



REGULAR MEETING

SAND CITY COUNCIL

AND

**SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY**

AGENDA

SAND CITY COUNCIL CHAMBERS

TUESDAY, SEPTEMBER 3, 2019

5:30 P.M.

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

Regular Meeting – September 3, 2019
5:30 P.M.

CITY COUNCIL CHAMBERS
Sand City Hall, 1 Pendergrass Way, Sand City, CA 93955

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ANNOUNCEMENTS BY MAYOR AND CITY MANAGER**
- 5. 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.

- 6. 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 Council member may request that any item be placed on the Regular Agenda for separate consideration.

- A. Approval of July 16, 2019 Sand City Council Meeting Minutes
- B. Approval of July 25, 2019 Special City Council Meeting Minutes
- C. Approval of August 4, Special City Council Meeting Minutes

- 7. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

- 8. PRESENTATION**

- A. Presentation by Kymberly Lacrosse on Jacob's Heart Children's Support Services {5 minutes}

9. PUBLIC HEARING

- A. Consideration of City RESOLUTION Approving Coastal Development Permit 19-02 Authorizing an Indoor Climbing and Fitness Facility with Accessory Office and Retail for “The Pad Climbing” Operation at 325 Elder Avenue {This item was continued from the August 20, 2019 Council meeting, and will be re-continued to the September 17, 2019 regular City Council meeting}
- B. Consideration of City RESOLUTION Approving Conditional Use Permit 635 for Ladislav Barak Authorizing a Woodworking Workshop, Office, and Storage Use within a 1,375 Square Foot Commercial Unit at 337-B Olympia Avenue
- C. FIRST READING: Ordinance Amending Title 15 of the Sand City Municipal Code to Adopt the 2019 California Building Code and Appendices H, I, J; the 2019 California Historical Building Code; the 2019 California Existing Building Code; the 2019 California Residential Code; the 2019 California Plumbing Code, the 2019 California Electrical Code, the 2019 Mechanical Code; the 2019 California Green Building Standards Code; the 2019 California Fire Code; and the 2018 International Property Maintenance Code and Deleting Municipal Code Section 15.08.030 and Chapter 15.09

10. NEW BUSINESS

- A. Consideration of City RESOLUTION Authorizing the Acting City Manager to Execute a City Attorney Employment Agreement for City Attorney Services with Vibeke Norgaard for a Term of Three Years through June 30, 2022
- 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 regarding:
 - 1) Discussion pursuant to Government Code Section 54957(b)(1) to Consider Candidates for City Manager Position
- 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

12. ADJOURNMENT

Next Scheduled Council Meeting:
Tuesday, September 17, 2019
5:30 P.M.

Sand City Council Chambers
1 Pendergrass Way, 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

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 220, or give your written request to the City Clerk at 1 Pendergrass Way, 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

6A

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

Regular Meeting – July 16, 2019
5:30 P.M.
CITY COUNCIL CHAMBERS
Sand City Hall, 1 Pendergrass Way, Sand City, CA 93955

Mayor Carbone opened the meeting at 5:30 PM.
Invocation was led by Reverend Jason Yarborough.
The Pledge of Allegiance was led by Chief Ferrante.

Present: Mayor Carbone
Vice Mayor Blackwelder
Councilmember Hawthorne
Councilmember Sofer
Councilmember Cruz

Staff: Fred Meurer, Interim City Manager
Vibeke Norgaard, Contract City Attorney
Charles Pooler, City Planner
Leon Gomez, Contract City Engineer
Brian Ferrante, Police Chief
Shelby Gorman, Administrative Assistant

AGENDA ITEM 4 ANNOUNCEMENTS BY MAYOR AND CITY MANAGER

Mayor Carbone announced the public availability of the Mayor's Handout detailing meetings and events attended. She informed the public that agenda items 8A and 11D were pulled from the agenda and two items, 9A and 12A2, present potential conflicts for Councilmembers.

Fred Meurer, Interim City Manager, gave an update on the City Manager recruitment process. The candidates have been narrowed down from forty-seven to six and background checks will start; the next milestone will be on August 2nd. He also announced that Contract City Engineer, Leon Gomez, will no longer be contracted through Creegan & D'Angelo.

Mr. Meurer spoke on the South of Tioga project, mentioning the developer's agreement, the right-of-way appraisals, the lift station transaction, the private open space credit, the status of the incidental take permits, and the remediation plans for soil contamination.

AGENDA ITEM 5 COMMUNICATIONS

5:41 P.M. Floor opened for Public Comment

Brian Clark, Sand City resident, spoke on the Monterey County Weekly article on the Police Department. He said Sand City does not have the metrics to justify a police force. He also spoke on the General Plan update and recommends staff use documentation provided by other agencies as it applies to Sand City.

5:46 P.M. Floor closed to Public Comment.

AGENDA ITEM 6 CONSENT CALENDAR

- A. There was no discussion of June 4, 2019 Sand City Council Meeting Minutes
- B. There was no discussion of June 18, 2019 Sand City Council Special Meeting Minutes
- C. There was no discussion of City **Resolution** Authorizing a City Surveying Services Agreement with Polaris Consulting
- D. There was no discussion of Designation of Voting Delegate and Alternate for the League of California Cities Annual Conference
- E. There was no discussion of City Donation/Contribution
 - 1) The Panetta Institute for Public Policy - \$500
- F. There was no discussion of City **Resolution** Approving an Agreement with EMC Planning Group Inc., for Professional Services for Fiscal Year 2019-2020 at a cost not to Exceed \$60,000

Motion to approve the consent calendar items was made by Councilmember Blackwelder seconded by Councilmember Hawthorne. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

AGENDA ITEM 7 CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the consent calendar.

AGENDA ITEM 8 PRESENTATION

5:47 PM

A. Presentation of Certificates of Appreciation by Mayor Carbone to the Hope Crew {this item continued from the June 4, 2019 Council meeting}

Agenda item 8A was pulled from the agenda.

B. Presentation by Christina Granados, Partnership Specialist regarding the 2020 Census {10 minutes}
1) Consideration of City Resolution in Support of the 2020 Census and the Monterey County Complete Count Committee's Work to Promote the Census

Christina Granados of the US Census Bureau and **Rosemary Soto** of the Monterey County Complete Count Committee gave a presentation on the 2020 Census, stressing the importance of the Census, the safety of information, and the ease of use. They addressed the outreach strategy for reaching hard to count populations in Monterey County and the funding provided by the State for this effort.

Motion to approve City **Resolution** in Support of the 2020 Census and the Monterey County Complete Count Committee's Work to Promote the Census was made by Councilmember Sofer, seconded by Councilmember Cruz
AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer.
NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

5:58 P.M. Floor opened for Public Comment

Brian Clark suggested the Council use the Census data, once available, as a reference for the General Plan.

5:59 P.M. Floor closed to Public Comment.

AGENDA ITEM 9 PUBLIC HEARING

6:00 PM

A straw draw was conducted and Council Members Blackwelder and Hawthorne stepped down from the dais due to a possible conflict by residing within 500 feet of the subject property.

A. Consideration of City RESOLUTION Approving Coastal Development Permit 19-03 for Cen Cal Restoration Authorizing a General Restoration Workshop at 1815-A Contra Costa Street

Charles Pooler, City Planner, presented the application submitted by Eric Sonne to establish and operate a vintage antiques and restoration operation at 1815-A Contra Costa Street. This is an approximate 7,400 square foot

multi-tenant commercial building with three units on the ground level and two offices on the second level. The Applicant's unit is approximately 1400 square feet. There will be a total of three (3) employees. Items to be refurbished could include anything from furniture to an "old coke machine". Intended hours of operation will be from 8:00 AM to 5:00 PM Monday through Friday.

The Applicant's unit requires a minimum of two (2) off-street parking spaces based on a 1/700 ratio for manufacturing. The building setback provides nine (9) parking spaces. The paved area abutting to the north accommodates eight (8) parking spaces perpendicular to the building and four (4) spaces facing the freeway for a total parking capacity of twenty-four (24) spaces. The property provides adequate on-site parking to satisfy zoning requirements for all units and tenants of this building.

No large truck activity for loading/unloading is anticipated. The Applicant anticipates infrequent shipments/deliveries via Federal Express or US Postal Service, which are typically quick drop-off/pick-up times of a few minutes. Most projects will use VOC paints. Acrylic, lacquer, and enamel would be used on occasion. The Applicant intends to install a spray booth. The Applicant will use both hand tools and power tools; whether that be to sand down surfaces, fix dents/nicks, or the like. The permit should require that all activities, particularly sanding and painting, be conducted only within the building.

The primary anticipated impacts would be some level of noise and dust from sanding or other item preparation and fumes from applying finishes. A spray booth is required per the Monterey Bay Air Resource District. The amount of noise and dust from the Applicant's Use is anticipated to be minor due to the identified scale of operation, and can be mitigated through dust collectors and maintaining the roll-up door if activities become obtrusive. Intended hours of operation should be compatible with nearby residential units as operation begins and ceases during typical daytime business hours/days.

Staff recommends approval of the coastal development permit for the Applicant, with the conditions/ restrictions proposed by staff.

Michael Ribowski spoke on behalf of the Applicant, Eric Sonne, to answer the Council's questions on restoration and the chemicals used.

6:15 P.M. Floor opened for Public Comment

Brian Clark voiced his opposition for a separate, unrelated application.

6:17 P.M. Floor closed to Public Comment.

Michael Ribowski agreed to the conditions of the permit.

Motion to approve City **Resolution** Approving Coastal Development Permit 19-03 for Cen Cal Restoration Authorizing a General Restoration Workshop at 1815-A Contra Costa Street was made by Councilmember Cruz, seconded by Councilmember Sofer AYES: Councilmembers Carbone, Cruz, Sofer. NOES: None. ABSENT: None. ABSTAIN: Councilmembers Blackwelder, Hawthorne. Motion carried.

Council Members Blackwelder and Hawthorne returned to the dais.

B. Consideration of Proposed City Budget for Fiscal Year 2019-2020 and Appropriations Limit for FY 2019-2020

- 1) **Approval of City Resolution Adopting the Proposed City Budget for Fiscal Year 2019-2020**
- 2) **Approval of City Resolution Establishing Appropriations Limit for Fiscal Year 2019-2020 pursuant to Article XIII B of the California Constitution**

Fred Meurer presented the Proposed City Budget for Fiscal Year 2019-2020. He addressed the faults with the previous budget format, how the budget is created, PERS estimates, the relationship between the operating budget and the capital improvement plan, the reserve requirement, the need for a parking strategy, recurring grants, the California American Water lease of the desalination facility, authorized positions, departmental revenues and expenditures, non-departmental revenues and expenditures, and proposed capital improvement projects.

Leon Gomez, Contract City Engineer, described the funding available and potential funding opportunities for the pavement management program as part of the capital improvement plan. He answered Council questions on a traffic study for the intersection of Tioga Avenue and California Avenue. He spoke on the undergrounding of utilities that will be located under Street "A".

Councilmember Hawthorne spoke on the potential for the TAMC right-of-way to become a capital improvement project for the City.

Charles Pooler provided Council with CEQA and environmental review requirements for the General Plan.

Fred Meurer spoke on environmental requirements for capital improvement projects, the General Plan update, a parking circulation strategy, a land use plan, the zoning code, a façade grant program, information technology updates, and other projects in the proposed capital improvement plan.

Chief Ferrante gave the Council detail on the capital improvement projects relating to Police Department and Public Works vehicles.

8:24 PM

BREAK

8:35 PM

Fred Meurer gave an estimate of surplus revenues that could be employed toward capital improvements if the operating budget were improved as is. He mentioned potential personnel changes and how they could influence the budget.

Council discussed the need for an in-depth guide of the capital improvement plan.

9:00 P.M. Floor opened for Public Comment

Brian Clark commented on the lack of a plan to address the oceanfront in Sand City.

Fred Meurer spoke on the inadequacies of the vesting tentative map for the South of Tioga project. He agreed that more could be done with the oceanfront.

9:06 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Adopting the Proposed City Budget for Fiscal Year 2019-2020 was made by Councilmember Hawthorne, seconded by Councilmember Sofer. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

Motion to approve City **Resolution** Establishing Appropriations Limit for Fiscal Year 2019-2020 pursuant to Article XIII B of the California Constitution was made by Councilmember Hawthorne, seconded by Councilmember Blackwelder. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

AGENDA ITEM 10 OLD BUSINESS

9:11 PM

- A. Engineering and Public Works Department Summary Report including the Sand City Water Supply Project, Storm Water Management Program, City Projects including the West End**

Stormwater Improvement Project, Calabrese Park Improvement Project, Private Development Projects including the South of Tioga Project, and Grant, Community Development, and Planning Department updates by the City Administrator/City Planner.

Leon Gomez, City Engineer, presented the Engineering and Public Works Department Summary Report. The desalination well production for June 2019 was 23.9 acre-feet and 4.13 acre-feet through July 6, 2019. Production was shut down on July 7 in order for California American Water to perform a Clean-In-Place (CIP) procedure.

In regard to the West End Stormwater Improvement Project, the City Engineer is working on the pre-application Project Information Form (PIF) for the Proposition 1 IRWM grant to submit to the MPWMD. Due to a reduction in the amount of funding for the Monterey Bay region, the City is anticipating a potential grant award in the range of \$700,000 to \$720,000. For the Proposition 1 SW grant, the City has received final versions of the deliverables prepared by the Technical Assistance (TA) team under Tasks 3, 4-5, and 6 of the approved Work Plan for the project. The City will be engaging with 2ND Nature Consultants to perform a Full Trash Capture (FTC) evaluation of existing stormwater interceptor and percolation system within the Edgewater and Sand Dollar Shopping Centers as part of the trash amendment requirements.

In regard to City development projects, the City Engineer approved a permit for work proposed by PG&E that will affect the existing MST transit stop at 973 Playa Avenue. The City Engineer coordinated with MST to obtain their approval of the work and their conditions on the permit before issuing City approval. The City Engineer has been working extensively with Staff to develop a five-year Capital Improvement Plan (CIP). He has been in contact with the applicant for the South of Tioga project regarding several items contained in the City's submittal 01 review of the project plans. The submittal 02 package for the Phase 1 Off-site Improvement Plans and Final Map was submitted to the City on 07/15/2019. The applicant for the Wilson Commercial project has submitted plans for a commercial building project at the end of Elder Avenue.

AGENDA ITEM 11 NEW BUSINESS

9:17 PM

A. Consideration of City RESOLUTIONS for Records Management, Agenda Process and Website Software

- 1) Approving a Contract with Granicus, LLC for Agenda Management Software and a Redesign of the Sand City Website at a cost not to Exceed \$12,000
- 2) Approving a Contract with ECS Imaging, Inc. for

Laserfiche Software at a cost not to Exceed \$33,000

Shelby Gorman, Administrative Assistant, gave an overview of the staff report for agenda management software and a website redesign.

9:20 P.M. Floor opened for Public Comment

Brian Clark spoke in support for a redesign of the website.

9:20 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Approving a Contract with Granicus, LLC for Agenda Management Software and a Redesign of the Sand City Website at a cost not to exceed \$12,000 was made by Councilmember Hawthorne, seconded by Councilmember Blackwelder. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

Shelby Gorman gave an overview of the staff report for record management software.

9:24 P.M. Floor opened for Public Comment

There were no comments from the public.

9:24 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Approving a Contract for Laserfiche through ECS Imaging, Inc. for Record Management Software at a cost not to exceed \$33,000 was made by Councilmember Blackwelder, seconded by Councilmember Hawthorne. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

B. Consideration of City RESOLUTION Authorizing the City Manager to Execute Agreements with the California Department of Transportation for the City of Sand City to Complete a Sustainable Transportation Plan

Charles Pooler, City Planner, presented the resolution. In November of 2018, the City submitted an application for the FY 2019-2020 Caltrans Sustainable Grant. On May 17, the City received notification that it was awarded \$163,779 in grant funding with a local match of \$21,221. As a condition of grant acceptance, Caltrans requires a current local resolution that identifies the job title of the person authorized to enter into a contract with Caltrans.

The grant will be used to prepare a Sand City Sustainable Transportation Plan, to address bicycle and pedestrian infrastructure, connectivity deficiencies, and develop a solution to close bicycle and pedestrian gaps. Preparation of this Plan will provide important information for potential goals and policies that can be incorporated into a General Plan Update.

Staff recommends approval of a resolution authorizing the City Manager to execute agreements with Caltrans for the Sand City Sustainable Transportation Plan. Approval of the resolution does not obligate Sand City; but only identifies the authorized signatory for future agreements (or amendments thereto) for this Caltrans grant opportunity.

9:27 P.M. Floor opened for Public Comment

There were no comments from the public.

9:27 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Authorizing the City Manager to Execute Agreements with the California Department of Transportation for the City of Sand City to Complete a Sustainable Transportation Plan was made by Councilmember Blackwelder, seconded by Councilmember Hawthorne. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

Contract City Attorney, Vibeke Norgaard, stepped down from the dais due to a possible conflict.

C. Consideration of City RESOLUTION Authorizing an Agreement with Vibeke Norgaard to Provide City Attorney Services for Fiscal Year 2019-2020

Fred Meurer presented the resolution for an agreement with the current Contract City Attorney to provide services. The resolution offers for the option of hiring Ms. Norgaard as a fulltime employee.

Council discussed the monetary and efficiency effects of hiring Ms. Norgaard as a fulltime employee.

9:34 P.M. Floor opened for Public Comment

Brian Clark spoke in support of hiring Ms. Norgaard as a fulltime employee.

9:34 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Authorizing an Agreement with Vibeke Norgaard to Provide City Attorney Services for Fiscal Year 2019-2020 was

made by Councilmember Blackwelder, seconded by Councilmember Hawthorne. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

Contract City Attorney, Vibeke Norgaard, returned to the dais.

D. Consideration of City RESOLUTION Approving a Contract with Creegan & D'Angelo for City Engineering Services for Fiscal Year 2019-2020

Agenda item 11D was pulled from the agenda.

E. Consideration of City RESOLUTION Approving a Contract Amendment with Liebert Cassidy Whitmore in order to Utilize the Services of Donna Williamson as Agency Negotiator

Vibeke Norgaard presented the resolution as an amendment to a previous contract with Liebert Cassidy Whitmore. Ms. Norgaard will be working closely with Ms. Williamson to keep costs down and learn from her for future negotiations.

9:43 P.M. Floor opened for Public Comment

There were no comments from the public.

9:43 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** Approving a Contract Amendment with Liebert Cassidy Whitmore in order to utilize the Services of Donna Williamson as Agency Negotiator was made by Councilmember Blackwelder, seconded by Councilmember Hawthorne. AYES: Councilmembers Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

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

Mayor Carbone said that the information on meetings she attended can be seen in her Mayor's Report. This includes a Monterey Salinas Transit meeting, a Monterey Regional Water Authority meeting, a Monterey One Water regular board meeting, a Mayors' Water Authority meeting, a Fort Ord Reuse Authority meeting, an Association of Monterey Bay Area Governments meeting, a Community Human Services board meeting, a Monterey Regional Air Resource District meeting, the June Monterey County Mayors Association meeting, a Sand City Budget Committee meeting, and a North Salinas Valley

Mosquito Abatement District meeting.

G. Upcoming Meetings/Events

Shelby Gorman asked the Council for RSVPs on several events.

AGENDA ITEM 12 CLOSED SESSION

9:47 PM

A. City Council/Agency Board adjourned to Closed Session regarding:

- 1) **Conference with Labor negotiator pursuant to Government Code Section 54957.6.**
Agency designated representative: City Attorney/Interim City Manager
Employee Organization: Sand City Police Officer's Association (POA) and Miscellaneous Employees
- 2) **Conference to instruct real property negotiators pursuant to Government Code Section 54956.8**
Agency negotiators: Vibeke Norgaard, City Attorney and Fred Meurer, Interim City Manager
Other parties: Richard Utic, Saratoga Capital Property: Independent Building; 600 Ortiz Ave, Sand City
- 3) **Conference with legal counsel - anticipated litigation (Government Code Sections 54956.9(d)(2) and (e(1)) (1 case)**

B. Re-adjourned 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

11:40 PM

Vibeke Norgaard reported out:

- 1) City Council gave confidential direction to their labor negotiators
- 2) City Council gave confidential direction to their property negotiators
- 3) City Council gave confidential direction to their legal counsel

AGENDA ITEM 13 ADJOURNMENT

Motion to adjourn the City Council meeting was made by Councilmember Blackwelder seconded by Councilmember Hawthorne to the next scheduled Council meeting on August 6, 2019. There was consensus of the Council to adjourn the meeting at 11:45 PM.

Linda K. Scholink, City Clerk

AGENDA ITEM

6B

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

Special City Council Meeting – July 25, 2019
12:00 P.M. (Noon)
CITY COUNCIL CHAMBERS

The Mayor opened the meeting at 12:00 p.m.

Present: Mayor Mary Ann Carbone
Vice Mayor Blackwelder
Council Member Hawthorne {excused absence}
Council Member Sofer
Council Member Cruz

Staff: Vibeke Norgaard, City Attorney
Linda Scholink, Administrative Services Director/ City Clerk

Guest: Paul Kimura, Avery & Associates

AGENDA ITEM 2, ANNOUNCEMENTS BY MAYOR AND CITY MANAGER

There were no announcements by the Mayor and City Manager.

AGENDA ITEM 3, COMMUNICATIONS

12:01 p.m. Floor opened for Public Comment.

There were no comments from the Public.

12:01 p.m. Floor closed to Public Comment.

AGENDA ITEM 4, CLOSED SESSION

12:02 p.m.

**The City Council adjourned to Closed Session pursuant to Government
Code Section 54957(b)(1) to Consider Candidates for City Manager
Position**

12:50 p.m.

- A. **The City Council re-adjourned to Open Session to report any action taken at the conclusion of Closed Session in accordance with 54957.1 of the Ralph M. Brown**

The Council gave direction and decided to move forward with 3 candidates and discussed possible dates for the second round of interviews.

AGENDA ITEM 5, NEW BUSINESS

A. Consideration of City RESOLUTION to Appoint Acting City Manager

City Attorney Norgaard commented that Staff was notified on Friday that the Interim City Manager Fred Meurer was advised to stop working until issues with the California Public Employees Retirement (PERS) are resolved. In the meantime it was suggested that an acting City Manager be appointed until either a new City Manager is hired and/or Mr. Meurer is able to come back to work.

12:54 p.m. Floor opened for Public Comment.

There was no comment from the Public.

12:54 p.m. Floor closed to Public Comment.

Motion to approve the City **Resolution by title**, appointing Linda Scholink as Acting City Manager was made by Council Member Sofer, seconded by Council Member Cruz. AYES: Council Members Blackwelder, Carbone, Cruz, Sofer. NOES: None. ABSENT: Council Member Hawthorne. ABSTAIN: None. Motion carried.

AGENDA ITEM 6, ADJOURNMENT

Motion to adjourn the Special City Council meeting was made by Council Member Blackwelder, seconded by Council Member Carbone to the next regularly scheduled Council meeting on Tuesday, August 6, 2019 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 12:55 p.m.

Linda K. Scholink, City Clerk

AGENDA ITEM

6C

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

Special Meeting – Sunday, August 4, 2019
9:00 a.m.
City Hall Council Chambers

Mayor Carbone opened the meeting at 9:11 a.m.

Present: Mayor Mary Ann Carbone
Vice Mayor Blackwelder
Council Member Hawthorne
Council Member Sofer
Council Member Cruz

Staff: Linda Scholink, Acting City Manager
Vibeke Norgaard, City Attorney

Guest: Paul Kimura, Avery and Associates

AGENDA ITEM 2, COMMUNICATIONS

9:12 a.m. Floor opened for Public Comment

There was no comment from the Public.

9:12 a.m. Floor closed to Public Comment.

AGENDA ITEM 3, CLOSED SESSION

9:12 a.m.

- A. The City Council/Agency Board adjourned to Closed Session to Discuss and Consider Public Employment Pursuant to Government Code Section 54957(b)(1) Unrepresented Employee: Prospective City Manager Interviews**

12:15 p.m.

- B. The City Council/Agency Board re-adjourned 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**

No action was taken.

AGENDA ITEM 4, ADJOURNMENT

There was consensus of the Council to adjourn the Special meeting to the next regularly scheduled Council meeting on Tuesday, August 6, 2019 at 5:30 p.m.
There was consensus of the Council to adjourn the meeting at 12:15 p.m.

Linda K. Scholink, Acting City Manager

AGENDA ITEM

9B

CITY OF SAND CITY

STAFF REPORT

AUGUST 16, 2019
(For City Council Review on September 3, 2019)

TO: Mayor and City Council

FROM: Charles Pooler, City Planner

SUBJECT: Conditional Use Permit for Ladislav Barak authorizing a wood shop with accessory office and storage at 337-B Olympia Ave.

BACKGROUND

An application for a conditional use permit was submitted by Ladislav Barak of Barak Construction (the "Applicant") to establish and operate a woodwork shop with accessory office and storage for his construction company (the "Applicant's Use") within an existing commercial building at 337-B Olympia Avenue (APN 011-254-002) in Sand City (the "Subject Property"). The Subject Property has a non-coastal Planned Mixed-Use (MU-P) zoning designation; which requires a conditional use permit for the Applicant's Use. The site's General Plan land use designation is Mixed-Use (MU-D). The Applicant's Use of existing facilities at the Subject Property qualifies for a categorical exemption, under State CEQA (California Environmental Quality Act) Guidelines, Section 15301.

Site Description:

The 5,500 square foot commercial building has four 1,375 square foot units, two units facing Olympia Avenue to the south and two units facing Orange Avenue to the north. The Applicant will occupy only one of the units facing Olympia. There was non-permitted construction within this unit that was red-tagged some years ago that has now been removed. The Applicant's 25-foot wide frontage provides space for two (2) regulation sized on-site parking spaces, with a third space split between the applicant's frontage and the adjacent unit. The subject property consists of a continuous driveway apron along Olympia Avenue; and there is minimal curbside parking along the 300 block of Olympia Avenue as it mostly consists of a driveway aprons. The proposed use will not require any additional allocation of water. Existing utilities (i.e. gas, electric, water, sewer, etc.) are available and adequate to service the proposed use.

DISCUSSION

Project Description:

The Applicant intends to use the Subject Property for a wood shop with accessory office and storage for his construction company. There will be cabinet fabrication on-site. Hours of on-site operation are intended to be 8:00 a.m. to 5:00 p.m. Monday through Friday with two employees on-site. There are no company vehicles at this time, and no shipments are anticipated to be received at the Subject Property. Items manufactured on-site will be

transported to job sites by the Applicant. Equipment used and stored on-site will include portable saws, a table saw, and miscellaneous wood working tools.

Land Use: The Subject Property has a General Plan land use and Zoning Map designation of "Planned Mixed-Use" (MU-P). Section 18.13.040 of the City's Zoning Ordinance lists "light manufacturing" with accessory office and storage as an allowable use subject to the issuance of a conditional use permit. The scope and scale of the manufacturing woodwork shop is consistent with the definition of "light" manufacturing, and is anticipated to be compatible with this Mixed-Use Zoning District.

Hours of Operation: The Applicant's intended hours of operation at the Subject Property will be 8:00 a.m. to 5:00 p.m. Monday through Friday. No weekend hours were identified. To be consistent with permit conditions applied to other similar type uses, staff recommends that the permit specify that manufacturing activities on site may only occur between 7:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays and no manufacturing on Sundays. Office and janitorial activities beyond the aforementioned hours are acceptable; but all manufacturing activities should strictly adhere to the permit specified schedule.

Parking: The Applicant's unit is approximately 1,375 square feet of floor area, which requires two (2) parking spaces for a "light manufacturing" use with accessory office and storage based upon the 1/700 ratio required by Zoning Code section 18.64.050(K). The building frontage facing Olympia Avenue is 50-feet wide, providing five (5) on-site parking spaces within the 20-foot front setback. Of the 50-foot frontage, the Applicant's unit frontage is 25-feet wide, with two (2) parking spaces in front and one (1) parking space split between the two units (see Exhibit C). This is adequate on-site parking to accommodate minimum zoning parking requirements for the Applicant's Use. Curbside parking spaces are available within the 300 block of Olympia Avenue right-of-way; however, these few spaces are shared amongst a number of commercial businesses. The Olympia Avenue right-of-way falls within the City of Seaside's jurisdiction.

Company Vehicles: The Applicant states that he does not have company vehicles at this time. One of the main impacts from contractor type operations is an overflow of company vehicle truck parking. If the Applicant in the future adds company vehicles to his inventory, the permit should require that they either be parked in the building or only use the two parking spaces in front of his unit. Double parking that crosses into the street should also be prohibited. An overflow of company vehicle parking during non-business hours on public streets will be considered sufficient evidence that the Applicant's Use has outgrown the Subject Property's ability to adequately accommodate the Applicant's use and be sufficient reason for the City Council to amend or revoke the Applicant's land entitlement permit.

Loading/Unloading: The Applicant states that there will be no shipments to the Subject Property, and thus no large truck traffic or loading/unloading activities are anticipated. Shipments of items manufactured on-site would be hauled by the Applicant to job sites via a personal pick-up truck where loading/unloading can be accommodated on-site. The 300 block of Olympia Avenue is not a "through" street; and therefore, traffic on this

block is minimal. The temporary parking of a UPS or FedEx truck making a quick drop off will not require layover times that would be detrimental to the public traversing this block of Olympia Avenue.

Trash: The Subject Property does not provide an enclosure to screen trash bins or dumpsters, nor is there adequate space along the building's frontage to provide any such enclosure without impeding on-site parking. The front parking area should be maintained clear of any accumulation of trash, packaging debris, or other discarded items and dumpsters/bins; as that would impose a blighting influence and impede on-site parking. Unless a City sanctioned trash enclosure can be provided on the Subject Property, the permit should require the Applicant to maintain all of his refuse and collection bins/dumpsters inside the building except on designated trash collection days. If the Applicant cannot incorporate this requirement into his operation, then the site is not appropriate for the Applicant's Use. The permit should also require the Applicant to implement recycling and material recovery whenever feasible.

Impacts: Office and storage uses have little negative impact provided all storage is maintained within the building. The Applicant will also utilize the site as a workshop when needed; but most of the Applicant's work will be at contract job sites. Woodworking and carpentry operations have been relatively benign uses in Sand City except for those few circumstances when lacquer or paint are used without proper ventilation or spray booth. The permit should prohibit the application of such finishes at the Subject Property unless there is a spray booth or other comparable and sufficient containment and ventilation apparatus is installed with a building permit in accordance with the regulations of the Monterey Bay Air Resources District (MBAIRD). Sawdust can be controlled with dust collectors and keeping all woodworking within the building. Another common impact from contractor uses is excessive parking from company vehicles and employees. Staff recommends the permit for the Applicant prohibit double parking or blocking other properties to mitigate this concern.

Signs: The Applicant expressed no intent to install a commercial sign on the building. If the Applicant wishes to install a sign in the future, a sign permit issued by the Design Review Committee (DRC), would be required prior to installation. This should be a condition of use permit approval.

Water:

The proposed light manufacturing, office, and storage activities qualify as a Group I category low water use in accordance with the Monterey Peninsula Water Management District (MPWMD). The Subject Property and Applicant's Unit has water credit based upon a Group I use; therefore, no additional water allocation is necessary. The permit should contain standard language stating that approval of the permit does not grant the Applicant and/or property owner any right or privilege to any allocation of water.

Stormwater Control:

The Applicant's Use is within portion of an existing commercial building on developed land. The Applicant's use does not propose to install or replace pavement or implement physical modifications of the site or building that would otherwise trigger storm water control

regulations. Therefore, storm water control regulations do not apply to this application.

Advisory Agencies:

Information on the proposed project was circulated to the City's advisory agencies, which included the Police, Fire, Building departments, the Seaside County Sanitation District, and County Health Department. Comment received from the Monterey County Health Department expressed no concern with the project. No other comments were received at the time of this report.

RECOMMENDATION

Staff recommends **APPROVAL** of a conditional use permit authorizing the Applicant's Use at the Subject Property with the suggested permit conditions discussed in this report.

Findings for Approval:

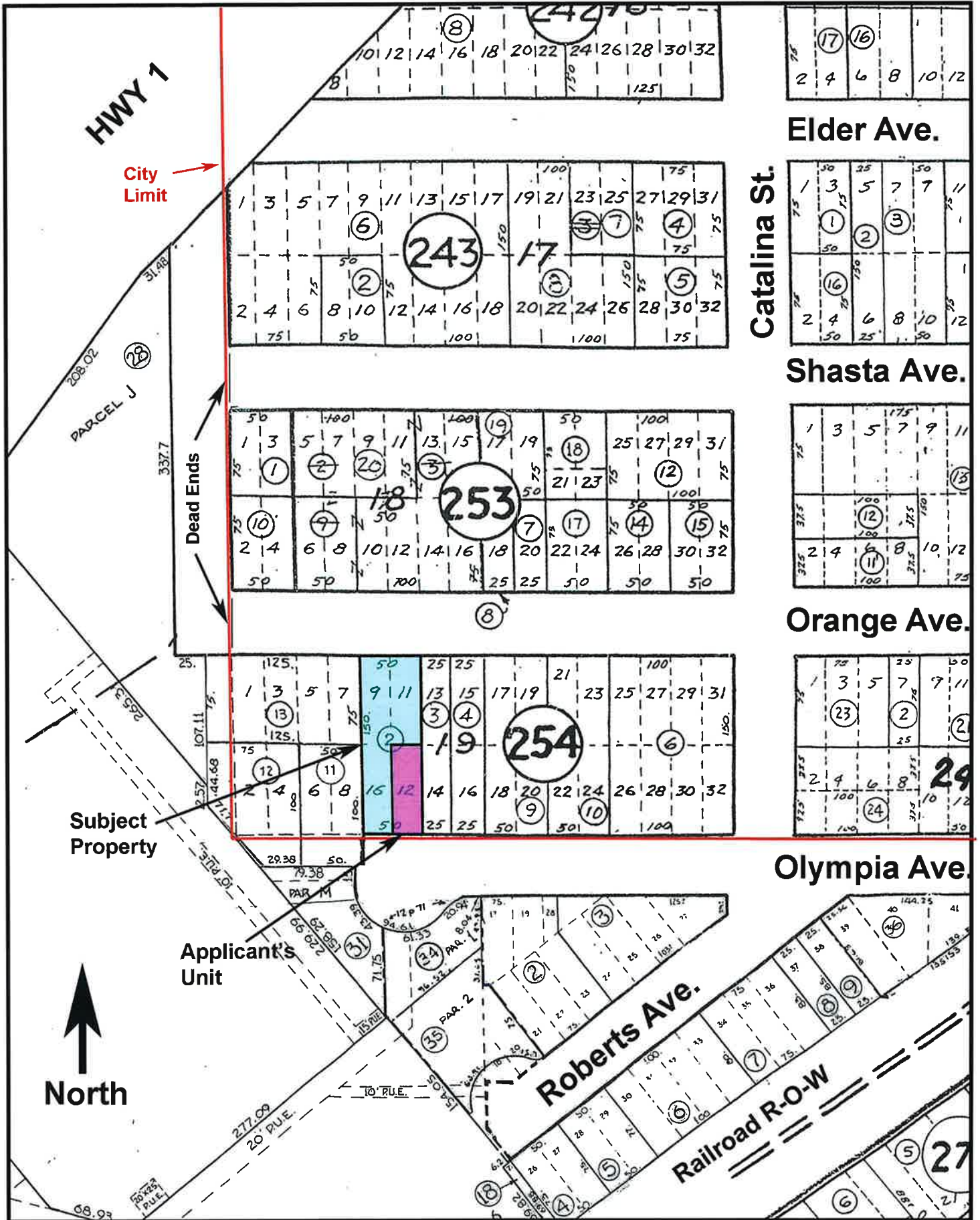
1. The Applicant's Use, at the intended scope and scale, is compatible with non-coastal Planned Mixed Use (MU-P) zoning and surrounding uses, provided the Applicant complies with the permit conditions.
2. Adequate utilities (i.e. water, sewer, electricity, etc.) are available to facilitate the Applicant's Use at the Subject Property.
3. There is sufficient space on-site to accommodate the minimum required two parking spaces for the Applicant's Use within one unit of the Subject Property.
4. Large vehicle truck delivery/shipments and/or loading/unloading activities are not anticipated for the Applicant's Use.
5. Allocation of water from Sand City is not required for the Applicant's Use.
6. The Applicant's Use of an existing commercial building qualifies as a categorical exemption, under State CEQA Guidelines, Section 15301.

Exhibits:

- A. Location Map
- B. Aerial Map
- C. Site & Floor Plan
- D. Applicant's Letter of Intent

Attachments:

- Draft Resolution to approve CUP



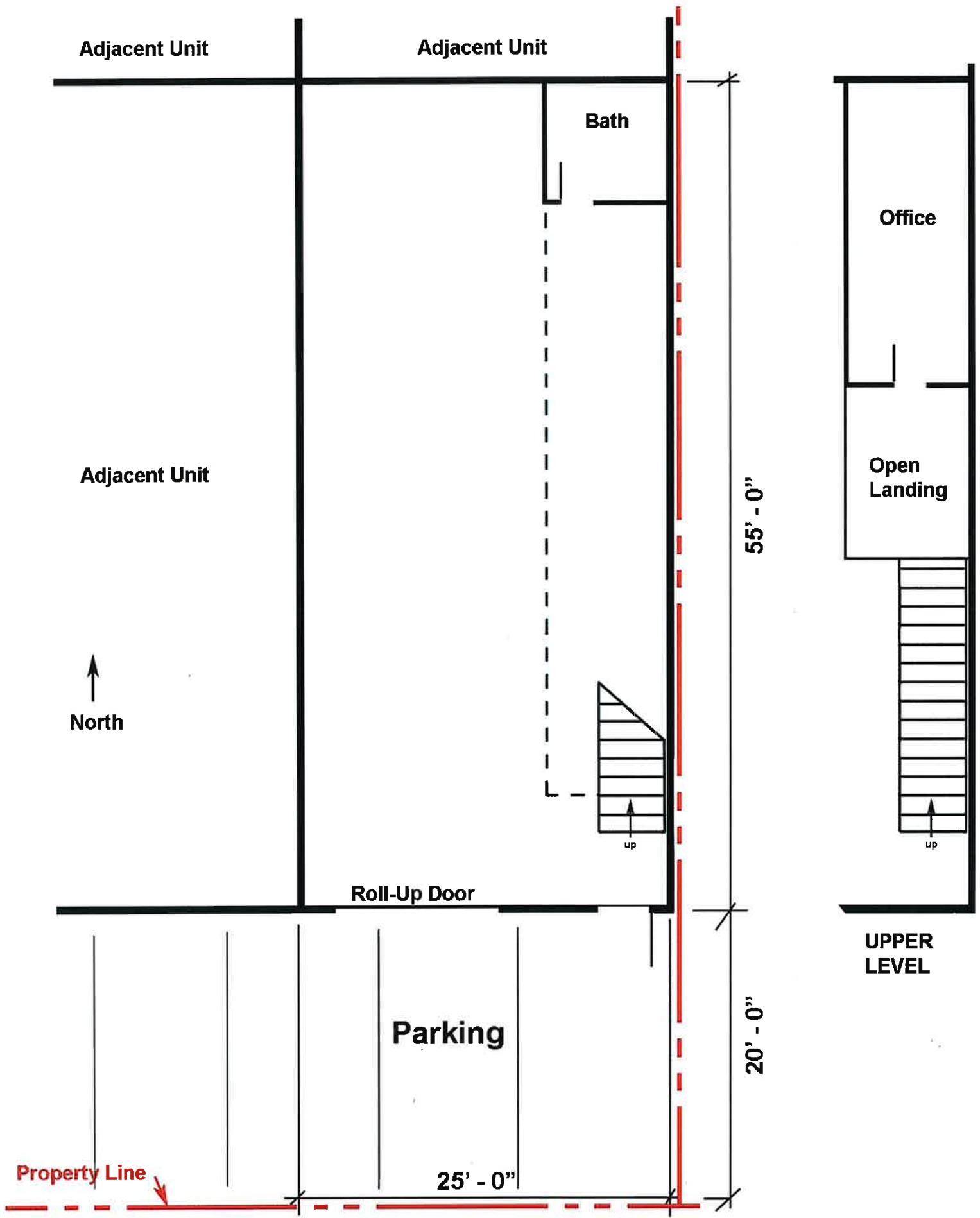
Location Map

EXHIBIT A



Aerial Site Map

EXHIBIT B



Site & Floor Plan

EXHIBIT C

Barak Construction

P.O.Box 2077 , Monterey , CA , 93942 | 831-917-8016 | Barakconstruction@yahoo.com

07/24/2019

To whom it may concern

This letter of intent is to let everyone know about my new operation which will take place at 337 B Olympia ave, Sand City , CA.

This unit will serve as an office and staging area for purposes of our construction company. There will be some cabinet fabrication , millwork and woodworking done at the unit.

The work hours will be Monday to Friday 8am – 5pm. Two employees will be on site.

No company vehicles at this time. No special shipping will be received.

There will be some machinery in the unit, portable saws, table saw and miscellaneous woodworking tools.

Sincerely,

Ladislav Barak , owner

001

CITY OF SAND CITY

RESOLUTION SC _____, 2019

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING
CONDITIONAL USE PERMIT 635 FOR LADISLAV BARAK AUTHORIZING A
WOODWORKING WORKSHOP, OFFICE, AND STORAGE USE WITHIN A
1,375 SQUARE FOOT COMMERCIAL UNIT AT 337-B OLYMPIA AVENUE**

WHEREAS, Ladislav Barak of Barak Construction (the "Applicant") submitted an application to the City of Sand City (the "City") for conditional use permit approval to establish and operate a woodwork shop with accessory office and storage for his construction company (the "Applicant's Use") within a 1,375 square foot unit of an existing commercial building at 337-B Olympia Avenue (APN 011-254-002) in Sand City (the "Subject Property"); and

WHEREAS, the Applicant's Use at the Subject Property, at the scale and intensity described in the application, is considered compatible with a mixed-use neighborhood of the West End District, as defined by the City's General Plan and Zoning Ordinance; and

WHEREAS, previous building code violation for non-permitted construction within the Applicant's unit on the Subject Property has been demolished, removed, and rectified; and

WHEREAS, there is sufficient on-site water credit and the Applicant's Use within the Subject Property's commercial building will not require an allocation of water under the current regulations of the Monterey Peninsula Water Management District (M.P.W.M.D.); and

WHEREAS, the Applicant's Use within an existing commercial building qualifies as a Categorical Exemption under CEQA (California Environmental Quality Act) Guidelines, Section 15301; and

WHEREAS, the City Council of the City of Sand City, on _____, 2019, has found and determined that the proposed woodwork workshop, office, and storage, as identified by the Applicant and appropriately conditioned, will not adversely impact the character of the surrounding neighborhood, nor be injurious or detrimental to adjoining properties or the rights of the owners therein, and Conditional Use Permit 635 shall be granted upon the conditions hereinafter set forth; and

WHEREAS, the City Council of the City of Sand City has accepted the analysis and findings for approving Conditional Use Permit 635 ("CUP 635") as outlined in the City staff report, dated August 16, 2019.

1. CUP 635 is not valid, and the Applicant's Use of the Subject Property shall not commence unless and until two copies of this Resolution/Permit, signed by the permittee and the Subject Property's owner, acknowledging receipt of the Permit and acceptance of the terms and conditions, is returned to the City's Planning Department.

Failure to return said signed/executed document may be grounds for City termination of CUP 635.

2. Purpose: CUP 635 is for the express purpose of authorizing, at the scope and scale described in the Applicant's application, a general contractor carpentry workshop, office, and storage within an approximate 1,375 square foot commercial unit of an existing commercial building at 337-B Olympia Avenue (portion of APN 011-254-002); subject to the terms and conditions specified in CUP 635. Residential occupancy of the Subject Property is prohibited. There shall be no expansion to the scope or intensity of the Applicant's Use beyond that as authorized by CUP 635 without either an amendment of said Permit or the issuance of a new land use entitlement permit.
3. Hours of Operation: Hours of operation for the Applicant's Use on the Subject Property shall only occur between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays. All workshop and/or loading/unloading activities associated with the Applicant's Use at the Subject Property shall only occur within these aforementioned permitted hours of operation, and such activities are prohibited on Sundays. Office and/or janitorial activities on-site by the Applicant may extend beyond the aforementioned hours/days provided that the Applicant's unit is not open to the public.
4. On-Site Parking: A minimum of two (2) perpendicular on-site parking spaces, along the building's Olympia Avenue frontage, shall be maintained on the Subject Property for the Applicant's Use. On-site parking spaces shall not be used for any purpose that impedes vehicle parking, with exception of on-site loading/unloading activities. It shall be the Subject Property owner's responsibility to maintain these spaces for the Applicant. Failure to maintain these spaces for vehicle parking shall be sufficient reason for the City to terminate CUP 635. Double parking or large truck parking that encroaches into the public right-of-way by the Applicant's Use in front of the building is prohibited. The Applicant is prohibited from parking any non-operational vehicles on the Subject Property.
5. Company Vehicle Parking: The Applicant may park up to two (2) company vehicles in front of the building on the Subject Property during non-business hours; however, this excludes forklifts, trailers, or similar that shall only be parked and stored inside the unit during non-business hours (see Condition No. 3). Company vehicles shall not be double parked as to encroach into any public right-of-way. The Applicant shall not park and/or store any hitch or other type of trailer outside the building on the Subject Property or within any public right-of-way.
6. Truck & Trailer Street Parking: In accordance with Municipal Code Chapter 10.08, the Applicant shall not park or store trucks, trailers, or other large vehicles, as listed in Chapter 10.08, within any City street at any time unless actively involved with loading/unloading or otherwise has a valid City issued annual parking permit. Violation of this condition may result in the issuance of citations in accordance with Municipal Code Chapter 10.08.

7. Loading/Unloading: All loading/unloading of any item associated with the Applicant's Use shall only occur during Permit authorized hours of activity (see Condition No. 3). Large flat bed and trailer trucks (i.e. 18-wheeler, semi-trucks, etc.) making deliveries to the Subject Property shall only utilize the 300 block of the Olympia Avenue right-of-way in front of the Applicant's unit for loading/unloading activities, for a period not to exceed one (1) hour, provided that one travel lane of Olympia Avenue remains open during that entire time, and does not impede access to neighboring units and properties.
8. Manufacturing & Sales: All manufacturing, woodworking, office, storage, and other activity for the Applicant's Use at the Subject Property shall be maintained within the Applicant's unit at all times and shall not utilize the parking area. The roll-up doors of the Applicant's unit shall be closed when necessary to contain noise and/or dust when performing manufacturing and/or woodworking on the Subject Property or when any other activity on-site produces excessive noise, dust, and/or fumes. If there is to be any spraying of finishes, the Applicant shall provide a spray booth in accordance with the regulations of the Monterey Bay Air Resources District. Any mitigation to abate negative impacts of the Applicant's Use, as directed by the City, shall be implemented by the Applicant to the City's satisfaction to effectively mitigate negative impacts. If the Applicant utilizes and maintains an air compressor on the Subject Property, said compressor shall be maintained within the building at all times and be electric powered and not gas/fuel powered. During non-operational hours (see Condition No. 3), said air compressor shall be turned off to prevent automatic re-pressurization during those non-operational hours.
9. Storage: All materials, parts, tools, equipment, packaging, pallets, and/or any other item associated and/or manufactured by this operation stored on the Subject Property, shall only be stored within the Applicant's unit and are prohibited from being stored beyond the confines of the Applicant's unit and building. Any materials stored/used on-site, that may pose a hazard, shall comply with all requirements of the Monterey County Health Department and the City's Fire Department. The placement of a self-contained portable storage unit on-site, beyond the confines of the building, 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 Subject Property's ability to sufficiently accommodate the Applicant's operation; and thus be sufficient reason for the City to terminate CUP 635.
10. Property Maintenance: The Subject Property shall be maintained in a clean, orderly, weed-free, and litter-free condition. There shall be no storage of waste material or debris on-site, except as otherwise allowed by CUP 635. The Applicant and/or the Subject Property's owner shall be responsible for maintenance and upkeep of the Applicant's leased area of the Subject Property for the duration of the Applicant's Use authorized by CUP 635.
11. Signs: Any commercial sign on the exterior of the building or anywhere on the Subject Property, identifying the Applicant's Use, shall be reviewed and approved by the Sand City Design Review Committee (DRC) in the issuance of a sign permit prior to the

establishment of any sign such at the Subject Property. Signs attached to the building shall also obtain a City building permit prior to installation of said sign. The Applicant shall not place any free-standing sign anywhere within City limits without City Planning Department approval.

12. General Waste: Trash, litter, boxes, crates, pallets, debris, or other used and/or discarded materials generated/used by the Applicant's Use 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 either within the building or within a City approved enclosure on the Subject Property. An enclosure may be established on the Subject Property only after approval by the City's Planning Department. The Applicant shall work and coordinate with the City's franchised waste hauler to implement material recycling and recovery as part of this operation's regular routine when feasible.
13. Hazardous Waste: Any and all hazardous materials and/or waste used/generated by the Applicant's 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. The Applicant shall concede to any direction of the City's Fire Department and/or the Monterey County Health Department regarding the storage and/or handling of hazardous materials on the Subject Property. Any illegal material storage, dumping, and/or disposal shall be adequate grounds for City termination of CUP 635.
14. Water Runoff: The Applicant's Use 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. There shall be no washing of vehicles on the Subject Property.
15. Water: Issuance of CUP 635 does not grant the Applicant and/or Subject Property's owner any right or privilege to any allocation of water from the City of Sand City or other entity. The Applicant's Use shall be limited to that water credit currently available to the Subject Property, in accordance with the regulations of the Monterey Peninsula Water Management District (MPWMD).
16. Local/Regional Compliance: All requirements of the City's contracted Building and Fire Departments, the City Engineer, the Sand City Code Enforcement officer(s), the Seaside County Sanitation District, One Water (formerly 'Monterey Regional Water Pollution Control Agency'), and Monterey County Health Department, shall be implemented to the satisfaction of each department and inspector thereof. Police Department requirements pertaining to security, street parking, code enforcement, and law enforcement shall be implemented to the satisfaction of the City's Police Chief.
17. Air District: The Applicant shall be responsible for complying with applicable regulations of the Monterey Bay Air Resources District. Failure to comply shall be sufficient grounds for City termination of CUP 635.
18. Fire Department: The Applicant and/or the Subject Property's owner shall coordinate with the City's contracted Fire Department to ensure that all applicable Fire Code

requirements are implemented prior to the Applicant commencing operation at the Subject Property, including sufficient occupancy separation and, if necessitated by the City's Fire Department, fire sprinklers for the Applicant's unit. The Applicant's Use of the Subject Property, as authorized by CUP 635, must conform to storage and operational requirements specified in the California Fire Code and to the satisfaction of the City's Fire Department inspector. The Subject Property shall be available and open for Fire Department and/or City code enforcement safety inspections. Failure to comply with Fire Inspector and/or code enforcement requirements may be sufficient grounds for City issuance of a 'Cease and Desist' order for closure of the Applicant's use and City termination of CUP 635.

19. Nuisance: The Applicant's Use of the Subject Property shall be conducted as to not constitute a nuisance to surrounding units and properties or the occupants thereof. The Applicant shall be considered responsible for the impacts created by the Applicant's Use and activities. The Applicant shall implement all mitigation necessary to inhibit any noise, vibration, dust, odors, overflow parking, 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 Subject 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 the Applicant's Use, may be adequate grounds for the City to amend or terminate CUP 635. Failure to comply with such City direction may result in the amendment or revocation of CUP 635.
20. Violation/Termination: If the City determines that any term or condition of CUP 635 has been violated, and/or use of the Subject Property constitutes a nuisance or is otherwise detrimental to the neighborhood or the community, written notice shall be issued to the Applicant, 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 CUP 635, and may then order said Permit amended or revoked. The Applicant and the Subject Property's owner/manager 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 CUP 635.
21. Interpretation: Any questions of intent or interpretation regarding any condition within CUP 635 shall be resolved by the City's Planning Department.
22. The issuance of CUP 635 shall not supersede or override any requirements of any other City, County, State, or Federal agency.
23. Indemnification: To the extent permitted by law, the Applicant and Property Owner shall indemnify and hold harmless the City, its City Council, its officers, employees, consultants, and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties, the Applicant, and/or Property Owner in connection with this Permit, including but not limited to any such action to attack, set aside, or void, any permit or approval authorized hereby,

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.

24. Business License: The Applicant shall acquire, maintain, and annually renew a Sand City business licence for the duration of the Applicant's Use within Sand City. Failure to maintain a current City business licence may be sufficient grounds for termination of CUP 635.

PASSED AND ADOPTED by the City Council of Sand City this ___ day of September, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Linda K. Scholink, City Clerk

Mary Ann Carbone, Mayor

This is to certify that the Conditional Use Permit (CUP) 635 contains the conditions specified by the City Council in approving said Permit.

Charles Pooler, City Planner

APPLICANT ACCEPTANCE (CUP 635)

The Conditional Use 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 therein.

DATED: _____

BY: _____

Applicant

CONSENT OF OWNER (CUP 635)

Consent is hereby granted to the permittee to carry out the terms and conditions of the Conditional Use Permit.

DATED: _____

BY: _____

Property Owner

AGENDA ITEM

9C

CITY OF SAND CITY

STAFF REPORT

AUGUST 7, 2019
(For City Council Consideration on September 3, 2019)

TO: Mayor and City Council

FROM: Charles Pooler, City Planner

SUBJECT: Formal Adoption of Updated Building and Related Codes

BACKGROUND

The State of California adopted updated editions of the California Building Standards Code (inclusive of the Building Code, Fire Code, Historical Building Code, Existing Building Code, Residential Code, Plumbing Code, Electrical Code, Mechanical Code, Green Building Code, and International Property Maintenance Code) that become effective on January 1, 2020. These codes must be implemented by county and municipal governments throughout California as of that date. Following the State's adoption of updated Building Standard Codes, the City adopts an ordinance to amend and update Title 15 of the Sand City Municipal Code (the "SCMC") to be consistent with the updated California Code. The following is a list of the updated California codes to be adopted and incorporated into the SCMC:

- California Building Code & Appendix Chapters H, I, J; 2019 ed.
- California Historic Building Code, 2019 ed.;
- California Existing Building Code, 2019 ed.;
- California Residential Code, 2019 ed.;
- California Plumbing Code, 2019 ed.;
- California Electrical Code, 2019 ed.;
- California Mechanical Code, 2019 ed.;
- California Green Building Standards Code, 2019 ed.;
- California Fire Code; 2019 ed.;
- International Property Maintenance Codes, 2018 ed.;

DISCUSSION

The attached draft ordinance is to amend Title 15 of the SCMC to incorporate these updated California Codes and updating specific SCMC Title 15 sections that make specific reference to the 2016 Building, Fire, Plumbing, and Residential codes that must be updated to reference the corresponding 2019 California Building Standard Codes. The remaining code amendments adopted by the City in 2016 will remain unchanged but will apply to the newly adopted 2019 Codes. These more restrictive code amendments are consistent with the code requirements adopted by the City of Monterey, which satisfy terms of the service agreement contract between Sand City and the City of Monterey for

consistency in plan review, site inspection, and code enforcement; and are specific to the Monterey Peninsula's and Sand City's local climate, geology, and topographical conditions.

SCMC Section 15.08.030, regarding Fire Code and Board of Appeals, was an amendment adopted with the 2016 Code update; however, this section is now in conflict with the 2019 Fire Code and needs to be deleted. The 2019 California Fire Code addresses the appeal process. Chapter 15.09 was deleted in 2013 via Ordinance 13-02 in November of 2013; however, this Chapter is still printed in the Municipal Code Book even after the re-codification. Therefore, to clarify the removal of this Chapter, staff is including the deletion of this Chapter again in this draft Ordinance as a housecleaning item.

CEQA (California Environmental Quality Act):

Adoption of an ordinance to update the City's Municipal Code regarding building codes is not a "Project" in accordance with CEQA guideline section 15060(c)(2) as it will not result in the direct or reasonably foreseeable indirect physical change in the environment and CEQA guideline section 15060(c)(3) as it does not fall within the definition of a 'Project' per CEQA guideline section 15378; and even if adoption of this ordinance did qualify as a 'Project', it would then be exempt per the provisions of CEQA guidelines section 15061(b)(3) as it is seen with certainty that there is no possibility that the adoption and implementation of this Ordinance will have any significant effect on the environment

RECOMMENDATION

Staff recommends that the City Council **approve** a first reading of the attached draft ordinance, to update and amend related sections of Title 15 of the Sand City Municipal Code for 1) consistency and compliance with the State of California, 2) consistency with the service contract between Sand City and Monterey, and 3) incorporate amendments that are specific to Sand City's local climate, geology, and topographical conditions as allowed by California Health and Safety Code Sections 17958, 17958.5, and 17958.7. Second reading should follow on the next Council Meeting as a public hearing item. This ordinance would then be effective on January 1, 2020 in accordance with State law.

Attachments:

1. Draft Ordinance (for first reading) to Amend Title 15 of the City's Municipal Code

CITY OF SAND CITY

ORDINANCE NO. _____, 2019

ORDINANCE AMENDING TITLE 15 OF THE SAND CITY MUNICIPAL CODE TO ADOPT THE 2019 CALIFORNIA BUILDING CODE AND APPENDICES H, I, J; THE 2019 CALIFORNIA HISTORICAL BUILDING CODE; THE 2019 CALIFORNIA EXISTING BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2019 CALIFORNIA PLUMBING CODE; THE 2019 CALIFORNIA ELECTRICAL CODE; THE 2019 MECHANICAL CODE; THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2019 CALIFORNIA FIRE CODE; AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE AND DELETING MUNICIPAL CODE SECTION 15.08.030 AND CHAPTER 15.09

WHEREAS, the State of California adopted and approved the 2019 edition of the California Building Standards Code (inclusive of the Building Code, Fire Code, Historical Building Code, Existing Building Code, Residential Code, Plumbing Code, Electrical Code, Mechanical Code, Green Building Code, and International Property Maintenance Code) on January 16, 2019 that will become effective January 1, 2020; and

WHEREAS, the City Council of the City of Sand City finds that the continued efficient operation of city government and public services for public health, safety, and welfare requires adoption of the latest California Building Standards Code and maintaining previously adopted pertinent local amendments thereof; and

WHEREAS, in accordance with State law that enables local jurisdictions to incorporate additional regulations and/or amendments that address special circumstances in their community and/or area based on geographical, topographical, climatic, or environmental findings the City adopted a series of code amendments with the adoption of the 2016 California Building Code Standards in December of 2016 that will remain within the City's Municipal Code Title 15 and be applicable to the updated 2019 California Building Standards Code once it becomes effective on January 1, 2020; and

WHEREAS, certain municipal code sections of Title 15 that make specific reference to the 2016 Building, Fire, Plumbing, and Residential codes are included in this Ordinance for amendment as they must be updated to reference the corresponding 2019 California Building Standard Codes; and

WHEREAS, the City of Sand City has certain contractual obligations to fulfill, as noted in Section 4.3 of the "Public Safety Service Agreement" (2009 edition) between the City of Sand City and the City of Monterey who serves as Sand City's Building and Fire Departments to adopt and maintain an Ordinance with the most current edition of the California Uniform Fire Code with amendments consistent with those adopted by the City of Monterey; and

WHEREAS, the City Council has been advised by City staff that adopting the code updates contained in this Ordinance and maintaining previously adopted code amendments, which

would be applicable to the updated 2019 California Building Standard Codes, are in the best interest of the City in order to protect the public health, safety, and welfare; and

WHEREAS, action to adopt and implement this Ordinance is not a “Project” in accordance with CEQA (California Environmental Quality Act) guideline section 15060(c)(2) as it will not result in the direct or reasonably foreseeable indirect physical change in the environment and CEQA guideline section 15060(c)(3) as it does not fall within the definition of a ‘Project’ per CEQA guideline section 15378; and even if adoption of this ordinance did qualify as a ‘Project’, it would then be exempt per the provisions of CEQA guidelines section 15061(b)(3) as it is seen with certainty that there is no possibility that the adoption and implementation of this Ordinance will have any significant effect upon the environment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sand City to amend specific chapters and sections of Sand City Municipal Code Title 15 as specified below:

SECTION 1: Section 15.04.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Adopted. The following codes as amended or supplemented as provided herein, are adopted and incorporated into this Chapter by reference.

- A. The 2019 California Building Code and Appendices H, I, J
- B. The 2019 California Historical Building Code;
- C. The 2019 California Existing Building Code;
- D. The 2019 California Residential Code;
- E. The 2019 California Plumbing Code;
- F. The 2019 California Electrical Code;
- G. The 2019 California Mechanical Code;
- H. The 2019 California Green Building Standards Code;
- I. The 2019 California Fire Code;
- J. The 2018 International Property Maintenance Code.”

SECTION 2: Section 15.04.015 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Exemption for Pending Applications. The provisions of the 2019 Edition of the California Building Code and Appendices H, I, J, the 2019 California Historical Building Code, the 2019 California Existing Building Code, the 2019 California Residential Code, the 2019 California Plumbing Code, the 2019 California Electrical Code, the 2019 California Mechanical Code, the 2019 California Green Building Standards Code, the 2019 California Fire Code, and the 2018 International Property Maintenance Code, as adopted and amended herein, shall not apply to any building or structure for which an application for a building permit was made prior to January 1, 2020. Such buildings or structures shall be

erected, constructed, enlarged, altered, or repaired in accordance with the provisions of this Chapter in effect at the date of said application.”

SECTION 3: Section 15.06.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Adoption. For the purposes of prescribing regulations governing the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2019 California Building Code and Appendix Chapters H, I, and J promulgated by the State of California, being particular to the 2019 Edition thereof and the whole thereof, save and except those such portions as they are deleted, modified, or amended in the Ordinance codified in this Chapter, a copy of which is on file in the Office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the Ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.”

SECTION 4: Section 15.06.040 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Section 105.5 - Amended. Section 105.5 of the California Building Code is hereby amended to read as follows:

105.5 Expiration of Permits. Every permit issued by the City Building Official under the provisions of the technical codes shall expire and become null and void, if the project authorized by such permit has not achieved an approval for one of the required inspections identified in Section 110.3 of the 2019 California Building Code within one (1) year of such permit.

The Building Official may grant a one-time permit extension of one-hundred eighty (180) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of ninety (90) days may be granted by the Building Official if the request is made in writing, the project has not changed in scope, the project has obtained at least one inspection approval, and the applicant pays a fee of \$1,000 for each ninety (90) day extension.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and permit obtained along with all applicable fees applied for this new project.

All existing projects are subject to this section and will be subject to the conditions listed above.”

SECTION 5: Section 15.08.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Adoption. For the purpose of prescribing regulations governing the conditions hazardous to life and property from fire or explosion, that certain code known as the 2019 California Fire Code, published by the State of California, being particularly the 2019 edition thereof and the whole thereof, save and except such portions as are deleted, modified, or amended in this Chapter 15.08, a copy of which Fire Code is on file in the office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.”

SECTION 6: Section 15.08.030 of the Sand City Municipal Code is hereby deleted in its entirety.

~~“15.08.030 Permit Refusal and Appeal. Whenever the Fire Chief has disapproved an application or refused to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the True intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal in writing in accordance with the California Fire code Section 108 pertaining to Board of Appeals.”~~

SECTION 7: Chapter 15.09 of the Sand City Municipal Code is hereby deleted in its entirety.

~~“Chapter 15.09 BUILDING CODE
Sections: 15.09.010 Adoption. 15.09.020 Application of Amendments.
15.09.030 Section 15.05.1.1 Amended.
15.09.010 Adoption. For the Purposes of prescribing regulations governing conditions to the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2007 California Building Code and Appendix Chapter J promulgated by the State of California, being particular of the 2007 edition thereof and the whole thereof, save and except such portions as they are deleted, modified, or amended in the ordinance codified in this chapter, a copy of which is now on file in the office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this chapter, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.
15.09.020 Application of Amendments. Whenever any of the amendments to the Building Code referred to in Section 15.09.010 conflict with the Building Code in force at the time of application of such amendments set forth in this chapter shall control.
15.09.030 Section 15.05.1.1 Amended. Real coverings within ALL fire~~

~~hazard severity zones. Any new roof on a new or existing structure, and any re-roofing of an existing structure of 50% or more of the total roof area within one (1) year period shall be of a fire retardant roof or Class A roof."~~

SECTION 8: Section 15.10.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

"Adoption. For the purposes of prescribing regulations governing the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2019 California Residential Code promulgated by the State of California, being particular to the 2019 Edition thereof and the whole thereof, save and except those such portions as they are deleted, modified, or amended in the ordinance codified in this Chapter, a copy of which is on file in the Office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the Ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City."

SECTION 9: Section 15.10.040 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

"Section R105.5 - Amended. Section R105.5 of the California Residential Code is hereby amended to read as follows:

Section R105.5 Expiration of Permits. Every permit issued by the Sand City Building Department, under the provisions of the technical codes, shall expire and become null and void, if the project authorized by such permit has not achieved approval for one of the required inspections identified in Section 110.3 of the 2019 California Building Code within one (1) year of such permit.

The Sand City Building Official may grant a one (1) time permit extension of one-hundred eighty (180) days provided the applicant submits a request in writing prior to the permit expiration and the project has not changed in scope. Additional extension requests of ninety (90) days may be granted by the Building Official if the request is made in writing, the project has not changed in scope, the project has obtained at least one inspection approval, and the applicant pays a fee of \$1,000 for each ninety (90) day extension.

Before work can commence or recommence under an expired permit, a new permit application must be submitted and permit obtained along with all applicable fees applied for the new project.

All existing projects are subject to this section and will be subject to the

conditions listed above.”

SECTION 10: Section 15.11.010 of the Sand City Municipal Code is hereby deleted and replaced in its entirety to read as follows:

“Adoption. For the purposes of prescribing regulations governing the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2019 California Plumbing Code promulgated by the State of California, being particular to the 2019 Edition thereof and the whole thereof, save and except those such portions as they are deleted, modified, or amended in the Ordinance codified in this Chapter, a copy of which is on file in the Office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the Ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City.”

SECTION 11: Conflict.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 12: Effective Date

This Ordinance shall become effective and in full-force on January 1, 2020.

PASSED AND ADOPTED, by the City Council of Sand City, this ___ day of September, 2019 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

Linda K. Scholink, City Clerk

Mary Ann Carbone, Mayor

AGENDA ITEM

10A

**This item to be distributed
under separate cover**

AGENDA ITEM

10C



ChamberConnection

Big Sur
 Carmel
 Carmel Valley
 Del Rey Oaks
 Marina
 Monterey
 Pacific Grove
 Pebble Beach
 Sand City
 Seaside

JOIN US FOR OUR UPCOMING EVENTS



PG MUSEUM OF NATURAL HISTORY JOINT RIBBON CUTTING

Thursday, September 5
 5-7 pm
 165 Forest Ave., Pacific Grove

Join us for a joint ribbon cutting with MPCC and the Pacific Grove Chamber to celebrate the unveiling of a new exhibit and renovated wing at the Pacific Grove Museum of Natural History! Enjoy small bites, refreshments, and giveaway prizes!



PEGGY'S HOME CARE 10 YEAR



THE CLUB AT PASADERA CHAMBER MIXER

Wednesday, September 11
 4:30-6:30 pm
 100 Pasadera Dr., Monterey
 \$10 Member | \$20 Prospective Member

Don't miss this fun mixer at The Club at Pasadera! Enjoy small bites, alcoholic or non-alcoholic beverages, and of course networking with other professionals and community members! There will be complimentary parking in the parking lot. Please register online [here](#).



CODE NINJAS MONTEREY

ANNIVERSARY RIBBON CUTTING

Thursday, September 12
5-6:30 pm
851 Munras Ave., Monterey

Join us to celebrate 10 years of Peggy's Home Care! Enjoy small bites, wine and refreshments, and a prize drawing!

RIBBON CUTTING

Saturday, September 14
12-3 pm
469 Pacific St., Monterey

You're invited to a ribbon cutting to celebrate the grand opening of Code Ninjas Monterey! Enjoy cake, Revival ice cream, and light refreshments. There will be multiple giveaways including free food tours, a free month of coding, and more!

Chamber Events Calendar



18TH ANNUAL LEADERSHIP LUNCHEON

Monday, September 16, 2019 • 11:30am-1:30pm
Portola Hotel & Spa • 2 Portola Plaza, Monterey
\$60/members; \$70/non-members • (831) 648-5350
Register Online at www.montereychamber.com

Join us for lunch with a powerhouse of federal, state and local public officials who will brief us on key legislation, new businesses and projects, public safety, hot issues and their efforts to improve the competitive edge for local businesses.

Keynote Speaker



Congressman Jimmy Panetta
20th District of California



Senator Bill Monning
Senate Majority Leader
California Senate District 17



Assemblymember Mark Stone
California Assembly
District 28



Supervisor John Phillips
Monterey County
District 2



Supervisor Mary Adams
Monterey County
District 5



Supervisor Jane Parker
Monterey County
District 4



Undersheriff John C. Mineau
Monterey County



Mayor Mary Ann Carbone
City of Sand City



Mayor Joe Guntar
City of Salinas



Mayor Ian Ogleby
City of Seaside



Mayor Bill Peake
City of Pacific Grove



Mayor Dave Potter
City of Carmel-by-the-Sea



Mayor Clyde Roberson
City of Monterey

CALL OR GO ONLINE TO RESERVE YOUR TICKETS TODAY

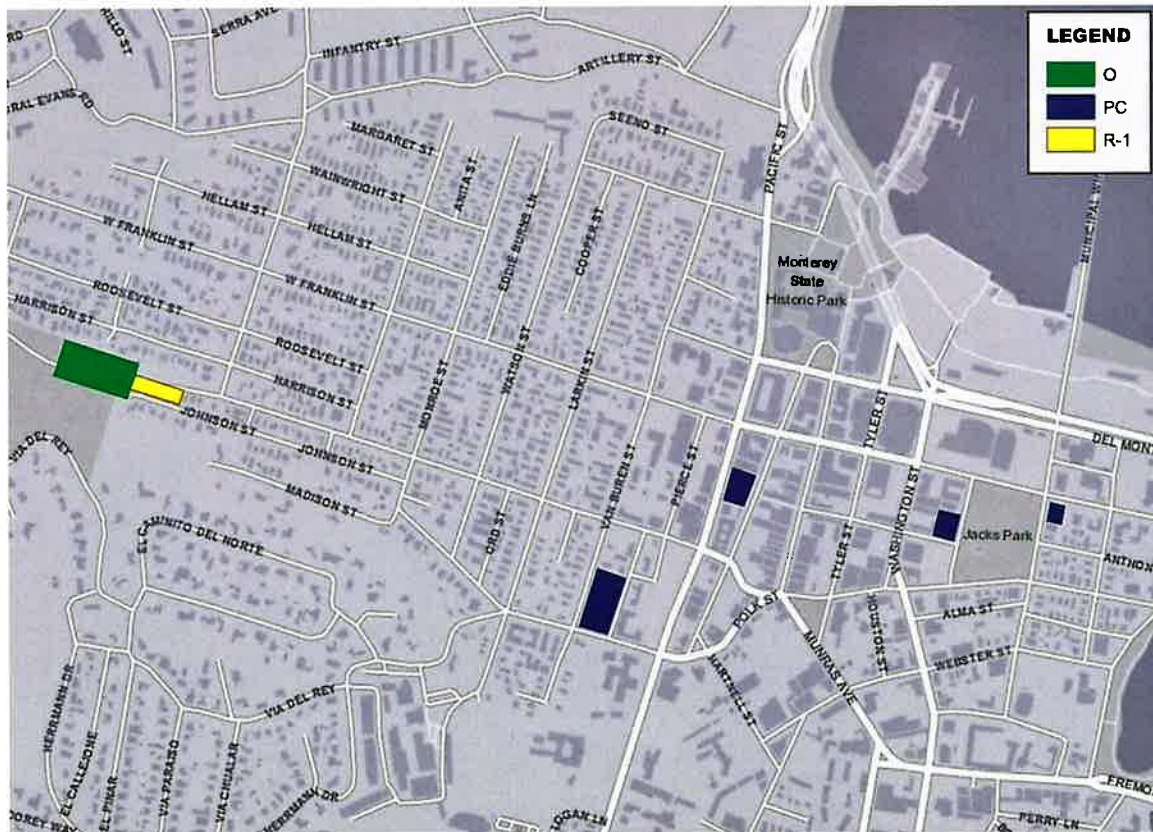


PROSPERITY UPDATE

How Your Chamber of Commerce is Engaging with Local Government Issues Affecting Local Businesses

Monterey City Council Considers Opportunities for New Housing on Underused City Properties That's Affordable for Employers and Employees

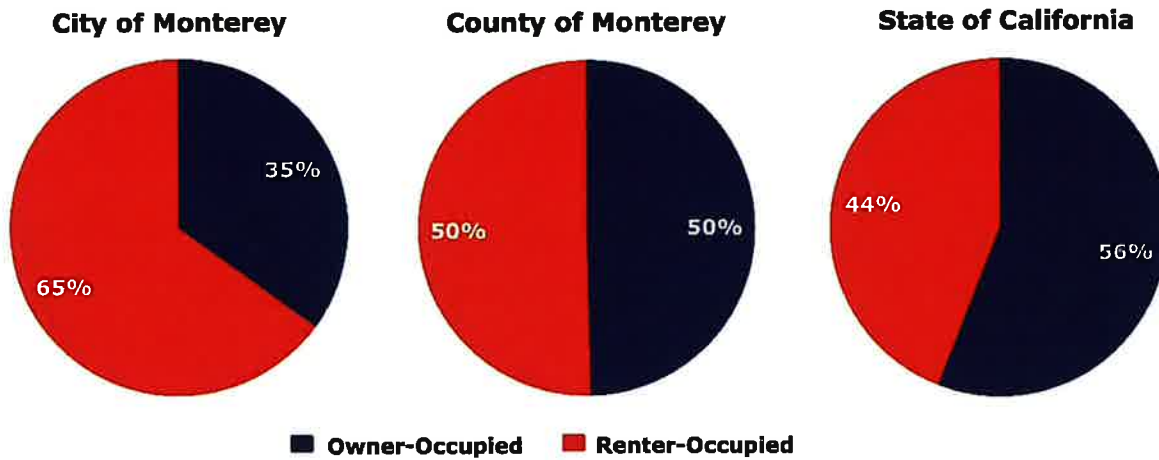
On August 20, the Monterey City Council discussed seeking proposals for building housing on city-owned properties that's affordable. Discussion of potential sites for housing will continue at subsequent meetings. Your Chamber supported the concept and offered specific recommendations for the city to consider.



City of Monterey Potential Affordable Housing Opportunity Sites with Zoning

Water Agency Board Recognizes Water Restrictions as an Impediment for Building New Housing That's Affordable for Employers and Employees

On August 19, the elected board of the Monterey Peninsula Water Management District received a presentation about the challenges of allocating water to proposed new housing that's affordable. Board chairwoman Molly Evans requested this report. The board examined a list of "What the District Has Been Doing" and "What the District Can Consider Until the Cease and Desist Order Is Lifted." Your Chamber encouraged the board to pursue policies that overcome this obstacle.



Click [here](#) for more updates from the Chamber



YOU'RE INVITED to the "THANK YOU TO THE COMMUNITY" and GRAND OPENING CELEBRATION of the...

NEW

NORTH FREMONT

It's Ready! Let's Walk and Bike!



Saturday, September 14
1:00- 2:00 p.m.



North Fremont St. at Airport Road
(CVS parking lot)



Electric bike drawing and many other giveaways!

Brought to you by the City of Monterey, the North Fremont Business District of Monterey, and the Casanova Oak Knoll Neighborhood Association
monterey.org/NFremontBikePed

CCHRA

Central Coast Human Resource Association

CCHRA's 2019 HR Summit "Speak Up: Lean In & Influence"

The Central Coast Human Resource Association is hosting its Annual HR Summit on Thursday, September 26 at the University Center at CSUMB. Keynote speaker, Dave Underhill, will be sharing his communications expertise in this highly interactive, hands-on workshop.

In this program, you will learn to express yourself in a way that influences others, establishes you as an expert of your craft, and earns you a seat at 'the table.' Attending this Summit workshop will

provide you with the tools and training to communicate your ideas effectively and powerfully with your team! You'll leave this Summit with tools and strategies for making a difference every time you speak.

Breakfast will be provided. Registration begins at 8:00 a.m. and the program will begin at 8:30 a.m.

Learn more and register today at <https://cchra.shrm.org/events/2019/09/2019-summit>

PURE INSURANCE CHAMPIONSHIP MIXER & GOLF CLINIC
Presented by Winged Keel Group



Thursday, September 26
5-7 pm
Pebble Beach Golf Links Practice Facility
3260 Stevenson Dr., Pebble Beach

Join the Carmel Chamber at Pebble Beach Golf Links Practice Facility to kick off the PURE Insurance Championship with a mixer presented by Winged Keel Group. PGA Tour Champions Professionals will show how they prepare for the tournament. Enjoy appetizers and Morgan wines, and maybe pick up a golf tip or two. Fun for golfers and non-golfers alike.

Click [here](#) to register



PEBBLE BEACH AUTHORS AND IDEAS FESTIVAL

The *Pebble Beach Authors and Ideas Festival* is celebrating its 13th anniversary. The founders are long-time members of the Monterey Peninsula Chamber. They would like to invite members and one guest each, to the opening cocktail reception from 3:45 – 5:00pm (to meet the authors and speakers), followed by the opening session (two speakers) on the main stage from 5:15 – 6:30pm.

The opening celebration takes place **Friday, September 27** at Stevenson School, Pebble Beach.

Invitations are on a first come, first serve basis.

Please reply by SEPTEMBER 6 to pf@pbaif.com. On receipt of your RSVP, a more detailed email will follow with parking instructions, where to go to get your pass, etc.



CHAMBERS
OF COMMERCE



22ND ANNUAL GHOULF TOURNAMENT

QUAIL LODGE & GOLF CLUB
8205 VALLEY GREENS DR., CARMEL

WEDNESDAY, OCTOBER 30
12:30 PM SHOTGUN START • 5-7 PM MIXER & AWARDS

OPEN TO THE PUBLIC
COSTUMES ENCOURAGED

2019 PRESENTING SPONSOR



VICTORY

DEALERSHIP GROUP



TOYOTA



LEXUS

WHERE EVERYONE DRIVES AWAY A WINNER



monterey250.org

- see what's planned throughout 2020
- be a part of the celebration
- volunteer
- donate
- become a sponsor



JUNE 3, 1770 - JUNE 3, 2020

Organized by the City of Monterey and Monterey 250 Committee

MONTEREY 250

**MARKETING OPPORTUNITIES
WITH THE CHAMBER**

**GET
NOTICED**

**ONLINE ADVERTISING
WEEKLY E-NEWSLETTERS
SOCIAL MEDIA EXPOSURE**

**TO GET YOUR BUSINESS NOTICED
CONTACT COMMUNICATIONS@MONTEREYCHAMBER.COM**



**MONTEREY
PENINSULA
CHAMBER OF
COMMERCE**

Please forward this e-blast to your colleagues, customers, clients, friends,
family and fellow community members!

