materials for the patio and/or driveway as a condition of permit approval to improve aesthetics and drainage. Regardless, Better Management Practices (BMPs) for runoff control does apply during construction of a project. Any development/construction activities on the property will be required to enact all Better Management Practices to the satisfaction of the City Engineer.

**Habitat:**

Environmentally sensitive habitat has been an ongoing impediment to new development on vacant properties within the East Dunes. According to a survey map of sensitive habitat within the East Dunes (see Exhibit I), the project site is NOT considered to be encumbered by sensitive habitat. This is due to the site's long-time use as a contractor's storage yard. Park Avenue pavement and utilities extend along the frontage of the applicant's property; therefore, access and utilities are not encumbered by habitat. However, properties to the rear and west side of the applicant's property are impacted by habitat.

**Address Assignment:**

The fenced storage yard currently has an assigned address of 1843 Park Avenue. However, in keeping with the address assignments of the Bungalows and other homes in the East Dunes, this property should be assigned a new address for a consistent flow of address numbers running north along Park Avenue. The City's Planning Department is responsible for assigning street addresses. This should be completed prior to recording any water allocations and/or the applicant's submission of a building permit application.

**CEQA Review:**

The project qualifies as a categorical exemption under CEQA (California Environmental Quality Act) Guidelines, Sections 15303(a) for new construction. Section 15303(a) states that *"In urbanized areas, up to three single-family residences may be constructed or converted under this exemption."* Sand City can best be described as "urban", and the project is for one dwelling unit. Therefore, the project is exempt from CEQA. Furthermore, considering that the subject property has a long history as a commercial fenced storage yard, the project will not have any greater significant impact upon the environment than existing conditions. Since the project is exempt, an environmental initial study was not required, and no further action under CEQA is necessary.

**CONCLUSION AND RECOMMENDATION**

In general, the overall project addresses the minimum requirements of the CZ-R2 zoning and the City's Local Coastal Program, as these documents relate to the subject property (i.e. unit density, number of parking, building height, and setbacks). However, there are design features of this Project that are not compatible with the architectural character of the East Dunes Planning District or other residential projects approved therein. Specifically, this Project does not visually accentuate the living area and/or main entry, the location of the main entry behind the carport and parking impedes clear pedestrian access from the street and visually enhances the parking over the entry, there is no garage, and the design presents a greater disproportionate distribution of massing when compared to the other smallest homes in the East Dunes. In those regards, the project is not conducive towards the preferred architectural design for the East Dunes; nor is it consistent with previous requirements or design elements imposed upon other developments in this East Dunes neighborhood.

Based upon the analysis and discussion of this report, staff recommends a DENIAL of the project. The applicant is encouraged to redesign the project to encompass both abutting lots under his ownership to provide adequate and enclosed (i.e. garage) on-site 2-car

covered parking, improve pedestrian access to and visually enhance the main entry, improve massing of the building; which would result in an overall improved project to the benefit of the Applicant and the City. Staff generally supports the Applicant's intent to develop a single family dwelling that eliminates a commercial storage yard; however, staff does not support the design as proposed for the reasons discussed in this report. If Council concurs with staff's conclusion and recommendation, a resolution with appropriate findings for denial will be prepared for consideration/action at the next Council meeting.

However, if the City Council disagrees with staff's analysis and conclusion, and decides to support the Applicant's project, then a resolution to adopt a land use entitlement permit, with suggested conditions of approval will be prepared for Council consideration and action at a Council meeting in the near future (pending the time necessary to prepare said document).

**Summary for Staff's Recommendation of Denial:**

1. Carport: Though satisfying the minimum requirements of the CZ-R2 zoning and the City's LCP Implementation Plan for two covered parking spaces, the carport design is contrary to the neighborhood character and design integrity required of previous development projects that provided enclosed garages in this East Dunes neighborhood. Furthermore, the carport imposes a 'top heavy' disproportionate allocation of building mass, particularly with the 2<sup>nd</sup> level bedroom above.
2. Poor Front Elevation and Entry Design: Design of the front elevation fails to visually accentuate the living area and main entry and has unbalanced massing with the bedroom situated above an open carport. Additionally, the design does not provide a visually enhanced or pedestrian oriented/friendly front entry, which is impeded by the carport.
3. Disproportional Massing: The project's massing is unacceptably disproportional, and is not consistent with other narrow residential developments in this East Dunes Neighborhood. Furthermore, the bedroom above the carport imposes an unbalanced "top heavy" design as the carport provides no visual "weight" or support, accentuating the disproportional allocation of building mass.
4. Insufficient Water - The property does not have sufficient on-site water credit to accommodate the project in accordance with the regulations of the Monterey Peninsula Water Management District (MPWMD) without a discretionary allocation by the City from the City's water entitlement (desalination). The City is not obligated to provide water to any project, particularly when a project is deemed insufficient in design.
5. Lot Merger - The project does not combine the applicant's abutting lots (APN 011-181-028 & 029; Block 11, lots 23 & 24) that would otherwise a) enable the applicant to provide an aesthetically acceptable and code compliant enclosed garage, enhance the main entry with improved pedestrian visibility and access, and provide more suitable massing of the building consistent with other developments within this East Dunes neighborhood.

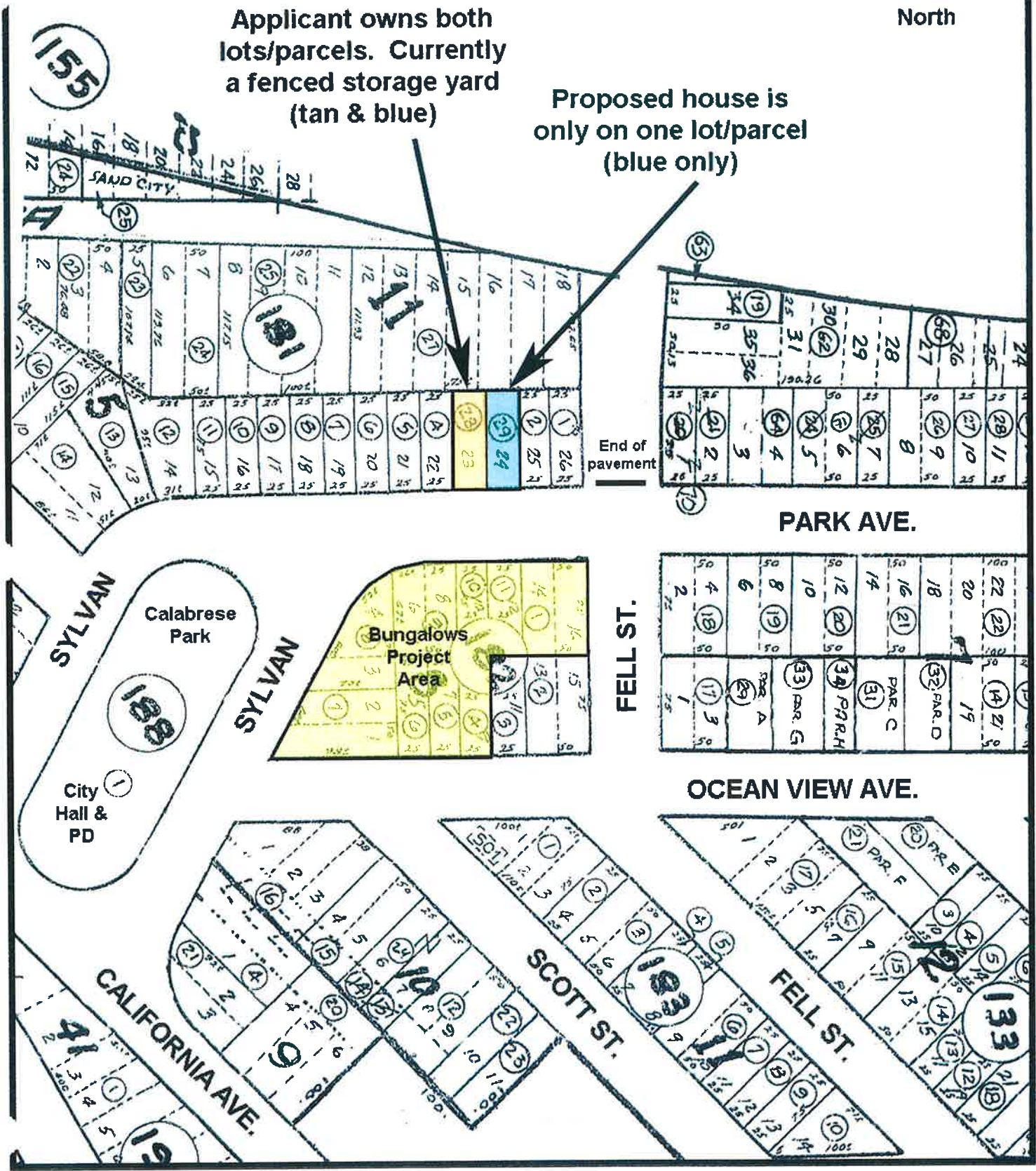
**EXHIBITS:**

- A. Location Map
- B. Aerial Map
- C. Site Photograph

**ATTACHMENTS:**

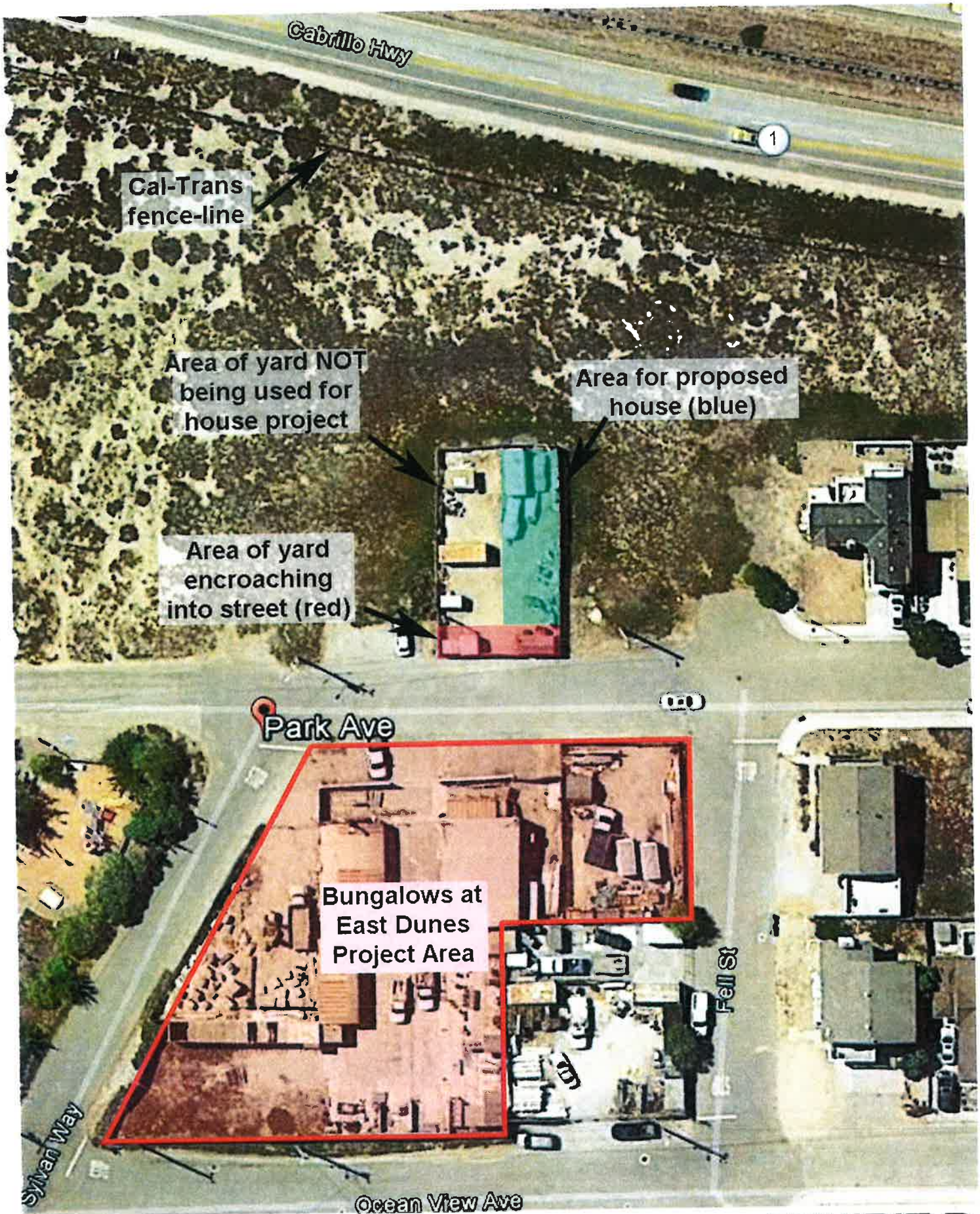
1. Full sized submitted pan sets (folded)

- D. Site Plan (proposed)
- E. Floor Plans (proposed)
- F. Elevations (proposed)
- G. MPWMD Water Determination Letter
- H. Sand City Street Light Standard for East Dunes
- I. East Dunes Habitat



Location Map





**Aerial Map**

**EXHIBIT B**

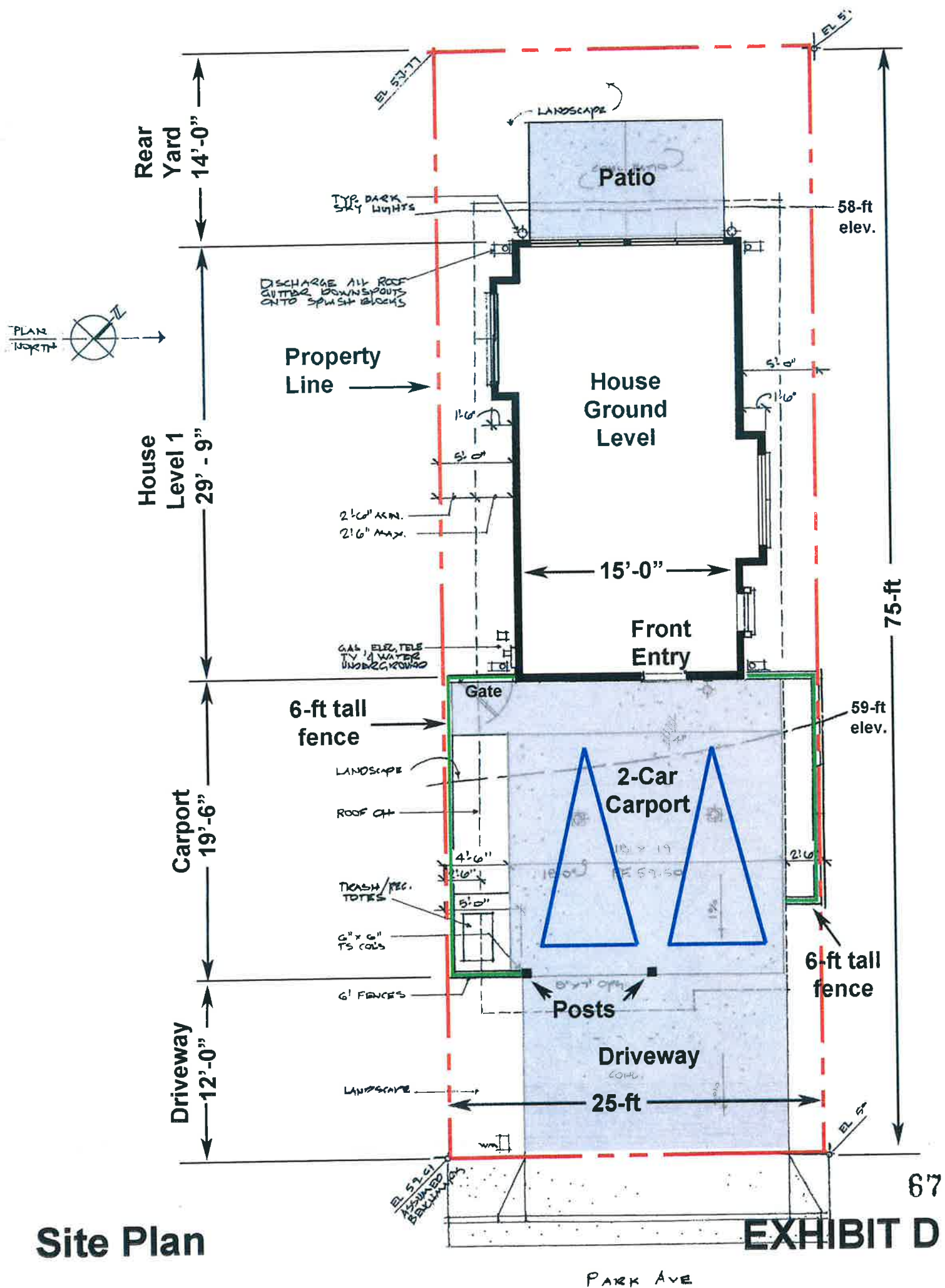
Storage yard consists of two 25-foot wide lots. The applicant's project is only for half the yard area.

Front view of subject property.

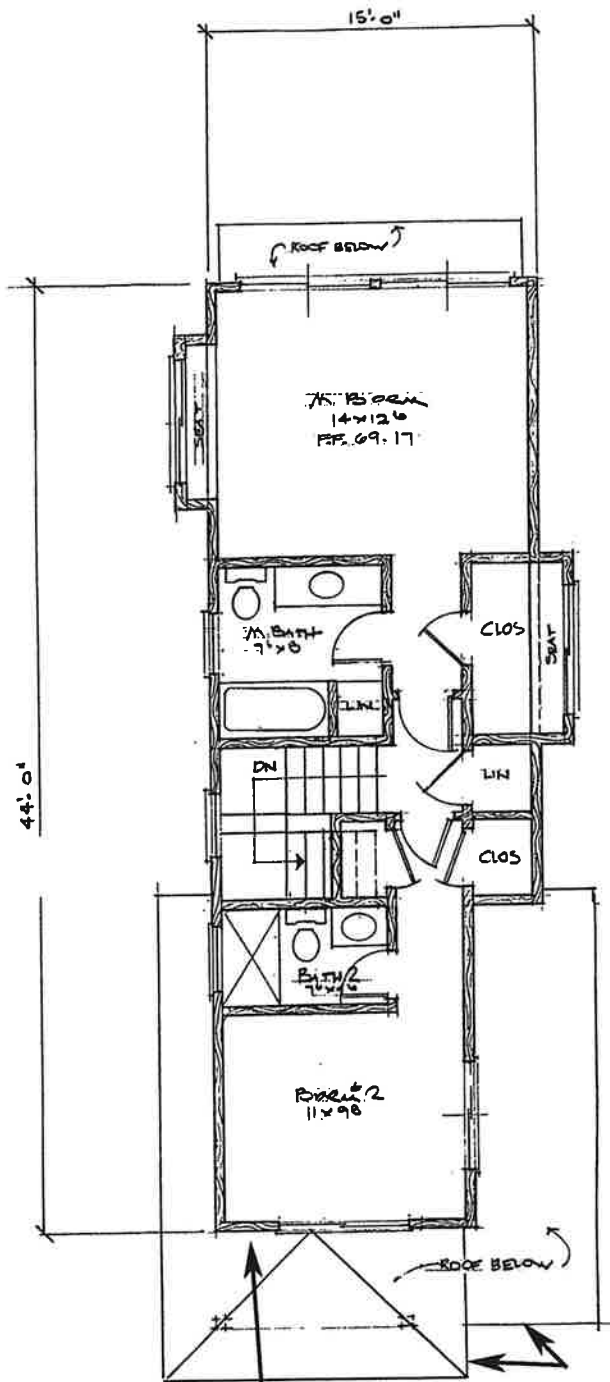


Side view of subject property.





# Upper Level

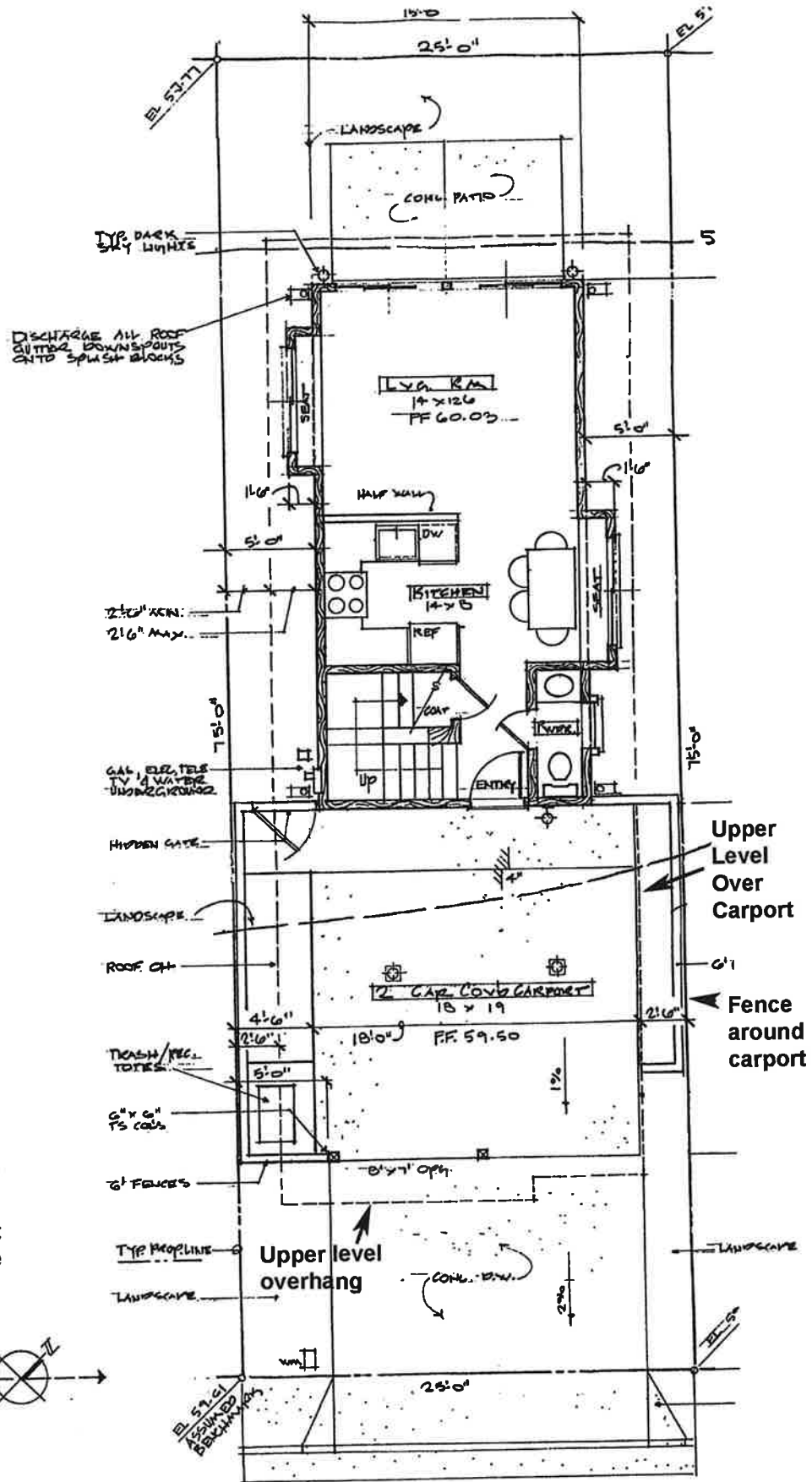


Bedroom #2  
over carport

Carpport  
roofline



# Ground Floor



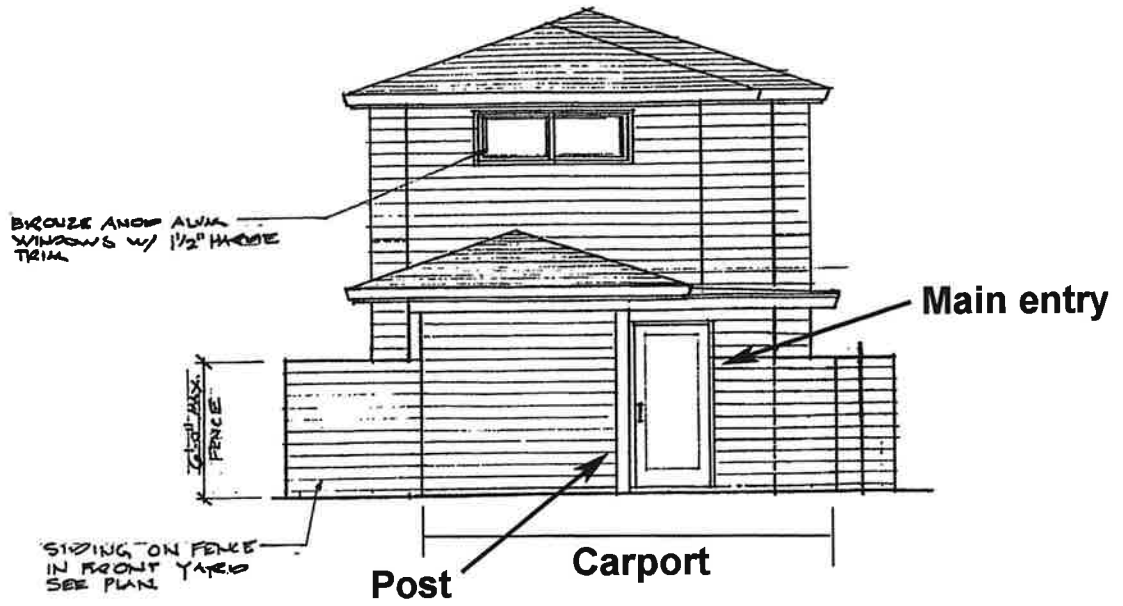
Upper Level  
Over  
Carport

Fence  
around  
carport

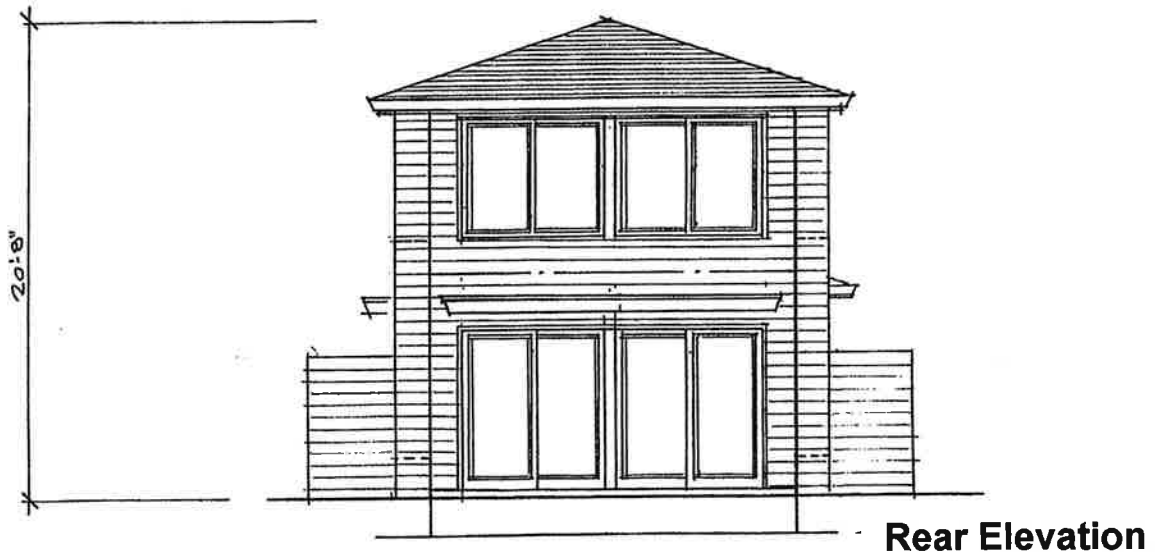
Upper level  
overhang

PARK AVE.

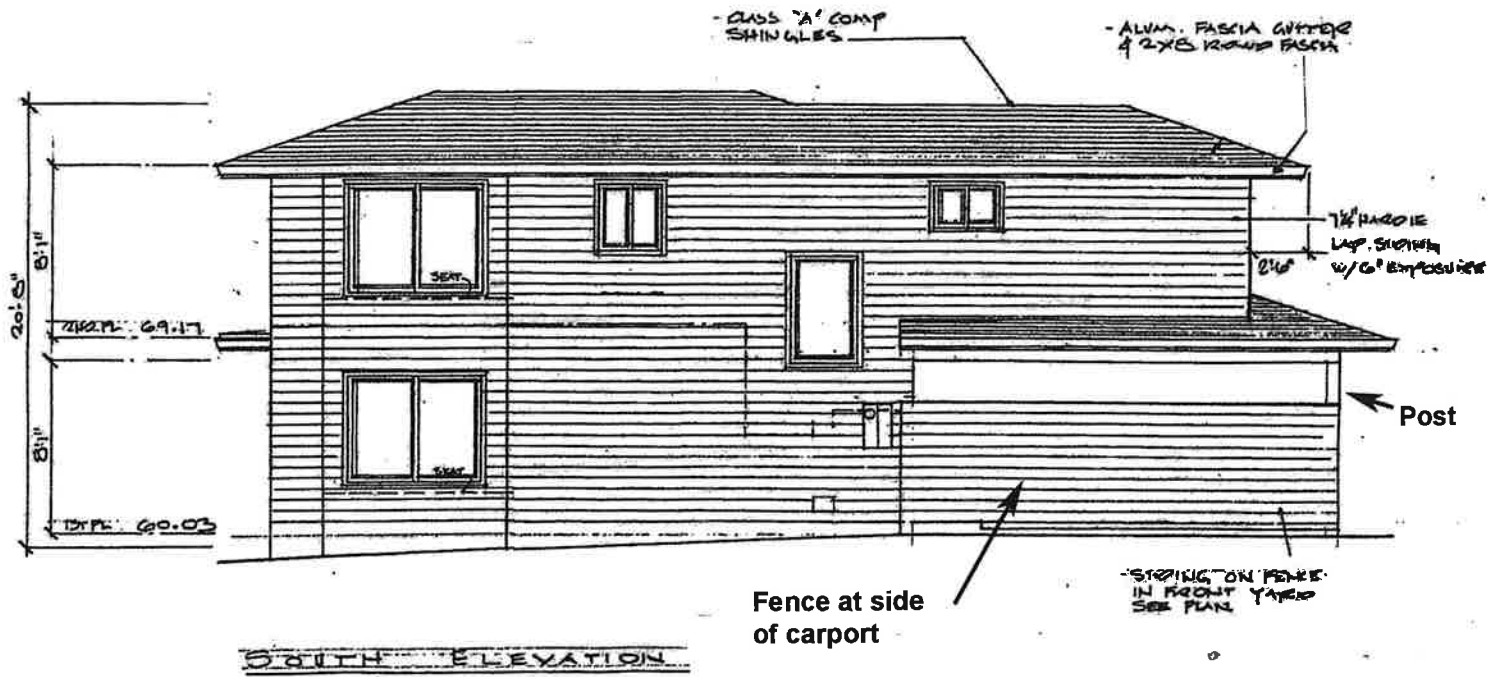
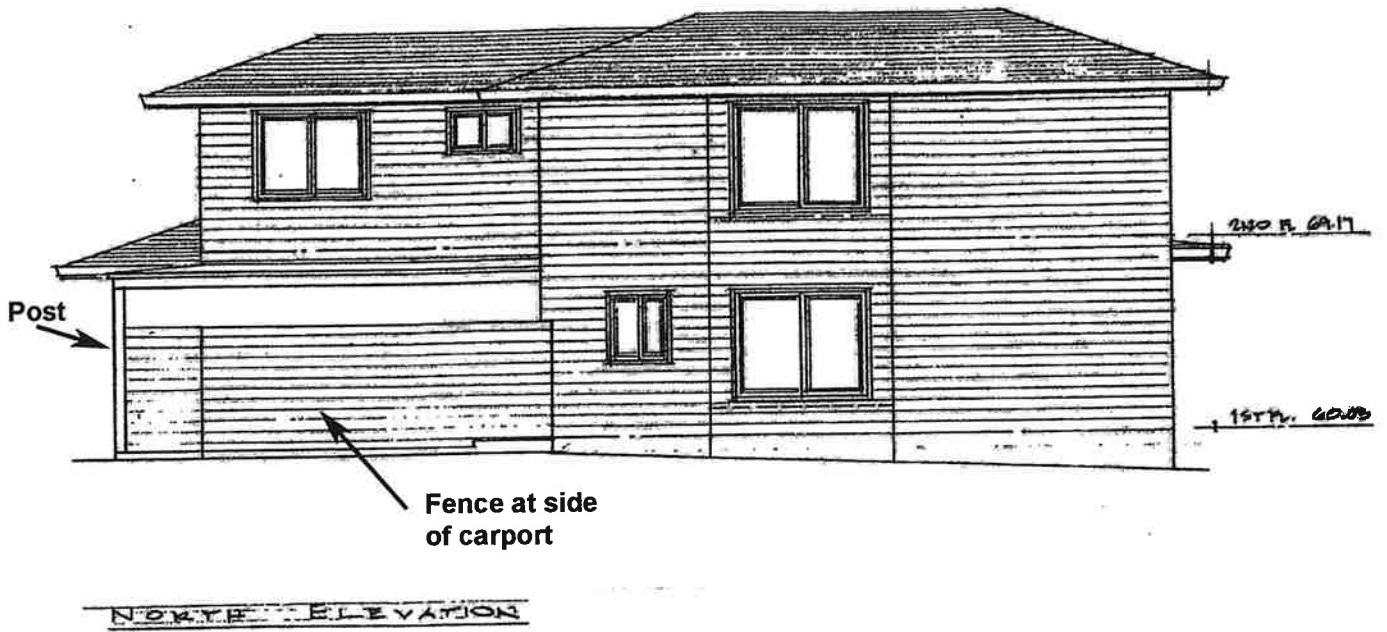
# Front Elevation



EAST ELEVATION



WEST ELEVATION





April 22, 2015

Mr. Mark Hyles  
122 Chaparral Road  
Carmel Valley, California 93924

**Subject: Water Use Credit Request for 1942 Park Avenue, Sand City  
(APNs: 011-181-028 and 011-181-029)**

Dear Mark:

This letter responds to your April 14, 2015, request for a determination of the potential Water Credits for an open storage yard at 1942 Park Avenue, Sand City (formerly APN: 011-182-009, now subdivided to APNs: 011-181-028 and 011-181-029). You provided water use records from October 2009 through March 2015.

Water Credit

District staff reviewed the water use records you submitted, along with correspondence in the property file. Staff concludes that the General Manager's decision of November 2, 2001 (enclosed) stands and there is no basis for granting a Water Credit. As indicated in that letter, this decision was appealable within fourteen (14) days of November 2, 2001. An appeal at this time is untimely and no further administrative process is available to you.

New Single-Family Dwelling

The Single-Family Dwelling proposed at 1843 Park Avenue, Sand City (APN: 011-181-028) has two Bathrooms. The proposed project is required to meet or exceed the MPWMD's water efficiency standards for New Structures. Please see District Rule 142, *Water Efficiency Standards*, on our website at [mpwmd.net](http://mpwmd.net) for complete information. Residential demand is determined by the number and types of water fixtures. Each fixture in a Residential use has a fixture unit value equivalent to 0.010 Acre-Foot Annually (AFA). The **two Bathroom Residential dwelling would require 0.121 AFA. To complete our assessment, information about the proposed landscaping is needed.** The landscape water demand estimate must coincide with an approved landscape plan that complies with the Model Water Efficient Landscape Ordinance and District Rule 24 B-2-2. From the landscape plan, a water budget that estimates the annual water demand of the landscaping needs to be submitted. The estimated landscape water use is added to the **project's water demand estimate.**

The City of Sand City must authorize water from its Entitlement, sign off on a Residential Water Release and Water Permit Application, and approve complete and final construction plans in order for the District to issue a Water Permit.

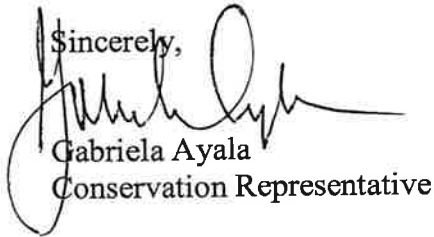
**EXHIBIT G**

Mr. Mark Hyles  
April 22, 2015  
Page 2 of 2

This response provides general information about the District's current rules and policies. The District's Rules and Regulations are subject to revision by action of the Board of Directors. Applications for action by the District are subject to the rules in effect at such time as an application is deemed complete.

If you have any questions regarding this letter, please call me at 658-5601.

Sincerely,



Gabriela Ayala  
Conservation Representative

Enclosure: MPWMD November 2, 2001 letter

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**MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G  
POST OFFICE BOX 85  
MONTEREY, CA 93942-0085 • (831) 658-5601  
FAX (831) 644-9558 • <http://www.mpwmd.dst.ca.us>

sent  
Nov 2, 2001  
ejw

November 2, 2001

Mark Hyles  
24739 Guadalupe  
Carmel, CA 93923

**Subject: Denial of Water Use Credit for 1942 Park Ave. Sand City. APN: 011-182-009**

Dear Mr. Hyles:

This letter responds to your request for a Water Use Credit for the permanent abandonment of an open storage yard at 1942 Park Avenue in Sand City. You provided pictures of a 100 square-foot portable storage facility, water use records, a business license for Stonework Design, and correspondence from the City of Sand City.

After reviewing the water use records and the other correspondence you submitted, the District concludes that there is no basis for granting a credit for the permanent abandonment of the open storage yard or portable storage shed. The water use records available to the District show that there has been negligible water use on that site over a period of twelve years (1987-88, 1990-2000). Furthermore, the District would not require a water permit to install a portable storage shed and therefore the District cannot issue a Water Use Credit for its removal.

This decision denying a Water Use Credit for 1942 Park Ave, Sand City, is a determination of the Water District's General Manager. Determinations of the General Manager may be appealed to the District Board, in writing, within fourteen (14) days after any such determination pursuant to District Rule 70. An appeal may be filed by the applicant or any other person. If you have any questions about the enclosed letter or appeal process, please call our office at 658-5601.

Sincerely,

*Emily J. Whitfield*  
Emily Whitfield  
Conservation Representative

cc: Ernesto A. Avila, General Manager

U:\demand\Work\Letters\General\Hyles\_1942Park\_SandCity\_011-181-029\_EWhitfield.wpd



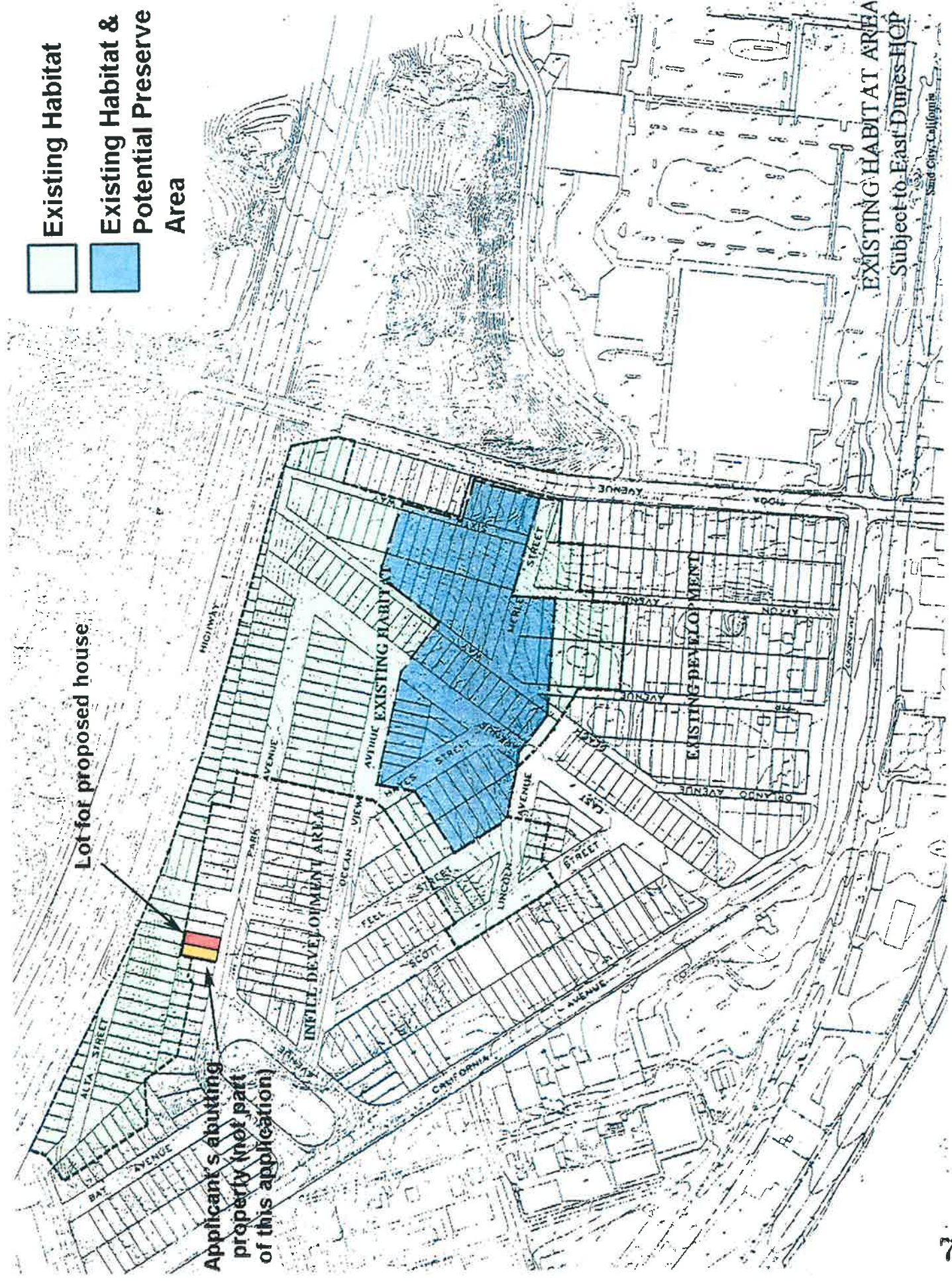
Sample in Calabrese Park



Closeup of Fixture and Pole Arm

New streetlights should consist of LED (light emitting diode) fixtures. Poles should consist of colored concrete to contend with harsh coastal conditions upon metal poles.

-  Existing Habitat
-  Existing Habitat & Potential Preserve Area



**AGENDA ITEM**

**8B**

CITY OF SAND CITY

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STAFF REPORT

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FEBRUARY 12, 2016  
(For City Council Review on March 1, 2016)

**TO: Mayor and City Council**

**FROM: Charles Pooler, Associate Planner**

**SUBJECT: Conditional Use Permit Application for Jean-Luc Preti/Edelweiss Stones Inc.**

**BACKGROUND**

An application was submitted by Jean-Luc Preti (the "Applicant") for permit approval to operate a 1-man stone sculpture workshop within an 1,180 square foot commercial unit located at the southeast corner at 1729 Holly Street (portion of APN 011-197-006) (the "subject property") in Sand City (see Exhibit A - Location Map). The applicant proposes to use the site for the fabrication of custom design specialty stone products related to architecture, statues, ornaments, etc. The applicant lost his space at 1720-A Contra Costa Street, and wishes to remain in Sand City close to his clientele. The subject property is within a non-appealable coastal Planned Mixed-Use Zoning District (CZ-MU-P), which requires discretionary coastal development permit approval. The project qualifies as a Categorical Exemption under CEQA (California Environmental Quality Act) Guidelines, Section 15301.

**Site Description:**

The approximate 11,600 square foot concrete tilt-up building sits on two parcels (APN 011-197-014 & 006), bounded by Ortiz Avenue to the south, Holly Street to the east, Redwood Avenue to the north and abutting property to the west. The building is split into multiple units (see Exhibit B). The building only has a 2-foot setback from Redwood Avenue and a 3-foot setback from Holly Street, which are not adequate to provide perpendicular or parallel parking. The applicant's unit has an approximate 400 square foot mezzanine in addition to the 1,180 square foot floor area. There is minimal landscaping along the property's Holly Street frontage. Street improvements (i.e. curb, gutter, and sidewalk) along the Ortiz Avenue and Holly Street frontages are in good condition; however, there are no curb, gutter or sidewalk improvements along the Redwood Avenue frontage, which is currently asphalt pavement from building to street. Existing utilities (i.e. gas, electric, water, sewer, etc.) are available at this location.

**ANALYSIS**

**Project Description:**

The applicant intends to use the unit for the fabrication of custom design specialty stone products related to 1) restoration of historical architecture, 2) figurative sculptures and

statues, 3) interior and exterior ornaments, and 4) features for gardens and landscaping. These include corbels, pediments, capitals, fireplaces, vases, urns, fountains, and furniture. The applicant works primarily with limestone and marble. Equipment to be used includes a small electric router, grinder, and sander, an air tool for specialized applications such as a die grinder, a 60 gallon air compressor (to be contained within a sound absorption box), and a 2.5 horsepower dust collector when sanding and grinding, and a propane forklift. The applicant will also use hand chisels and hammer for intricate design details.

Land Use/Zoning: The property has a General Plan land use and Zoning Map designation of "Planned Mixed-Use" with a coastal zone overlay that extends 100-feet from the railroad right-of-way. This overlay encompasses the applicant's unit on the southeast corner of the building. The proposed light manufacturing artist workshop is considered compliant and compatible with the CZ-MU-P zoning designation, but is subject to the City Council's approval of a coastal development permit.

Parking: The property's Ortiz Avenue frontage can provide up to ten on-site 8.5-foot wide parking spaces. The 2-foot setback fronting Redwood Avenue, and the 3-foot setback along Holly Street are not sufficient to provide on-site parking. The adjacent segment of the Holly Street right-of-way provides six (6) curbside parking spaces and a yellow curb "loading" zone (see Exhibit B). The permit should prohibit Applicant from parking along the building's Redwood Avenue frontage until such time as the appropriate street improvements are installed to accommodate the proper parking orientation (see Permit Condition No. 5).

The proposed use will occupy approximately 1,180 square feet of floor area, which requires two (2) on-site parking spaces (rounded up from 1.7 spaces) for zoning compliance based upon a 1/700 parking ratio for a manufacturing use. PG Millworks, a tenant in the adjacent 6,000 square foot unit, needs nine (9) parking spaces for code compliance, based on a 1/700 ratio for their manufacturing. Cristofalo in the unit adjacent to the applicant is 1,640 square feet and is required to have two (2) parking spaces. The 2,800 square foot unit facing Redwood Avenue, currently occupied by Vision's Design, needs three (3) on-site parking spaces for their storage use. That is a total of sixteen (16) off-street parking spaces for full building occupancy. Establishment of parking stalls within a building is problematic to verify and enforce. Even with ten on-site parking spaces, the property remains inadequate to meet overall zoning requirements for parking. Staff anticipates that the applicant's manufacturing use, with no employees, will have a negligible parking impact/demand. The zoning code recognizes this type of building non-conformity, as it exists throughout the "West End District". Zoning Ordinance Section 18.04.380, defines a "non-conforming use", as:

*"Non-conforming use means a building, structure, or premises legally existing and/or used at the time of adoption of the ordinance codified in this title...which is not in full conformity with the use regulations of the district in*

*which the same is located; provided, however, that a use shall not be considered a non-conforming use solely on the basis of an inadequate number of parking spaces.”.*

Considering that 1) the building has a history of warehouse use, 2) the Applicant will be the only person working on-site with no employees, and 3) that Holly Street provides six curbside parking spaces and a yellow-curb loading zone adjacent to the building; the ten on-site parking spaces (the maximum number feasible) should be sufficient to accommodate the operational needs of PG Millworks, Vision’s Design warehouse, Cristofalo, and the Applicant’s workshop.

Hours: The Applicant specified his intended hours of operation will be 7:30 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 4 p.m. on Saturdays. Staff recommends restricting the sculpting/manufacturing and shipment activities to only occur between 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays; with no operation on Sundays or City recognized public holidays (see Permit Condition No. 4). Staff typically recommends a working window of 7:00 a.m. to 6:00 p.m.; however, due to the increased potential of noise impacts, staff feels it prudent to apply a slightly stricter requirement on this particular application. This is to ensure that the use is compatible with the residential component of the mixed-use community. Office, and other non-manufacturing activities beyond these specified business hours is acceptable to staff.

Loading/Unloading: According to the Applicant, stone shipments and pickups will be approximately once every three weeks. The applicant did not state what type or sized of truck would be making such deliveries. For outgoing deliveries to job sites, the applicant will utilize his truck. The Holly Street and Redwood Avenue frontages have inadequate space for off-street loading/unloading. The on-site parking along the Ortiz Avenue frontage can accommodate box trucks of about 20-feet in length, but larger vehicles will need to utilize the street right-of-way. Holly Street provides a yellow curb loading zone (see Exhibit B). Staff recommends the loading/unloading activities be allowed at this loading zone for the Applicant, if needed.

Impacts: Staff expects noise and dust to be the two primary negative impacts generated by this type of stone sculpting workshop. In regards to dust, the applicant proposes to use a 2.5 horsepower dust collector to mitigate this issue. In regards to noise, the Applicant intends to build an insulated enclosure around the air compressor inside the building. The Applicant stated that he will not use large stone cutters that are typical of tile and stone counter top manufacturers. Most of the stone cutting will use small electric tools such as a router, grinder, and sander. The Applicant will also use hand chisels and hammer. Staff believes this operation, with an insulated enclosure for the air compressor, and the roll-up door being kept closed when power tools are in use, will not pose a nuisance, and should be compatible with this mixed-use neighborhood. These mitigation measures should be included as conditions of permit approval (see Permit Condition No. 17).

Staff does not believe the applicant needs to provide an acoustical report at this time. However, if the use did become an unforeseeable problem in the future, the permit should contain language enabling the City's Planning Department to require an acoustical report at any time upon written notification, with all mitigation specified in that report to be implemented to the satisfaction of the City's Planning Department; otherwise, the applicants use permit would be scheduled for termination for failure to comply with this requirement (see Permit Condition No. 17).

**Water Runoff:** Unlike other stone cutting businesses, this use will not utilize water as part of its sculpting process. Grinders, sanders, and hand tools will be the method of stonework. Therefore grey-water is not of concern from this operation. However, the permit should include language that prohibits the Applicant from washing dust, debris or particulate into the street, storm drain, or sewer system; and that a vacuum system be used for cleaning the workshop (see Permit Condition No. 14).

**Trash:** Based upon the description of the proposed use by the applicant, it is anticipated that this type of use will generate some amount of waste from the sculpting activities (i.e. stone chips, dust, etc.). There is currently no enclosure for a dumpster or other trash receptacles on the property. Staff recommends the permit require the Applicant to maintain his trash receptacles within the building (except on collection days) unless a City approved trash enclosure is established on the property. The permit should further prohibit storage of bins/dumpsters on the street except on scheduled trash collection days (see Permit Condition No. 11).

**Signs:** The applicant indicated that he intends to establish a commercial sign for his business at this site; however, no design information was provided at this time. The permit should specify that the Applicant is required to obtain a sign permit approved by the City's Design Review Committee (DRC) prior to the establishment of any commercial sign at this location (see Permit Condition No. 9).

**Water:**

The proposed operation qualifies as a Group I use in accordance with the Monterey Peninsula Water Management District (M.P.W.M.D.) regulations, which is the same designation for the property. Therefore, on-site water credit is adequate to facilitate the proposed use, and no water credit allocation is necessary. The permit should contain the standard language stating that approval of the permit does not grant any privilege or right to the Applicant and/or property owner for any allocation of water credit (see Permit Condition No. 13).

**Agency Comments:**

Information on the proposed project was circulated to the City's advisory agencies. The Building Department expressed no concern with the project. The Seaside County Sanitation District commented that the property owner must contact the Monterey Regional Water Pollution Control Agency (MRWPCA) to confirm/update his billing to reflect the actual tenant occupancy. No other comments were received at the time of preparing this report.



## **STAFF RECOMMENDATION**

Based on the information provided by the applicant, staff recommends **APPROVAL** of a Coastal Development Permit to the applicant, allowing the limited scale 1-man specialty stone sculpting workshop at the subject property, per the conditions of the permit.

### **Findings:**

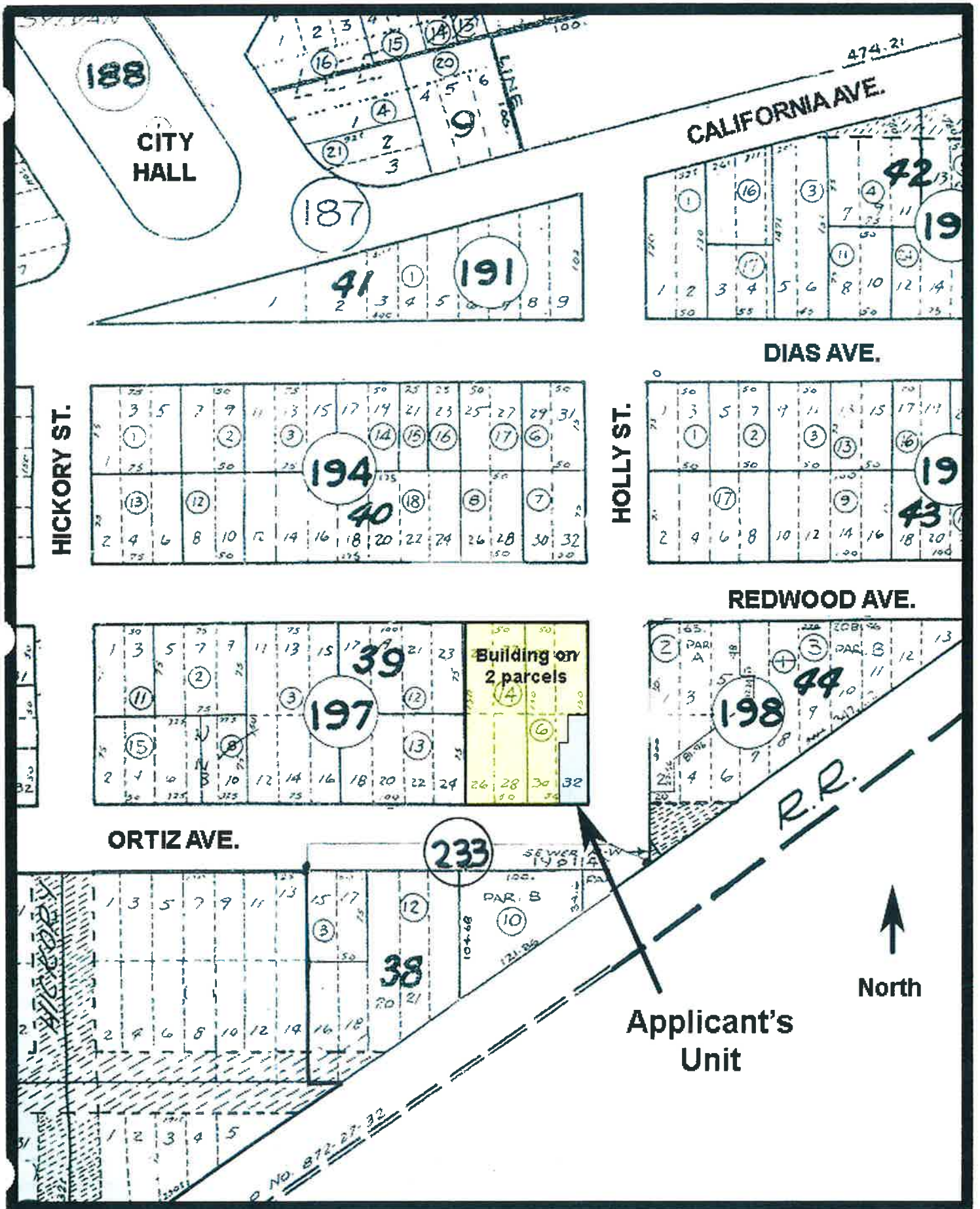
1. The proposed use, at the intended scale, is compatible with the Coastal Planned Mixed-Use (CZ-MU-P) zoning; provided that the applicant abides by the approved conditions regarding parking, loading/unloading, and dust/noise containment.
2. No allocation of water is required for the proposed use.
3. Utilities are sufficiently available to facilitate the proposed use.
4. The project qualifies as a categorical exemption, under State CEQA Guidelines, Section 15301.
5. Noise/Vibration impacts, with implementation of permit required mitigating measures, are anticipated to be negligible due to the limestone materials used and the limited manufacturing nature of the Applicant's operation with the use of small power hand tools (router, grinder, etc.) and hand chisels. Furthermore, the Applicant has operated without presenting a public nuisance issue in regards to noise/vibration at 1720 Contra Costa Street for almost 10 years.

### **Exhibits:**

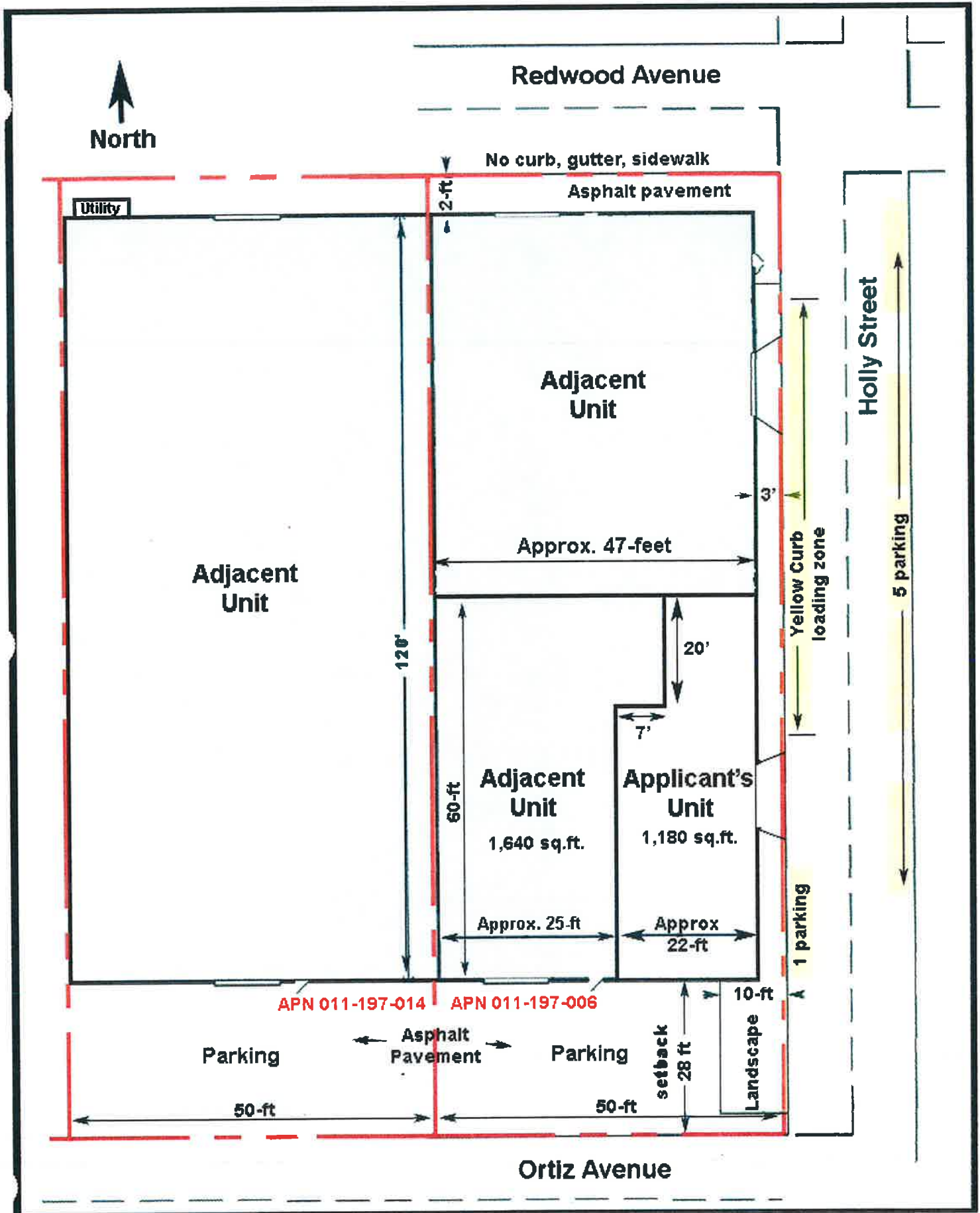
- A. Location Map
- B. Aerial Photo
- C. Site Plan/Floor Plan
- D. Samples of applicant's stonework
- E. Applicant's "Letter of Intent"

### **Attachments:**

- Draft Resolution to approve Coastal Development Permit (CDP)



Location Map



Site Plan



Photograph

# PEDIMENTS



*Limestone*



*Limestone*



*Limestone*



*Limestone*

Jean-Luc Preti Stone Work Studio.  
1720 B. Contra Costa Street  
Sand City, CA – 93955  
Cell : (831) 776-8151  
Email : [jlpreti@sbcglobal.net](mailto:jlpreti@sbcglobal.net)

January 24th, 2016.

**Subject** : Letter of intent.

**Location** : 1729 Holly Street Sand City CA 93955

**Premises** : Approximately 1,500 sq ft of a warehouse/shop space + 400 sq ft mezzanine.

**Landlord** : Alan G. Daoud.

**Tenant** : Jean-Luc Preti Stone Work Studio.

**Lease term** : 2 years with option to extend 1 year.

**Intend use of the property** : As a sculpting studio to create stone art pieces related to :  
Architecture (architectural elements and repair).  
Figurative sculptures and statues.  
Interior and exterior ornaments.  
Features for gardens and landscaping.

All storage, tools , materials and sculpting activity will be maintained within the warehouse.

**Website** : [jean-lucpretistonestoneworkstudio.com](http://jean-lucpretistonestoneworkstudio.com)

**Hours and days of proposed operation** : Monday through Friday from 7:30 am to 5:00 pm  
Saturday from 8:00 am to 4:00 pm

**Number of employees** : 1 (the owner).

**Company vehicules** : 0 (the owner uses is own car).

**Materials and tools** : A propane forklift, a 60 gallons air compressor with air tools (stone sculpting air hammers, die grinders), regular electric tools (grinders, sander, drill), hand carved tools.

**Shipments and deliveries** : Stone deliveries and pickup approximately once every 3 weeks.

By : Jean-Luc Preti 01/24/16



**EXHIBIT E**

**CITY OF SAND CITY**

**RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING  
COASTAL DEVELOPMENT PERMIT 16-01 ALLOWING A STONE SCULPTOR  
STUDIO AT AT 1729 HOLLY STREET**

**WHEREAS**, Jean-Luc Preti (the "Applicant") submitted an application to the City of Sand City for Coastal Development Permit (CDP) approval to operate a small scale 1-man stone sculpting workshop within a 1,180 square foot unit of a commercial building at 1729 Holly Street in Sand City (portion of APN 011-197-006) (the "property"); and

**WHEREAS**, the proposed 1-man artisan workshop use, at the relatively small scale and low intensity described by the applicant and the analysis of the staff report, is marginally compatible with the Coastal- Planned-Mixed-Use (CZ-MU-P) zoning district and Planned-Mixed-Use land use designation of the City's General Plan; and

**WHEREAS**, the proposed use qualifies as a Categorical Exemption under CEQA (California Environmental Quality Act) Guidelines, Section 15301; and

**WHEREAS**, the proposed use, within the subject commercial building, will not require any allocation of water under the current regulations of the Monterey Peninsula Water Management District (MPWMD); and

**WHEREAS**, the City Council of the City of Sand City, on \_\_\_\_\_, 2016, has found and determined that the Applicant's proposed use, as conditioned and restricted, will not adversely affect the character of the surrounding neighborhood, nor be injurious or detrimental to adjoining properties or the rights of the owners therein, and Coastal Development Permit 16-01 shall be granted upon the conditions hereinafter set forth; and

**WHEREAS**, the City Council of the City of Sand City has accepted the findings for approving Coastal Development Permit 16-01 as outlined in the City Staff Report, dated February 12, 2016.

**NOW THEREFORE**, the City Council of the City of Sand City hereby grants and issues Coastal Development Permit (CDP) 16-01 upon the following terms and conditions:

1. Coastal Development Permit (CDP)16-01 is not valid, and the use of the property shall not commence unless and until two copies of the Resolution/Permit, signed by the permittee and the landowner, acknowledging receipt of the Permit and acceptance of the terms and conditions, is returned to the City's Planning Department.
2. Purpose: Coastal Development Permit (CDP) 16-01 is for the express purpose of authorizing a 1-man stone sculpting workshop within a 1,180 square foot portion of

an existing commercial building at 1729, Holly Street (portion of APN 011-197-006). There shall be no retail sales at this site. This sculpting studio is for the Applicant's creation of stone art pieces related to 1) architecture or architectural restoration, 2) figurative sculptures and statues, 3) interior and exterior ornaments, 4) features for gardens and landscaping, and 5) any other sculpting within the reasonable realm of those aforementioned products. There shall be no expansion to the scope or intensity of this operation beyond that use authorized by CDP 16-01 without either an amendment of said Permit or the issuance of a new permit. All storage, office, sculpting, and any other activity associated with this approved use shall be maintained within the building at all times.

3. Termination: If the use approved by CDP 16-01 violates any term, condition, and/or requirement of said Permit, a public hearing may be scheduled by the City to consider revoking said Permit. The business and property owner shall be notified of any such public hearing, and provided an opportunity to address the City Council prior to any City Council action to terminate CDP 16-01.
4. Hours of Activity: Stone work and loading/unloading activities shall only occur at the subject property between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays. These activities shall not occur on Sundays or City recognized public holidays. Office use, that does not pose a nuisance to neighboring properties or the public as a whole, may occur beyond the aforementioned hours provided the site is not open to the public.
5. On-Site Parking: The subject property shall maintain ten (10) on-site perpendicular parking spaces along the building's Ortiz Avenue frontage, for use by the building's tenants, including the Applicant. The Applicant shall not park on-site along the Redwood Avenue or Holly Street frontages; but may utilize public street parking on those frontages provide the spaces are clearly marked for parking.
6. Truck / Trailer Street Parking: The applicant shall not park or store trucks, trailers, or other vehicles within any public right-of-way in Sand City that are not actively involved with loading/unloading activities, in accordance with Chapter 10.08 of the Sand City Municipal Code, and/or in compliance with the terms/conditions of CDP 16-01. Violation may result in the issuance of City citations as authorized by Municipal Code Chapter 10.08.
7. Loading/Unloading: All deliveries/shipments and loading/unloading activities associated with the applicant's business operation shall occur either within the yellow curb loading zone on Holly Street adjacent to the subject property, or within the on-site parking spaces fronting Ortiz Avenue without encroaching into the street. No loading/unloading or truck parking is permitted within any other public right-of-way within Sand City. Short term (approximately 5-minute) loading/unloading via private shipment companies (i.e. Federal Express, UPS, etc.) is allowable, so long as it does not impede traffic circulation of public streets.



8. Storage: All materials, parts, tools, equipment, and/or any other item associated with this use, shall only be stored either within the building. The placement of a self-contained portable storage unit/container on-site, beyond the confines of the building and/or fenced yard, is hereby prohibited; and the need of the applicant to do so shall be considered by the City as justification that this operation has expanded beyond the site's ability to sufficiently accommodate the Applicant's operation; and thus be sufficient reason for the City to terminate CDP 16-01.
9. Signs: Any sign on the exterior of the building, or anywhere on the subject property, identifying the approved use at this location, shall be reviewed and approved by the Sand City Design Review Committee (DRC) prior to the establishment of any sign at this site. The Applicant shall not place any free-standing sign anywhere within City limits without City Planning Department approval.
10. Property Maintenance: The site shall be maintained in a clean, orderly, weed-free, and litter-free condition. There shall be no storage of waste material or debris outside the building, except as allowed by CDP 16-01. The Applicant and/or property owner shall be responsible for maintenance and upkeep of the Applicant's leased area for the duration of the allowed use.
11. General Waste: Trash, litter, boxes, crates, pallets, debris, or other used and/or discarded materials generated/used by this operation shall be stored in an appropriate waste collection bin or dumpster. Except on a designated trash collection day, said bin(s) or dumpster(s) shall be maintained within the building or within a City approved enclosure on the property. An enclosure may be established on the property only after approval by the City's Planning Department. The applicant shall implement recycling as part of this operation's regular routine when feasible.
12. Hazardous Waste: Any hazardous materials and/or waste used/generated by the approved use shall be legally stored and disposed of in accordance with the regulations of Sand City, the County of Monterey, and the State of California. Any illegal storage, dumping and/or disposal shall be adequate grounds for termination of CDP 16-01.
13. Water: Issuance of CDP 16-01 does not grant the Applicant and/or property owner any right or privilege to any allocation of water from the City of Sand City or other entity. This operation shall be limited to those water credits currently available to the property, in accordance with the regulations of the Monterey Peninsula Water Management District (MPWMD).
14. Water Runoff: This operation shall not create water run-off within the City in accordance with Chapter 13.05 of the Sand City Municipal Code regarding Storm Water Management. The applicant is prohibited from washing dust, debris or particulate into the street, storm drain, or sewer system. The Applicant shall utilize a vacuum system, or similar, for cleaning the workshop. There shall be no washing

of vehicles on the premises by the Applicant's operation, nor shall there be any runoff of grey water, by the Applicant, from this property.

15. Local/Regional Compliance: All requirements of the City's contracted Building and Fire Departments, the City Engineer, the Seaside County Sanitation District, the Monterey Regional Water Pollution Control Agency (MRWPCA), and Monterey County Health Department, shall be implemented to the satisfaction of each department. The owner of the subject property shall contact the MRWPCA in regards to the billing and occupancy of his building and comply with all MRWPCA requirements. Police Department requirements pertaining to security, street parking, and law enforcement shall be implemented to the satisfaction of the City's Police Chief.
16. Air District: The applicant shall be responsible for complying with applicable rules and regulations of the Monterey Bay Unified Air Pollution Control Agency. Failure to comply shall be sufficient grounds for City termination of CDP 16-01.
17. Noise /Dust Mitigation: The applicant shall install an enclosure for the air compressor for noise containment. The roll-up door to the Applicant's unit shall be closed when stone cutting power tools are in use. The applicant shall utilize a dust collector within the unit. There shall be no stone cutting, sculpting, or other stone related work outside the confines of the Applicant's unit. If, after these measures have been implemented, the Applicant's activities poses a public nuisance from noise/vibrations, then the Applicant shall, at his expense, have a California State certified acoustical engineer prepare an acoustical report upon written notification by the Sand City Planning Department. Mitigation identified in said acoustical report shall then be implemented to the satisfaction of the City's Planning Department. Failure to comply or sufficiently address noise/vibration impacts would be sufficient grounds for termination of CDP 16-01.
18. Nuisance: Use of the property shall be conducted in such a way that it does not constitute a nuisance to surrounding properties. The Applicant shall be considered responsible for the impacts created by his operation and activities. The Applicant shall implement all mitigation necessary to inhibit any noise, vibration, dust, odors, overflow parking, blighted appearance, and/or other negative impacts that this operation may or will generate. If the City Council finds at any time that any use of the property constitutes a nuisance, or is otherwise detrimental to the neighborhood or to the community, such use shall be discontinued or modified as may be required by the City. Failure to effectively implement mitigation required by this Permit, or other direction/notification by the City deemed necessary to abate negative impacts generated by this use, may be adequate grounds for the City to amend or terminate CDP 16-01 Failure to comply with such direction may result in the amendment or revocation of CDP 16-01
19. Violation/Termination: If the City determines that any term or condition of CDP 16-01 has been violated, and/or use of the property constitutes a nuisance or is

otherwise detrimental to the neighborhood or the community, written notice shall be issued, that if such violation is not corrected or removed within a specified time, a public hearing may then be scheduled where the City Council may consider amending or revoking CDP 16-01, and may then order said Permit amended or revoked. The Applicant and property owner shall be notified of any such public hearing, and provided an opportunity to address the City Council prior to any action by the City Council to amend or terminate said Permit.

20. Interpretation: Any question of intent or interpretation regarding any condition within CDP 16-01 shall be resolved by the Sand City Planning Department staff.
21. The issuance of CDP 16-01 shall not supersede or override any requirements of any other City, County, State, or Federal agency.
22. Indemnification: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees, and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
23. Business License: The Applicant shall acquire, maintain, and annually renew a Sand City business licence for the duration of the approved use within Sand City. Failure to maintain a City business license may be sufficient grounds for termination of CDP 16-01.

**PASSED AND ADOPTED** by the City Council of Sand City this \_\_\_\_ day of March, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

APPROVED:

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Linda Scholink, City Clerk

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David K. Pendergrass, Mayor

**Signatures continued on following page...**

**Signatures continued from previous page.**

This is to certify that the CDP 16-01 contains the conditions specified by the City Council in approving the Permit.

\_\_\_\_\_  
Charles Pooler, Associate Planner

**APPLICANT ACCEPTANCE (CDP 16-01)**

The Coastal Development Permit is hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
**Applicant**

**CONSENT OF OWNER (CDP 16-01)**

Consent is hereby granted to the permittee to carry out the terms and conditions of this Coastal Development Permit.

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
**Property Owner**

**AGENDA ITEM**

**10A**

# MEMO

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**To:** Honorable Mayor and City Council Members  
**From:** Todd Bodem, City Administrator  
**Date:** February 23, 2016  
**Subject:** Consideration of Amendment # 1 to the Fiscal Year 2015-2016 Budget

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City Staff prepared the attached Amendment #1 to the fiscal year 2015-2016 Budget. Please review the Budget summary detail provided.

## REVENUES

In the recurring revenue section of the Budget, the significant changes from the adopted FY 15-16 Budget is an increase of \$500,000 in Sales/Use Taxes (\$2M to \$2.5M). Also, due to the voter-approved ½ cent Measure J transaction use tax revenue, the City has benefited immensely and will receive a full year cycle of revenue by April 2016.

The City is planning on completing the Hickory Street Improvement project before the end of this fiscal year. With Council approval, the City can cover a large portion of that project cost by reprogramming the Transportation Agency for Monterey County (TAMC) Regional Surface Transportation Program (RSTP) funds. The reassignment of the idling California and Tioga Avenues Overlay project to the Hickory Street Improvement Project in the amount of \$116,000 under special project revenue (\$0 to \$116K) will help ensure the project gets funded.

## EXPENDITURES

Sand City is still adjusting to the phase out of the State Redevelopment Program and the financial implications of operating without this critical program. The elimination of tax increment revenue has been a major impact on Sand City finances. Sand City has been making, and continues to make changes in their financial management to implement this major transition. Over the fiscal year, City staff has been very conservative and aware of all its costs. While remaining fiscally prudent, the City managed to implement several internal/external city-wide initiatives.

The Long Range Property Management Plan (LRPMP) was approved by the Department of Finance in December 2015. The disposition of these properties has been determined and will offer future development opportunities. The City is entering into discussion with EMC Planning Group to establish a Vibrancy Plan for the West End (Downtown), as well as a Zoning Code Update. The two proposals and the implementation of the Plan will take approximately 3 years. Therefore, City staff has put \$56,000 in this fiscal year to begin the process within the Planning Department's budget. The City's Housing Element Update is nearing completion, and we will begin work on updating the General Plan soon. The City Hall remodel project is almost completed, which not only looks fantastic, but has improved office efficiencies.

In an effort to secure a robust postemployment program, City staff is also proposing to increase the Other Post-Employment Benefits (OPEB) obligation in the budget from \$650,000 to \$850,000. Staff is looking towards putting the OPEB funds in a designated "TRUST" fund.

The total proposed City revenue is \$7,438,430 compared to a proposed total expenditure of \$7,307,230, a net positive difference of \$131,200.

**Recommendation**

At their February 18, 2016 Budget and Personnel Committee meeting, the Committee recommended approval of a City Resolution adopting Amendment #1 to the Budget for Fiscal Year 2015-2016.

**CITY OF SAND CITY**

**RESOLUTION SC \_\_\_\_\_, 2016**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY  
ADOPTING AMENDMENT #1 TO THE CITY  
BUDGET FOR FISCAL YEAR 2015-2016**

**WHEREAS**, the Budget Committee of the City Council has worked with City staff to review the fiscal year 2015-2016 budget of the City of Sand City; and

**WHEREAS**, the Budget Committee, working with City Staff, has prepared and is recommending to the City Council the attached Amendment #1 to the City budget for fiscal year 2015-2016, hereby attached as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Sand City as follows:

1. That the attached Exhibit A is hereby adopted as Amendment #1 to the City Budget for FY 2015-2016 for the City of Sand City.
2. The City staff is authorized to continue and complete City operations as generally prescribed in the FY 2015-2016 Amendment #1 City Budget and is directed to follow the general financial guidelines reflected therein.

**PASSED AND ADOPTED** by the City Council of the City of Sand City on this \_\_\_\_, day of March, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
David K. Pendergrass, Mayor

\_\_\_\_\_  
Linda K. Scholink, City Clerk



**City of Sand City**  
**Proposed Budget**  
**Amendment #1**  
**FY 2015-2016**



# SUMMARIES



## CITY SUMMARY

Description	Actuals thru 12/31/15	Adopted City Budget FY 15-16	Proposed City Amend #1 Budget FY 15-16
Revenues for Recurring Operation	2,268,421.24	6,777,455.00	7,042,630.00
Expenditures for Recurring Oper	2,940,507.33	6,913,835.00	6,877,230.00
<b>SUB TOTAL</b>	<b>-672,086.09</b>	<b>-136,380.00</b>	<b>165,400.00</b>
Special Project Revenues	63,486.48	584,100.00	395,800.00
Special Expenditures	11,511.00	675,000.00	430,000.00
<b>SUB TOTAL</b>	<b>51,975.48</b>	<b>-90,900.00</b>	<b>-34,200.00</b>
<b>Total City Revenues</b>	<b>2,331,907.72</b>	<b>7,361,555.00</b>	<b>7,438,430.00</b>
<b>Total City Expenditures</b>	<b>2,952,018.33</b>	<b>7,588,835.00</b>	<b>7,307,230.00</b>
<b>DIFFERENCE</b>	<b>-620,110.61</b>	<b>-227,280.00</b>	<b>131,200.00</b>

## Budget Summary City Revenues

Description	Actuals thru 12/31/15	Adopted City Budget FY 15-16	Proposed City Amend #1 Budget FY 15-16
<b>RECURRING REVENUES</b>			
Property Taxes	67,344.50	122,000.00	123,100.00
Sales/Use Taxes	652,368.24	2,000,000.00	2,500,000.00
State Compensation Fund	99,572.17	500,000.00	185,000.00
Transaction Tax	750,977.24	2,250,000.00	2,250,000.00
Franchise/Users Tax	78,667.65	199,700.00	217,800.00
Business License	465,328.38	462,000.00	470,200.00
Building/Plan Permits	23,858.75	56,800.00	33,350.00
Interest	3,930.76	10,425.00	10,650.00
Rental	7,478.10	15,000.00	15,000.00
ROPS Residual	18,289.33	70,000.00	90,000.00
SA Admin Fees Reimbursement	40,451.27	150,000.00	180,000.00
Misc. Revenues	60,154.85	91,530.00	117,530.00
Cal-Am	0.00	850,000.00	850,000.00
<b>Subtotal Recurring Revenues</b>	<b>2,268,421.24</b>	<b>6,777,455.00</b>	<b>7,042,630.00</b>
<b>OTHER FINANCING SOURCES</b>			
Special Project Revenues	0.00	470,000.00	165,000.00
Grants	63,486.48	114,100.00	230,800.00
<b>Subtotal Other Revenue</b>	<b>63,486.48</b>	<b>584,100.00</b>	<b>395,800.00</b>
<b>Total Revenue</b>	<b>2,331,907.72</b>	<b>7,361,555.00</b>	<b>7,438,430.00</b>

## Budget Summary City Expenditures

Description	Actuals thru 12/31/15	Adopted City Budget FY 15-16	Proposed City Amend #1 Budget FY 15-16
<b>RECURRING EXPENSES</b>			
City Council	78,508.78	229,550.00	224,930.00
Administration	209,589.84	505,250.00	465,485.00
Finance	199,339.16	440,850.00	389,815.00
Attorney	269,244.92	372,260.00	438,295.00
Community Development	163,767.97	410,025.00	436,775.00
Police	1,140,408.86	2,358,700.00	2,286,200.00
Fire	130,909.00	262,000.00	262,000.00
Public Works	334,984.36	951,000.00	811,930.00
Parks	5,467.34	77,000.00	27,000.00
Government Buildings	29,279.95	114,000.00	174,000.00
Community Outreach	10,860.24	24,000.00	24,000.00
Non-Departmental	368,146.91	1,169,200.00	1,336,800.00
<b>SUBTOTAL FOR RECURRING EXPENSES</b>	<b>2,940,507.33</b>	<b>6,913,835.00</b>	<b>6,877,230.00</b>
<b>OTHER EXPENSES</b>			
Capital Outlay	11,511.00	200,000.00	260,000.00
Grants/Special Projects	0.00	475,000.00	170,000.00
<b>SUBTOTAL OTHER EXPENSES</b>	<b>11,511.00</b>	<b>675,000.00</b>	<b>430,000.00</b>
<b>TOTAL EXPENSES</b>	<b>2,952,018.33</b>	<b>7,588,835.00</b>	<b>7,307,230.00</b>

# REVENUES



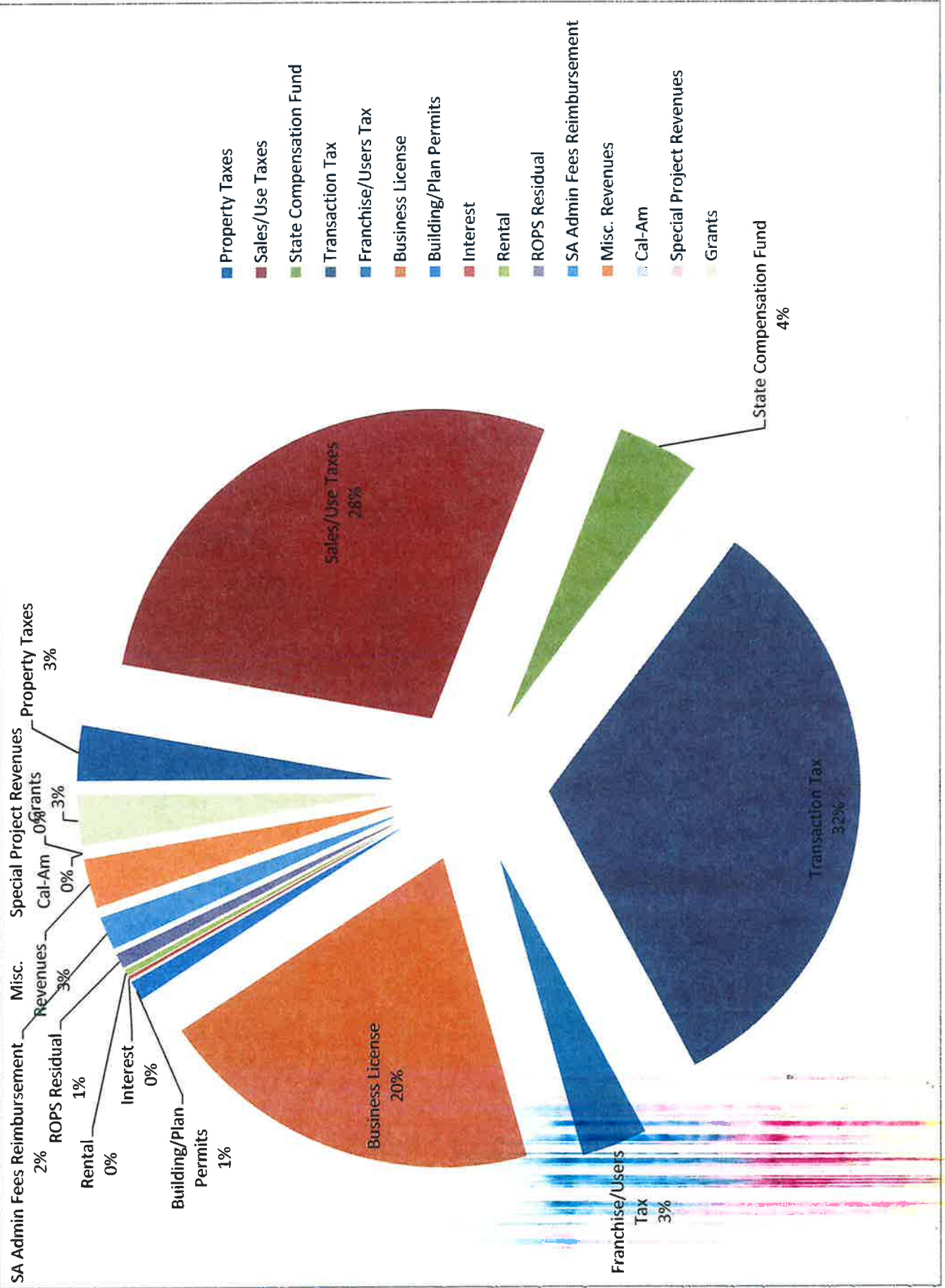
REVENUE ACCOUNT #	Description	Actual City Revenues thru 12-15	Adopted City Revenues FY 15-16	Proposed Amend #1 Revenues FY 15-16
	Dept 00-General			
4005-00	Property Tax - City	51,706.90	90,000.00	90,000.00
4006-00	ROPS Residual	18,289.33	70,000.00	90,000.00
4008-00	SA Admin Fees Reimbursement	40,451.27	150,000.00	180,000.00
4010-00	Prior Year Tax	743.16	2,000.00	2,000.00
4012-00	Property Tax VLF	13,198.00	25,000.00	25,000.00
4015-00	SB 813	1,029.57	1,000.00	1,100.00
4020-00	Prop Tax Transfer	666.87	5,000.00	5,000.00
4025-00	Users Tax	59,404.57	120,000.00	120,000.00
4030-00	Sales/Use Tax	652,368.24	2,000,000.00	2,500,000.00
4031-00	State Compensation Fund (Triple Flip)	99,572.17	500,000.00	185,000.00
4032-00	Transaction/ Use Tax 1/2 cent	750,977.24	2,000,000.00	2,250,000.00
4032-00	Potential Additional Transaction/Use Tax		250,000.00	0.00
4033-00	Business License CASP Fee 70%	252.70	260.00	260.00
4035-00	Cable Franchise	1,711.75	4,400.00	6,500.00
4040-00	Refuse Franchise	17,551.33	44,000.00	60,000.00
4045-00	PG & E Gas Franchise		2,300.00	2,300.00
4050-00	PG & E Electric Franchise		29,000.00	29,000.00
4055-00	Business License	460,172.80	460,000.00	465,000.00
4060-00	Bus Lic Late Fee	5,155.58	2,000.00	5,200.00
4340-00	HOPTR Tax	70.14	500.00	500.00
4350-00	Sanitation District Impact Fees		2,000.00	2,000.00
4410-00	Interest City Checking/CD	134.28	200.00	200.00
4411-00	Interest - OPEB	285.35	225.00	450.00
4420-00	Interest - LAIF	3,511.13	10,000.00	10,000.00
4500-00	West End Revenue	30,947.50	35,000.00	35,000.00
4501-00	Art Committee Revenue		200.00	200.00
4550-00	Publications -Copies	20.00	200.00	200.00
4710-00	Mitigation		1,300.00	1,300.00
4728-00	SB90 Reimbursement	12,669.00	0.00	37,000.00
4730-00	Other-Non Dept.		10,000.00	10,000.00
4732-00	Reimbursements	2,031.21	2,000.00	3,000.00
4740-00	Rental/Lease	7,478.10	15,000.00	15,000.00
	<b>SUB TOTAL</b>	<b>2,230,398.19</b>	<b>5,831,585.00</b>	<b>6,131,210.00</b>

REVENUE ACCOUNT #	Description	Actual City Revenues thru 12-15	Adopted City Revenues FY 15-16	Proposed Amend #1 Revenues FY 15-16
	<b>Dept 05-Planning</b>			
4115-05	Building Permit	8,454.70	15,000.00	11,000.00
4120-05	Coastal Permit		300.00	300.00
4125-05	CUP	1,600.00	4,000.00	3,200.00
4140-05	Mobile Home Permit		200.00	100.00
4145-05	Site Permit	250.00	800.00	750.00
4150-05	Building Development		250.00	300.00
4155-05	Design Review Comm	100.00	250.00	200.00
4160-05	Other Planning Fees	7,453.19	20,000.00	10,000.00
4165-05	Plan Check Fees	5,000.86	15,000.00	6,500.00
4219-05	Parking Permits	1,000.00	1,000.00	1,000.00
	<b>SUB TOTAL</b>	<b>23,858.75</b>	<b>56,800.00</b>	<b>33,350.00</b>
	<b>Dept 08-Police</b>			
4210-08	City Fines	912.47	2,000.00	2,000.00
4221-08	SC Parking Collections	5,705.00	10,000.00	8,000.00
4225-08	Vehicle Abatement	79.39	100.00	100.00
4325-08	Motor Vehicle	146.08	6,800.00	200.00
4330-08	Prop 172 -911	105.28	250.00	250.00
4335-08	Post Reimbursement		4,000.00	2,000.00
4515-08	Dog Licensing		20.00	20.00
4525-08	Unclaimed Property		100.00	100.00
4560-08	Special Police	215.00	500.00	500.00
	<b>SUB TOTAL</b>	<b>7,163.22</b>	<b>23,770.00</b>	<b>13,170.00</b>
	<b>Dept 11-Public Works</b>			
31-4305-11	Gas Tax-2105	864.55	2,000.00	2,200.00
31-4305-11	Gas Tax-2106	2,371.54	5,900.00	5,900.00
31-4305-11	Gas Tax-2107	1,070.81	2,700.00	3,100.00
31-4305-11	Gas Tax-2107.5	1,000.00	1,000.00	1,000.00
31-4305-11	Gas Tax-2103	1,021.71	1,700.00	1,700.00
35-4205-11	Ca Code Fines	672.47	2,000.00	1,000.00
	<b>SUB TOTAL</b>	<b>7,001.08</b>	<b>15,300.00</b>	<b>14,900.00</b>
	<b>Other Recurring Revenues</b>			
4833-00	Cal-Am Lease Payment	0.00	850,000.00	850,000.00
	<b>SUB TOTAL</b>	<b>0.00</b>	<b>850,000.00</b>	<b>850,000.00</b>
	<b>Sub Total Recurring Revenues</b>	<b>2,268,421.24</b>	<b>6,777,455.00</b>	<b>7,042,630.00</b>



REVENUE ACCOUNT #	Description	Actual City Revenues thru 12-15	Adopted City Revenues FY 15-16	Proposed Amend #1 Revenues FY 15-16
<b>Special Project Revenues</b>				
4540-00	King Ventures		100,000.00	10,000.00
	S. of Tioga Traffic Study Project Reimb.		100,000.00	0.00
	Cal Am 2 Wells Reimbursement		120,000.00	140,000.00
	Planning Assistance Reimbursement		50,000.00	10,000.00
	Ghandour - Compliance/Conditions		100,000.00	5,000.00
	<b>SUB TOTAL</b>	<b>0.00</b>	<b>470,000.00</b>	<b>165,000.00</b>
<b>Grants</b>				
4069-08	COPS Grant	56,284.94	100,000.00	100,000.00
4647-08	Bulletproof Vest Grant	867.54	1,600.00	900.00
4733-00	Recycling Grant	5,000.00	5,000.00	5,000.00
	Hickory Street - TAMC RSTP		0.00	116,000.00
4729-00	MBASIA Safety Grant/Fitness	1,334.00	7,500.00	8,900.00
	<b>SUB TOTAL</b>	<b>63,486.48</b>	<b>114,100.00</b>	<b>230,800.00</b>
	<b>Sub Total Special Project/Grant Revenues</b>	<b>63,486.48</b>	<b>584,100.00</b>	<b>395,800.00</b>
	<b>Grand Total Revenues</b>	<b>2,331,907.72</b>	<b>7,361,555.00</b>	<b>7,438,430.00</b>

# FY 15-16 Revenues Proposed Amendment #1



# EXPENDITURES



ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
<b>NON DEPARTMENT</b>				
5004-00	Art Committee Events (West End)	47,297.79	80,000.00	74,000.00
5005-00	Arts Committee	300.12	5,000.00	2,500.00
5010-00	Capital Outlay (Entrance Signs)	12,444.54	20,000.00	20,000.00
5025-00	Dues and Subscriptions	389.22	1,000.00	1,000.00
5026-00	Memberships/Chambers/Visitor Bureau		20,000.00	15,000.00
5070-00	Health Benefits	4,756.00	9,900.00	10,000.00
5135-00	LAFCO	5,001.74	5,300.00	5,000.00
5136-00	OPEB Obligation		650,000.00	850,000.00
5137-00	GASB 68 - Unfunded Liability	228,376.00	230,000.00	229,000.00
5202-00	EAP Program	1,278.00	1,200.00	1,300.00
5425-00	Technical Support	1,680.00	2,000.00	4,000.00
5905-00	City Events	18,896.18	35,000.00	35,000.00
5911-00	FORA	14,000.00	14,000.00	14,000.00
5920-00	Advertising		1,000.00	1,000.00
5925-00	Liability Insurance	3,182.20	6,200.00	6,400.00
5930-00	Miscellaneous Expense (Trees, Plants)	2,505.69	5,000.00	5,000.00
5935-00	Office Equipment Maint.	3,308.68	6,000.00	6,000.00
5940-00	Office Supplies	13,519.73	25,000.00	25,000.00
5945-00	Telephone	664.65	1,000.00	1,000.00
5950-00	Physical Exams/Vaccinations	75.00	1,200.00	1,200.00
5955-00	Public Official Bond	950.00	1,000.00	1,000.00
5960-00	Utilities	7,247.21	17,000.00	17,000.00
5970-00	Equipment Purchase	1,292.54	10,000.00	10,000.00
5980-00	Bank Charges	176.34	400.00	400.00
5998-00	Internet/Web	805.28	2,000.00	2,000.00
5140-00	Records Retention		20,000.00	0.00
	<b>SUB TOTAL NON DEPARTMENT</b>	<b>368,146.91</b>	<b>1,169,200.00</b>	<b>1,336,800.00</b>
<b>CITY COUNCIL</b>				
5000-01	Municipal Code		5,000.00	5,000.00
5010-01	Capital Outlay		10,000.00	5,000.00
5022-01	MPRWA		4,500.00	4,500.00
5025-01	Dues/Subscriptions	733.00	1,500.00	1,500.00
5030-01	Mileage/Expense	1,200.00	4,000.00	3,000.00
5065-01	Dental	4,286.28	10,300.00	9,900.00
5066-01	Vision		1,800.00	1,000.00
5070-01	Health Benefits	19,682.40	42,700.00	46,300.00
5071-01	Health Incentives	11,970.60	20,700.00	17,100.00
5075-01	Pers Retirement	1,277.80	6,700.00	3,900.00
5078-01	PERS Survivor Benefits		250.00	130.00
5079-01	Deferred Comp Contribution		500.00	500.00
5080-01	FICA/Medicare	1,118.83	2,000.00	2,000.00
5095-01	Training & Conferences	2,911.66	15,000.00	15,000.00
5100-01	Watermaster Assessment		2,500.00	2,500.00

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
5110-01	Council Meetings	9,000.00	18,000.00	18,000.00
5130-01	Contingency Funds	338.70	50,000.00	50,000.00
5131-01	Website	17,140.47	15,000.00	20,000.00
5920-01	Advertising - "Coop" -Newspaper	5,918.00	14,000.00	14,000.00
5945-01	Council Phones	2,391.04	4,000.00	4,500.00
5985-01	Exercise Program	540.00	1,100.00	1,100.00
<b>SUB TOTAL CITY COUNCIL</b>		<b>78,508.78</b>	<b>229,550.00</b>	<b>224,930.00</b>
<b>ADMINISTRATION</b>				
5010-02	Capital Outlay		10,000.00	0.00
5020-02	Contract Services - Personnel	4,070.00	12,000.00	12,000.00
5020-02	Contract Services - Bartel	9,290.00	15,000.00	14,000.00
5025-02	Dues/Subscriptions	1,675.00	3,000.00	3,000.00
5030-02	Mileage	1,800.00	4,000.00	4,000.00
5040-02	Salaries	122,126.10	240,300.00	245,000.00
5040-02	Negotiated 3-Year Contract		2,800.00	0.00
5042-02	Cash Outs	13,701.83	18,000.00	18,000.00
5055-02	Overtime	696.00	1,000.00	1,000.00
5060-02	Long Term Disability	1,596.18	3,200.00	3,200.00
5065-02	Dental Insurance	1,962.20	5,000.00	4,900.00
5066-02	Vision Insurance	549.82	700.00	700.00
5067-02	Life Insurance	331.86	700.00	700.00
5070-02	Health Benefits	10,825.32	23,500.00	25,500.00
5071-02	Health Incentives	6,583.86	11,400.00	9,400.00
5072-02	Health Benefits - Admin Retirees	2,212.56	4,700.00	4,700.00
5075-02	Pers Retirement	16,888.45	65,900.00	40,500.00
5075-02	Retirement Negotiated 3-Year Contract		1,000.00	0.00
5078-02	PERS Survivor Benefits		250.00	85.00
5079-02	Deferred Comp Contributions	1,200.00	2,400.00	2,400.00
5080-02	FICA/Medicare	2,085.33	4,000.00	4,000.00
5085-02	CA SUJ		1,000.00	1,000.00
5095-02	Training & Conferences	4,177.01	15,000.00	15,000.00
5130-02	Contingency Fund		25,000.00	25,000.00
5210-02	Payroll Processing/Other	1,691.46	4,000.00	4,000.00
5220-02	Special Projects Consulting/Appraisals		10,000.00	10,000.00
5425-02	Tech Support - Admin	1,302.00	4,000.00	4,000.00
5945-02	Admin Phones	3,107.22	5,000.00	6,000.00
5965-02	Workers Comp	1,000.00	1,050.00	1,050.00
5970-02	Equipment/ Furniture Purchase	87.64	10,000.00	5,000.00
5985-02	Exercise Program	630.00	1,350.00	1,350.00
<b>SUB TOTAL ADMINISTRATION</b>		<b>209,589.84</b>	<b>505,250.00</b>	<b>465,485.00</b>

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
<b>FINANCE</b>				
5010-03	Capital Outlay		15,000.00	0.00
5020-03	Contractual/Temp.		10,000.00	10,000.00
5023-03	Sales Tax/Transaction Tax Admin Fees	18,677.52	35,000.00	35,000.00
5025-03	Dues/Subscriptions	315.00	1,000.00	1,000.00
5030-03	Mileage	900.00	2,000.00	2,000.00
5040-03	Salaries	84,048.66	165,500.00	168,100.00
5040-03	Negotiated 3-Year Contract		2,800.00	0.00
5042-03	Cash Outs	12,714.60	15,000.00	12,800.00
5060-03	Long Term Disability	1,217.40	2,500.00	2,500.00
5065-03	Dental	1,284.06	2,700.00	2,600.00
5066-03	Vision	174.97	500.00	500.00
5067-03	Life Insurance	267.30	600.00	600.00
5070-03	Health Benefits	9,070.02	19,200.00	18,600.00
5071-03	Health Incentives	3,591.18	6,200.00	6,800.00
5075-03	Pers Retirement	14,915.50	61,300.00	35,800.00
5075-03	Retirement Negotiated 3-Year Contract		1,000.00	0.00
5078-03	PERS Survivor Benefits		100.00	65.00
5079-03	Deferred Comp Contributions	900.00	1,800.00	1,800.00
5080-03	FICA/Medicare	1,390.09	3,000.00	3,000.00
5085-03	SUI		150.00	150.00
5095-03	Training/Conferences	140.00	5,000.00	5,000.00
5222-03	Regional Taxi Authority Costs		4,700.00	4,700.00
5410-03	Audit	33,145.25	38,000.00	36,000.00
5415-03	Management Services	517.00	6,000.00	6,000.00
5415-03	Cleanvue		3,500.00	3,500.00
5425-03	Tech Support - Finance	4,760.10	10,000.00	10,000.00
5440-03	BL Prop. & Sales Tax Agreements (HDL)	11,132.87	18,000.00	18,000.00
5970-03	Equipment/ Furniture Purchase	87.64	10,000.00	5,000.00
5985-03	Exercise	90.00	300.00	300.00
	<b>SUB TOTAL FINANCE</b>	<b>199,339.16</b>	<b>440,850.00</b>	<b>389,815.00</b>
<b>ATTORNEY</b>				
5070-04	Health Benefits	3,936.48	8,600.00	9,300.00
5071-04	Health Incentives	2,394.12	4,200.00	3,400.00
5075-04	Pers Retirement	10,593.02	43,500.00	25,500.00
5075-04	Retirement Negotiated 3-Year Contract		750.00	0.00
5078-04	PERS Survivor Benefits		60.00	45.00
5079-04	Deferred Comp Contributions		0.00	0.00
5080-04	FICA/Medicare	839.10	1,500.00	1,500.00
5085-04	SUI		150.00	150.00
5095-04	Conferences & Meetings		3,000.00	3,000.00
5510-04	Retainer	59,691.78	117,500.00	119,400.00
5510-04	Negotiated 3-Year Contract		2,000.00	0.00

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
5520-04	Special Projects		10,000.00	10,000.00
5521-04	Outside Counsel	191,506.77	150,000.00	225,000.00
5522-04	Attorneys Costs	283.65	1,000.00	1,000.00
5540-04	Legal Contingencies		20,000.00	20,000.00
5545-04	Personnel Issues		10,000.00	10,000.00
	Assistant Attorney			10,000.00
	<b>SUB TOTAL ATTORNEY</b>	<b>269,244.92</b>	<b>372,260.00</b>	<b>438,295.00</b>
<b>PLANNING</b>				
5010-05	Capital Outlay		10,000.00	0.00
5020-05	Contract Services - EMC Housing	19,804.48	32,000.00	32,000.00
5020-05	Contract Services - EMC Planning	7,751.34	60,000.00	60,000.00
5020-05	Contract Services - Vibrancy/Zoning			56,000.00
5025-05	Dues/Subscriptions	270.00	1,500.00	1,500.00
5030-05	Mileage	900.00	2,000.00	2,000.00
5040-05	Salaries	85,752.78	168,700.00	171,600.00
5040-05	Negotiated 3-Year Contract		1,600.00	0.00
5042-05	Cash Outs	6,033.57	11,000.00	9,600.00
5055-05	Overtime	910.18	1,500.00	2,000.00
5060-05	Long Term Disability	743.16	1,500.00	1,500.00
5065-05	Dental Insurance	1,147.08	2,400.00	2,300.00
5066-05	Vision Insurance	149.82	400.00	400.00
5067-05	Life Insurance	288.72	600.00	600.00
5070-05	Health Benefits	6,888.84	15,000.00	16,200.00
5071-05	Health Incentives	4,189.68	7,200.00	6,000.00
5072-05	Health Benefits - Planning Retirees	5,904.72	12,400.00	13,900.00
5075-05	PERS Retirement	10,433.50	39,400.00	25,000.00
5075-05	Retirement Negotiated 3-Year Contract		600.00	0.00
5078-05	PERS Survivor Benefits		75.00	25.00
5079-05	Deferred Comp Contributions	900.00	1,800.00	1,800.00
5080-05	FICA/Medicare	1,380.56	2,500.00	2,500.00
5085-05	SUI		150.00	150.00
5095-05	Training/Conferences	1,049.39	2,500.00	2,500.00
5320-05	Plan Check/Building Fees	2,401.42	20,000.00	10,000.00
5370-05	Planning - Other	3,595.07	1,000.00	5,000.00
5425-05	Tech Support - Planning	378.00	800.00	800.00
5920-05	Legal Advertising	1,021.64	5,000.00	5,000.00
5945-05	Planning Phones	1,694.02	3,000.00	3,000.00
5970-05	Equipment		5,000.00	5,000.00
5985-05	Exercise Program	180.00	400.00	400.00
	<b>SUB TOTAL PLANNING</b>	<b>163,767.97</b>	<b>410,025.00</b>	<b>436,775.00</b>

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
<b>PUBLIC SAFETY</b>				
5010-08	Capital Outlay - Vehicles	43,921.92	100,000.00	50,000.00
5010-08	Capital Outlay - Interview Room Camera		5,000.00	5,000.00
5020-08	Regional Crime Analyst - PRVNT	3,000.00	10,000.00	10,000.00
5020-08	Contract Services - Temp Code Enforcement		24,000.00	12,000.00
5025-08	Dues and Subscriptions	700.00	1,000.00	1,000.00
5030-08	Mileage Allowance	49.69	4,000.00	1,000.00
5040-08	Salaries	429,406.31	950,000.00	920,000.00
5040-08	Negotiated 3-Year Contract		30,500.00	0.00
5041-08	Workers Comp Wages - 4850	23,098.89	0.00	23,100.00
5042-08	Cash Outs for Holiday & Overtime	166,350.48	192,000.00	200,000.00
5043-08	Holiday	455.07	10,000.00	10,000.00
5044-08	Worker's Comp Wages - TTD	28,247.68	37,300.00	70,000.00
5055-08	Overtime	5,702.18	10,000.00	1,000.00
5060-08	Long Term Disability	1,078.00	2,650.00	2,650.00
5065-08	Dental Insurance	10,758.03	23,900.00	21,600.00
5066-08	Vision Insurance	200.00	2,000.00	3,400.00
5067-08	Life Insurance	1,938.94	4,700.00	3,600.00
5070-08	Health Benefits	51,387.18	117,400.00	122,000.00
5071-08	Health Incentives	29,327.97	53,600.00	44,200.00
5072-08	Health Benefits - Police Retirees	5,885.34	12,900.00	10,600.00
5075-08	Pers Retirement	95,063.44	345,100.00	262,600.00
5075-08	Retirement Negotiated 3-Year Contract		7,900.00	0.00
5077-08	Pers Replacement Benefit Contribution		7,500.00	10,400.00
5078-08	PERS Survivor Benefits		500.00	400.00
5079-08	Deferred Comp Contributions	6,025.00	12,300.00	12,000.00
5080-08	FICA/Medicare	10,768.43	17,000.00	17,000.00
5085-08	SUI	230.23	2,000.00	2,000.00
5095-08	Training/Conferences	2,299.75	10,000.00	10,000.00
5096-08	Post Training		5,000.00	5,000.00
5130-08	Contingency		10,000.00	10,000.00
5445-08	Personnel Consulting		8,000.00	8,000.00
5710-08	Animal Regulation/Vet Services		1,000.00	1,000.00
5715-08	Auto Fuel	8,843.82	20,000.00	20,000.00
5720-08	Auto Maintenance & Repair	5,688.04	20,000.00	20,000.00
5721-08	Auto-Detailing	1,644.00	2,200.00	2,200.00
5725-08	ACJIS/Clets/County Communications	7,741.68	10,000.00	10,000.00
5727-08	911 Center - Operations	3,232.00	29,000.00	32,500.00
5740-08	Employment Screening	10,004.59	4,000.00	5,000.00
5745-08	Equipment-Police		12,000.00	25,000.00
5746-08	Range Fees & Supplies		10,000.00	10,000.00
5760-08	Booking Fees	1,061.46	0.00	1,100.00
5765-08	Reserve Services	12,192.81	25,000.00	20,000.00
5765-08	Negotiated 3-Year Contract		1,200.00	0.00

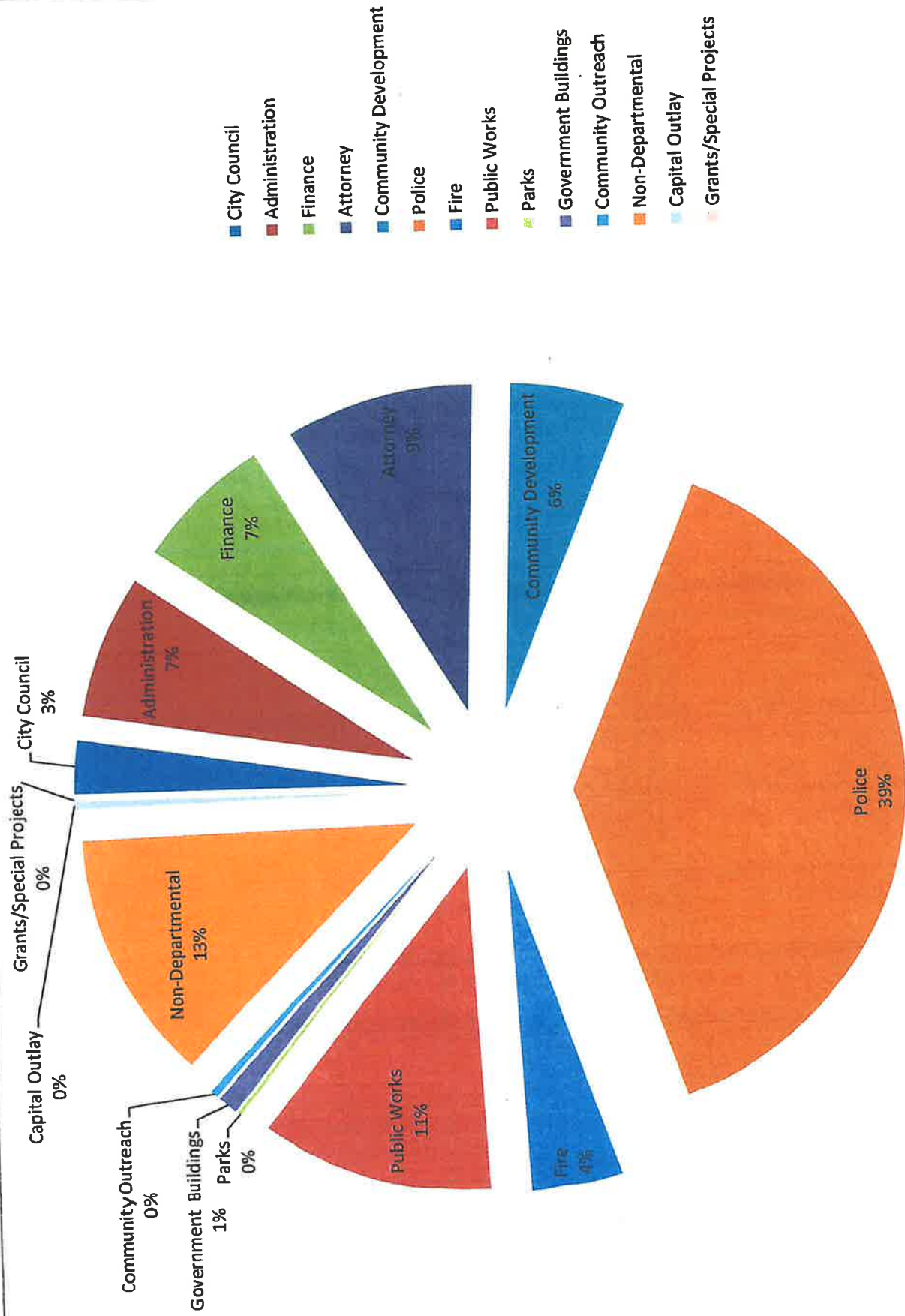


ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
5770-08	Equip/ Computer	590.04	10,000.00	10,000.00
5785-08	Police Supplies	4,634.83	10,000.00	10,000.00
5794-08	Special Skills	600.00	1,200.00	1,200.00
5795-08	Uniform Allowance/Purchase/Replacement	6,628.92	10,000.00	9,600.00
5796-08	Education	2,650.00	5,700.00	7,500.00
5797-08	Arrest/Investigations/Live Scan	2,076.13	5,000.00	5,000.00
5798-08	Tracnet & computer maintenance	19,145.03	28,000.00	35,000.00
5884-08	Security - Locker Room	542.90	0.00	1,000.00
5908-08	Liability Claims	729.44	2,000.00	2,000.00
5925-08	Liability Insurance	28,639.80	55,500.00	57,300.00
5929-08	Locker Room Rental Payments	924.95	0.00	2,100.00
5930-08	Miscellaneous (Moved to equip for guns)		5,000.00	0.00
5934-08	NGEN Maintenance	1,890.00	7,600.00	7,600.00
5935-08	NGEN Infrastructure	1,806.19	17,000.00	17,000.00
5945-08	Phones/Pagers	4,746.08	10,000.00	10,000.00
5965-08	Worker's Compensation	86,000.00	13,500.00	88,900.00
5985-08	Exercise Program	1,200.00	5,100.00	4,200.00
5998-08	PD Internet	1,145.52	2,100.00	2,100.00
6618-08	NGEN Principal	9,399.74	19,000.00	19,000.00
6619-08	NGEN Interest	756.36	1,350.00	1,350.00
	<b>SUB TOTAL PUBLIC SAFETY</b>	<b>1,140,408.86</b>	<b>2,358,700.00</b>	<b>2,286,200.00</b>
<b>FIRE DEPARTMENT</b>				
5750-09	Fire Contract	130,909.00	262,000.00	262,000.00
	<b>SUB TOTAL FIRE DEPARTMENT</b>	<b>130,909.00</b>	<b>262,000.00</b>	<b>262,000.00</b>
<b>PUBLIC WORKS</b>				
5010-11	Capital Outlay		10,000.00	10,000.00
5010-11	Street Lights - Sand Dunes Drive		125,000.00	125,000.00
5010-11	Traffic/Surveillance Cameras		5,000.00	5,000.00
5020-11	Contract Services	4,300.60	5,000.00	10,000.00
5020-11	Contract Services-C/D	72,702.90	110,000.00	110,000.00
5020-11	Storm Water Mgmt Contract - C&D	23,206.00	50,000.00	50,000.00
5025-11	Dues and Publications		200.00	200.00
5027-11	Permits & Licenses	3,622.00	5,000.00	5,000.00
5028-11	Pest Control		2,000.00	2,000.00
5040-11	Salaries	97,207.16	193,000.00	194,600.00
5040-11	Negotiated 3-Year Contract		3,200.00	0.00
5042-11	Cash Outs		13,000.00	5,000.00
5055-11	Overtime		500.00	
5060-11	Long Term Disability	106.44	250.00	250.00
5065-11	Dental Insurance	2,955.18	6,200.00	6,000.00
5066-11	Vision Insurance	200.00	1,200.00	1,200.00
5067-11	Life Insurance	387.00	800.00	800.00
5070-11	Health Benefits	17,714.16	38,500.00	41,700.00

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
5071-11	Health Incentives	10,773.54	18,600.00	15,400.00
5075-11	Pers Retirement	17,323.54	71,900.00	41,800.00
5075-11	Retirement Negotiated 3-Year Contract		1,200.00	0.00
5078-11	PERS Survivor Benefits	900.00	200.00	130.00
5079-11	Deferred Comp Contribution	1,678.54	1,800.00	1,800.00
5080-11	FICA/Medicare		3,500.00	3,500.00
5085-11	CA SUI		600.00	600.00
5095-11	Training/Conferences	45.00	1,000.00	1,000.00
5425-11	Tech Support - PMW	651.00	2,500.00	2,500.00
5795-11	PW Uniform Maintenance & Replacement	652.46	2,500.00	2,500.00
5820-11	Perc Drainage System- Maintenance	4,400.00	8,800.00	8,800.00
5820-11	Storm Water 3 Year Sediment Removal		0.00	0.00
5845-11	Hope Program	20,536.97	54,000.00	54,000.00
5855-11	Street Lighting	5,020.37	16,000.00	16,000.00
5860-11	Street Work Maintenance	10,527.73	10,000.00	15,000.00
5861-11	Adopt A Highway	1,475.00	3,600.00	3,600.00
5865-11	Flags/Banners	4,508.37	5,000.00	5,000.00
5870-11	Street Sweeping	10,485.00	35,000.00	10,500.00
5884-11	PW Trailer Security	515.48	1,000.00	1,000.00
5885-11	PW Supplies	2,147.28	5,000.00	5,000.00
5888-11	Equipment Rental	290.00	2,000.00	2,000.00
5889-11	Urban Run Off/Storm Drain/Cost Share w/SS		11,000.00	9,300.00
5890-11	PW Contingency		5,000.00	5,000.00
5898-11	Street Signs (Mandate)		20,000.00	0.00
5935-11	PW Equipment Maintenance		1,000.00	1,000.00
5945-11	Phones/Pagers	1,749.16	3,000.00	3,000.00
5961-11	Refuser/Trash/Pick Up	2,004.96	2,500.00	4,000.00
5965-11	Worker's Compensation	13,000.00	88,900.00	13,500.00
5970-11	Equipment Purchase	104.76	5,000.00	5,000.00
5985-11	Exercise	360.00	750.00	750.00
5998-11	Internet/Cable	389.40	800.00	800.00
6620-11	Street Sweeper Lease - Principal	2,362.96	0.00	10,000.00
6621-11	Street Sweeper Lease - Interest	681.40	0.00	2,700.00
	<b>SUB TOTAL PUBLIC WORKS</b>	<b>334,984.36</b>	<b>951,000.00</b>	<b>811,930.00</b>
<b>PARKS</b>				
5010-12	Capital Outlay - Plumbing, Stairway		30,000.00	0.00
5020-12	Contract Services		2,000.00	2,000.00
5020-12	Contract Services - Arborist	1,500.00	30,000.00	10,000.00
5122-12	Beach Clean Up	623.89	2,000.00	2,000.00
5630-12	Parks Maintenance	689.36	5,000.00	5,000.00
5881-12	Parks Supplies	1,462.72	5,000.00	5,000.00
5935-12	Parks Equip. Maintenance		1,000.00	1,000.00
5970-12	Parks Equip. Purchase	1,191.37	2,000.00	2,000.00
	<b>SUB TOTAL PARKS</b>	<b>5,467.34</b>	<b>77,000.00</b>	<b>27,000.00</b>

ACCOUNT NUMBER	Description	Actual City Expenses thru 12-15	Adopted City Budget Expenses FY 15-16	Proposed Amend #1 Expenses FY 15-16
<b>GOVERNMENT BUILDINGS &amp; FACILITIES</b>				
5010-15	Capital Outlay - Bathroom/Flooring	1,344.00	50,000.00	75,000.00
5010-15	City Hall Design & Review		15,000.00	15,000.00
5010-15	City Hall Camera		5,000.00	5,000.00
5010-15	City Hall T-Lines		10,000.00	10,000.00
5884-15	Security	844.80	2,000.00	2,000.00
5915-15	Fire/Bldg/Auto Insurance	14,826.00	12,000.00	16,000.00
6020-15	Maintenance & Repair	12,265.15	20,000.00	21,000.00
	Carroll Property Doors			30,000.00
	<b>SUB TOTAL GOVERNMENT BUILDINGS</b>	<b>29,279.95</b>	<b>114,000.00</b>	<b>174,000.00</b>
<b>COMMUNITY OUTREACH</b>				
5873-18	Bike Trail Electric	2,319.48	5,000.00	5,000.00
5910-00	Donations/Contributions	8,540.76	16,000.00	16,000.00
6120-17	Disaster Supplies		1,500.00	1,500.00
6222-18	Boys & Girls Club		1,000.00	1,000.00
6130-18	MST Taxi Voucher Service		500.00	500.00
	<b>SUB TOTAL COMM. OUTREACH</b>	<b>10,860.24</b>	<b>24,000.00</b>	<b>24,000.00</b>
	<b>SUB TOTAL FOR RECURRING</b>	<b>2,940,507.33</b>	<b>6,913,835.00</b>	<b>6,877,230.00</b>
<b>CAPITAL IMPROVEMENT/DEBT PAYMENTS</b>				
5010-20	Hickory Street - TAMC RSTP		0.00	116,000.00
5010-20	Capital Improvements/Streets	11,511.00	200,000.00	144,000.00
	<b>SUB TOTAL CAPITAL IMP/DEBT</b>	<b>11,511.00</b>	<b>200,000.00</b>	<b>260,000.00</b>
<b>GRANTS/ SPECIAL PROJECTS</b>				
5733-00	Recycling Grant		5,000.00	5,000.00
5736-08	Bulletproof Vest Grant		0.00	0.00
6425-00	King Ventures		100,000.00	10,000.00
	S. of Tioga Traffic Study Project		100,000.00	0.00
	Cal Am 2 Wells - Cal Am Reimb.		120,000.00	140,000.00
	Planning Assistance/Reimbursable		50,000.00	10,000.00
	Ghandour		100,000.00	5,000.00
	<b>SUBTOTAL GRANTS/ SPEC PROJECTS</b>	<b>0.00</b>	<b>475,000.00</b>	<b>170,000.00</b>
	<b>TOTAL SPECIAL OPERATIONS/PROGRAMS</b>	<b>11,511.00</b>	<b>675,000.00</b>	<b>430,000.00</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>2,952,018.33</b>	<b>7,588,835.00</b>	<b>7,307,230.00</b>

**FY 15-16 Expenses Proposed Amendment #1**



**AGENDA ITEM**

**10A**

**Connie Horca**

**From:** Adam Joseph | Monterey Peninsula Chamber of Commerce  
<communications@montereychamber.com>  
**Sent:** Wednesday, February 24, 2016 2:42 PM  
**To:** connie@sandcityca.org  
**Subject:** Member2Member: Learn Interest Based Negotiation Thursday, March 10; Register Today for MPCC's Annual Awards Dinner Saturday, March 12

Having trouble viewing this email? [Click here](#)



## Member2Member

**CCHRA'S INTRO TO INTEREST BASED NEGOTIATION PRESENTATION**  
**REGISTER NOW FOR THE CHAMBER'S 108TH ANNUAL AWARDS DINNER**

# CCHRA

**Central Coast Human Resource Association**

**March 10, 2016**

***Interest Based Negotiations***  
***Presented by***  
***Louis T. Lozano, Esq.***

The presentation of Interest based negotiation is an introduction to established techniques for negotiations in which the parties arrive at a mutually acceptable solution to common interests and solutions of all parties. A comparison of traditional bargaining versus Interest Based Bargaining and identifying negotiation strategies.

**WHEN:** March 10, 2016, 11:00 a.m.-1:00 p.m.

**WHERE:** Corral de Tierra Country Club

**PRICE:** \$25 Members/\$40 Non-Members (if registered by 3/3/16)

**For more information and to register**  
**visit: [www.cchra.shrm.org](http://www.cchra.shrm.org)**



MONTEREY COUNTY BANK PROUDLY PRESENTS THE MONTEREY PENINSULA CHAMBER OF COMMERCE'S

# 108th Annual Awards Dinner

Please join us as we honor...



2015 CITIZEN OF THE YEAR  
*John Mahoney*  
MAHONEY & ASSOCIATES



2015 RUTH VREELAND MEMORIAL  
PUBLIC OFFICIAL OF THE YEAR  
*The Honorable Ralph Rubio*  
MAYOR OF SEASIDE



2015 ROBERT C. LITTLEFIELD AWARD  
FOR LIFETIME ACHIEVEMENT  
*Michael Troutman*  
DMT IMAGING

2015 VOLUNTEER OF THE YEAR AND 2015 BUSINESS OF THE YEAR TO BE ANNOUNCED



Saturday, March 12, 2016 at 6pm  
*Monterey Marriott*  
350 CALLE PRINCIPAL, MONTEREY



RESERVATION DEADLINE: FRIDAY, MARCH 4TH

BLACK TIE OPTIONAL • REGISTER ONLINE AT [WWW.MONTEREYCHAMBER.COM](http://WWW.MONTEREYCHAMBER.COM) OR CALL 831.648.5350

To advertise in our next edition of *Member2Member*, contact Judy at 831.648.5388 or [judy@montereychamber.com](mailto:judy@montereychamber.com)

Monterey Peninsula Chamber of Commerce

[www.montereychamber.com](http://www.montereychamber.com) | [communications@montereychamber.com](mailto:communications@montereychamber.com)



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Monterey Peninsula Chamber of Commerce | New Address: 243 El Dorado Street | Suite 200 | Monterey | CA | 93940

*Please join us as we honor...*

2015 CITIZEN OF THE YEAR

*John Maloney*

MAHONEY & ASSOCIATES

2015 RUTH VREELAND MEMORIAL  
PUBLIC OFFICIAL OF THE YEAR

*The Honorable Ralph Rubio*

MAYOR OF SEASIDE

2015 ROBERT C. LITTLEFIELD AWARD  
FOR LIFETIME ACHIEVEMENT

*Michael Troutman*

DMT IMAGING

2015 BUSINESS OF THE YEAR  
TO BE ANNOUNCED

2015 VOLUNTEER OF THE YEAR  
TO BE ANNOUNCED

MONTEREY PENINSULA CHAMBER OF COMMERCE  
& PRESENTING SPONSOR MONTEREY COUNTY BANK  
PROUDLY PRESENT THE

# *108th Annual Awards Dinner*

*Saturday, March 12, 2016*

MASTER OF CEREMONIES

*Dan Green*

NEWS ANCHOR • KSBW ACTION NEWS 8

6:00 P.M. RECEPTION & SILENT AUCTION

7:00 P.M. DINNER & AWARDS CEREMONY

*Monterey Marriott*

350 CALLE PRINCIPAL, MONTEREY

\$150 PER GUEST OR \$1,500 PER TABLE OF TEN  
RESERVATION DEADLINE: FRIDAY, MARCH 4TH  
BLACK TIE OPTIONAL

PLEASE RETURN THE ENCLOSED REPLY CARD,  
RESERVE ONLINE AT [WWW.MONTEREYCHAMBER.COM](http://WWW.MONTEREYCHAMBER.COM),  
OR CALL 831.648.5350





# CHAMBER CONNECTION

A weekly e-publication of the Monterey Peninsula Chamber of Commerce

## IN THIS ISSUE:

- Upcoming Events: Cannery Row Antique Mall Ribbon Cutting
- Upcoming Events: Second Chance Thrift Store Ribbon Cutting
- Upcoming Events: 108th Annual Awards Dinner
- Chamber Announcements: John Mahoney Selected as 2015 Citizen of the Year
- Chamber Announcements: Scales Ribbon Cutting
- Welcome New Members: Second Chance Thrift Store
- In Other News: Barn Today Gone Tomorrow
- In Other News: CSUMB's President's Speaker Series Continues

## CHAMBER QUICK LINKS

- [ChamberLink](#)
- [Chamber Events](#)
- [Chamber News](#)
- [Chamber Photos](#)
- [About the Chamber](#)

## MONTHLY CHAMBER COMMITTEE MEETINGS

**Economic Vitality**  
1st Friday: 2:30pm

**Education**  
2nd Monday: 3:30pm

**Membership**  
2nd Tuesday: 4pm

**Government Affairs**

## UPCOMING EVENTS..

### TONIGHT

#### CANNERY ROW ANTIQUE MALL RIBBON CUTTING

Tuesday, February 23

5-6:30pm

Cannery Row Antique Mall

471 Wave St., Monterey

(831) 394-3468



The Cannery Row Antique Mall has undergone many changes over the past few years. In addition to an array of new vendors and constant influx of one-of-a-kind items, we've embarked on an exciting community-oriented marketing program. We would like to reintroduce ourselves to the local business community and share some of our plans for upcoming community events. There will also be opportunities to tour our vast space, which boasts 100-plus dealers who carry everything from a Fire King Jadeite batter bowl to early Bakelite costume jewelry. Shop while you nibble on small bites and sip wine. There will also be a business card drawing for gift certificates.

#### SECOND CHANCE THRIFT STORE RIBBON CUTTING

Tuesday, March 1

5-6:30pm

Second Chance Thrift Store

2311 N. Fremont St., Monterey

(831) 324-0134

[www.secondchancepg.com](http://www.secondchancepg.com)



Second Chance is a thrift store that provides training for our residential program as well as helps financially benefit the program. People shopping at

3rd Monday: 3:30pm

**Ambassador**

3rd Friday: 8am

**Special Events**

Varies per Event

Meetings are subject to change. If you're interested in joining a committee, please contact the Chamber office at 831-648-5350 to confirm time and location.

[Click here to learn more](#)

SAVE THE DATE

**TONIGHT**

**February 23**

Ribbon Cutting  
Cannery Row Antique Mall

**March 1**

Ribbon Cutting  
Second Chance Thrift Store

**March 12**

108 Annual Awards Dinner  
Monterey Marriott

**July 21**

Business Excellence Awards  
Portola Hotel & Spa

**September 29**

Leadership Luncheon  
Embassy Suites Monterey Bay

**October 25**

Monterey Bay Business Expo  
Embassy Suites Monterey Bay

Second Chance help support the mission of The Bridge: "To provide a residential setting for those struggling with addictions, providing safety, structure, discipleship and supervision for the purpose of restoring them back to God, family, work and community."

Monterey County Bank proudly presents the Monterey Peninsula Chamber of Commerce's

**108TH ANNUAL AWARDS DINNER**



2015 Citizen of the Year  
**John Mahoney**  
Mahoney & Associates



2015 Ruth Vreeland Memorial Public Official of the Year  
**Ralph Rubio**  
Mayor of Seaside



2015 Robert C. Littlefield Award for Lifetime Achievement  
**Michael Troutman**  
DMT Imaging

**2015 Volunteer of the Year  
and 2015 Business of the Year To Be Announced**

**Saturday, March 12, 2016 at 6pm**

Monterey Marriott  
350 Calle Principal, Monterey

Reservation Deadline: Friday, March 4th  
Register at [www.montereychamber.com](http://www.montereychamber.com)  
or call 831.648.5350

CHAMBER ANNOUNCEMENTS...

**2015 CITIZEN OF THE YEAR: JOHN MAHONEY**



John Mahoney has a reputation for going above and beyond, even when he's volunteering his time. In 2013, John was awarded the Monterey Peninsula College President's Award for helping the institution raise significant funds for programming and scholarships during his nine-year tenure as a MPC Foundation Board Member.

Additionally, this past January, John was elected Chairman of the Board for the Community Hospital of the Monterey Peninsula-over the past five years as a board member, he's been an important asset to the hospital, as a decision maker and fundraiser.

Over the past 41 years, the Mahoney & Associates founder has negotiated around 125 leases, with a combined value of over \$45 million, in the commercial real estate business. John has closed nearly 200 commercial sales transactions and managed over 500,000 square feet of property. Some of the companies he's represented include Pebble Beach Company, Standard Oil of California, Bank of America, Prudential-Bache Securities, Design Professional Insurance Companies, IBM, Control Data, Inc., Digital Research, Inc., EDS and Wells Fargo Bank.

These days, John's focus is more on his nine grandkids (five girls, four boys ages 4-13) than square footage. This past year, he says, he and his wife Ann enjoyed one of their most memorable Christmas Eves. The grandkids entertained them with dancing, singing, piano playing and even some card tricks.

The self-described "quasi-retiree" is far from slowing down. John still goes into the office just about every day, and was recently retained by the city of Monterey as a consultant on commercial lease renewals.

## **SCALES SEAFOOD & STEAKS RIBBON CUTTING**



Last Thursday, MPCC celebrated Scales Seafood & Steaks Ribbon Cutting at their Old Fisherman's Wharf location.

[See more](#)

WELCOME NEW MEMBERS...

## SECOND CHANCE THRIFT STORE

2311 N. Fremont Street  
Monterey, CA 93940  
(831) 324-0134

[www.secondchancepg.com](http://www.secondchancepg.com)



Second Chance is a thrift store that provides training for our residential program as well as helps financially benefit the program. People shopping at Second Chance help support the mission of The Bridge: "To provide a residential setting for those struggling with addictions, providing safety, structure, discipleship and supervision for the purpose of restoring them back to God, family, work and community."

IN OTHER NEWS...

## "BARN TODAY, GONE TOMORROW"

Saturday, March 12, 2016 at 5pm  
Swine Barn at the Fairgrounds  
\$40/adults; \$15/children  
[www.montereycountyfair.com](http://www.montereycountyfair.com)  
(831) 372-5863.

Festivities begin at 5pm with cocktail hour followed by a BBQ dinner with all the trimmings and dancing. Tickets for the

evening are \$40 for adults and children ages 12 and under are \$15. Discounts are available for Heritage Foundation members.

The Monterey County Fair announced a major



capital improvement project for their livestock area and north end of the Fairgrounds. The development will update the barn area and expand rentable opportunities during the interim period. The Fair's nonprofit arm, Monterey County Fair Heritage Foundation, is leading the project and developing funding opportunities. But before they dismantle the existing structures, they are inviting the community to come out to reminisce, share fellowship and celebrate.

"The Monterey County Fair is 80 years young this year and we are thrilled to be celebrating this milestone with the community," stated Kelly Violini, Fair CEO. "The Heritage Foundation's commitment to preserving our agriculture roots and improve our facilities is the perfect fit for the livestock barn's renovation. There are generations of exhibitors who have raised, shown and sold livestock in the facilities. Everyone has heard of barn raising parties, we are reversing the concept and commemorating this milestone with "Barn Today Gone Tomorrow."

### **CAL STATE UNIVERSITY MONTEREY BAY'S PRESIDENT'S SPEAKER SERIES LOOKS AT WORKFORCE DEVELOPMENT**

Wednesday, March 2

3:30pm

CSUMB's World Theater

Sixth Ave., Seaside

(831) 582-4580

**Free and Open to the Community**

[www.csumb.edu/rsvp](http://www.csumb.edu/rsvp)



California State University  
**MONTEREY BAY**  
Extraordinary Opportunity

Building the workforce of the 21st century will be the topic addressed by a panel of experts on March 2, when the

President's Speaker Series resumes at Cal State Monterey Bay. A thriving Monterey Bay region requires a skilled, educated workforce to power future high-tech, high-value, sustainable industries of the 21st century. How can we identify what skills academic and vocational institutions should teach their students to help us achieve these goals? What are the new educational and training models that leverage technology to connect students and workers with the jobs and companies of the future? A question-and-answer session and public reception to follow.

## CONTACT US

### **The Monterey Peninsula Chamber of Commerce**

243 El Dorado Street, Suite 200 | Monterey, CA 93940 | 831.648.5350

[www.montereychamber.com](http://www.montereychamber.com) | [info@montereychamber.com](mailto:info@montereychamber.com)

