

REGULAR MEETING  
SAND CITY COUNCIL

AND

SUCCESSOR AGENCY OF THE  
REDEVELOPMENT AGENCY

AGENDA

SAND CITY COUNCIL CHAMBERS  
TUESDAY, OCTOBER 21, 2014

7:00 P.M.

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

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Regular Meeting – October 21, 2014  
7:00 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. 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.

- (1) CUP #413, Sculpture Works (manufacturing), 460 Elder Avenue
- (2) CUP #477, Jean-Luc Preti (manufacturing), 1720-B Contra Costa St.
- (3) CUP #501, Sylvan Design (art studio), 613-A Ortiz Avenue
- (4) CUP #555/CDP 12-07, Peninsula Hydronics (contractor) 2 John Street
- (5) CDP #95-09, Slakey Brothers (warehouse), 321 Orange Avenue
- (6) CUP 571/CDP 13-05, OAS Design (research workshop) 1805 Contra Costa Street

- B. Approval of Sand City Council Meeting Minutes, October 7, 2014
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- C. Acceptance of Police Department Monthly Report, September 2014
- D. Acceptance of Public Works Monthly Report, September 2014
- E. Approval of City RESOLUTION Approving Time Extensions to January 31, 2015 of Multiple Conditional Use Permits (CUPs 450, 503, 508, 527, 532, 533, 540, 541, 562) to continue as Interim Uses at their respective locations within the South of Tioga Area
- F. Approval of City Donation/Contribution
  - 1) The Salvation Army Thanksgiving Food Drive - \$300
- G. Approval of City RESOLUTION Continuing the Appointments to Various Local and Regional Agencies, as Amended, effective October 8, 2014
- H. Approval of City RESOLUTION Dedicating \$30,000 of the PMC Service Contract Budget of \$50,000 towards Performing the Update to the City's Housing Element
- I. Acceptance of Monthly Fort Ord Reuse Authority Report, October 2014

**6. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

**7. PUBLIC HEARINGS**

- A. Consideration of City RESOLUTIONS regarding Site Plan Renovations of the Orchard Supply Hardware Property:
  - 1) City RESOLUTION Approving Site Plan Permit 14-03 for Orchard Supply Hardware to Implement Site Modifications to the Commercial Building at 800 Playa Avenue (Attachment 1)
  - 2) Consideration of City RESOLUTION Granting the City Administrator Authorization to Execute a Water Assignment Agreement and Assign up to 0.058 Acre-Feet of Water from the Sand City Water Entitlement to Fortuna Realty (Property Owner) accommodating a Commercial Renovation Project for Orchard Supply Hardware at 800 Playa Avenue in Sand City (Attachment 2)

**8. OLD BUSINESS**

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

**9. NEW BUSINESS**

- A. Follow up on Sand City Ballot Measure J
- B. Comments by Council Members on Meetings and Items of interest to Sand City

C. Upcoming Meetings/Events

**10. 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)

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

**11. ADJOURNMENT**

Next Scheduled Council Meeting:  
Tuesday, November 4, 2014  
7:00 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

5B



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

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Regular Meeting – October 7, 2014  
7:00 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Pendergrass opened the meeting at 7:00 p.m.

The invocation was led by Reverend Kelleher.

The Pledge of Allegiance was led by Police Chief Michael Klein.

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

Staff: Kelly Morgan, Interim City Administrator  
Jim Heisinger, City Attorney  
Leon Gomez, City Engineer  
Michael Klein, Police Chief  
Linda K. Scholink, Administrative Services Director/City Clerk  
Charles Pooler, Associate Planner

**AGENDA ITEM 4, COMMUNICATIONS**

- A. Written communication distributed was a list of possible conflicts.
- B. Oral

7:03 P.M. Floor opened for Public Comment.

Public audience member Dan Presser reported that the Military Cemetery received a check from the Federal Government for \$6 million towards development of a cemetery for those who have served in the armed forces. The funds received do not cover the construction of a museum and only provides for the first phase which is the location and purchase of land. On November 8<sup>th</sup> a golf tournament will be held to raise additional funds for the cemetery, and extended an invitation to the Council. Mr. Presser also announced that he is running for the Airport Board of Directors. As a Board Member, he would like to create more local jobs and bring additional employment opportunities to the Peninsula.

George Riley of Public Water Now, distributed materials to the audience and City Council regarding the Water Update Cease and Desist Order (CDO) Fine. In 1995, the State issued its first order to stop pumping from the Carmel River CDO 95-10. Cal-Am may be fined for several million dollars, and may pass these fines on to the rate-payers. They are blaming the rate-payers, school districts, restaurants, apartments, businesses, and communities for failing to meet the deadline. Public Water Now has launched a protest to the Public Utilities Commission (PUC). Cal-Am has not accepted their role in the failure, and blames scheduled setbacks, conservation, and unpredictability for its failure. If Cal-Am is fined, and attempts to charge rate-payers, Public Water Now will protest vigorously. Mr. Riley encouraged the Council and audience to submit and register their protest.

## **AGENDA ITEM 5, CLOSED SESSION**

7:10 P.M.

- A. Consideration of City Administrator Public Employment Agreement Pursuant to Government Code Section 54957(b)(1)

7:18 P.M.

- B. Re-adjoin 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 met in closed session to consider public employment agreement with the new City Administrator and will take action during New Business Item 10G.

Interim City Administrator Kelly Morgan commented that Agenda Item 6H be pulled from the Consent Calendar for further review by Staff and the Transportation Agency of Monterey County (TAMC).

Mayor Pendergrass requested that Staff include the bank balance on the monthly financial reports (Item 6G). No change is requested and motion for approval is recommended.

## **AGENDA ITEM 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. There was no discussion of the Sand City Council Special Meeting Minutes, September 11, 2014.
- B. There was no discussion of the Sand City Council Meeting Minutes, September 16, 2014.

- C. There was no discussion of the Fort Ord Monthly Report (FORA) Board Meeting, September 2014.
- D. There was no discussion of the City Donation/Contribution to the Monterey Cowboy Poetry and Music Festival for \$200 and to Monterey High Sober Grad Night 2015 for \$200.
- E. There was no discussion of the City **Resolution** recognizing Bishop Wilburn W. Hamilton, as Honoree of the 26<sup>th</sup> Annual Stephen E. Ross Award
- F. There was no discussion of the City **Resolution** recognizing Alice Huffman Guest Speaker at the 26<sup>th</sup> Annual Stephen E. Ross Award
- G. There was no discussion of the City/Successor Agency Monthly Financial Report, July 2014.
- H. Approval of City **Resolution** approving an Agreement between the Transportation Agency for Monterey County (TAMC) and the City of Sand City for the Allocation of Funding Approved by the Transportation Agency Board of Directors was pulled from the consent calendar to be considered at a future Council meeting.

Motion to approve the Consent Calendar items 6A-6G was made by Council Member Blackwelder, seconded by Council Member Kruper. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

## **AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

Item 6H was pulled from the Consent Calendar for future consideration.

## **AGENDA ITEM 8, PUBLIC HEARING**

*{Council member Blackwelder stepped down from the dais due to a possible conflict of interest by residing within 500' of the subject property}*

- A. **Consideration of City Resolution approving Conditional Use Permit 584 for Groundworks Renewables, Inc. to Operate Offices within the Commercial Unit at 433 Orange Avenue**

Associate Planner Charles Pooler presented an application submitted by Groundworks Renewables, Inc. to establish an office within a 1400 square foot commercial unit at 433 Orange Avenue. Groundworks is a renewable energy service providing meteorological equipment to the utility-scale solar industry, and currently operates an office in Monterey. The Sand City location would be an expansion of the business and not a replacement.



Products are assembled in Burbank, California and Logan, Utah for installation throughout the United States. There will be no shipments to and from the site nor will there be any company vehicles. The site provides four (4) parking spaces which includes one (1) handicap stall, and two tandem parking spaces within the garage for the residential dwelling. The parking requirements are adequate for the intended use. Office activities generally have minimal impact, and excessive noise, odors, vibrations, or other detrimental impacts are not anticipated for the proposed use. Staff recommends approval of the conditional use permit for GroundWorks Renewables, Inc.

7:25 P.M. Floor opened for Public Comment.

The applicant Ms. Anne Gaglioti commented that they have been in Monterey since 2009, and is excited to come to Sand City. The location in Sand City would serve as the corporate office and business development site. Business activities involve installing the weather stations that precede utility scale solar development throughout the country. There are hundreds of utility scale solar devices throughout the United States and it is exciting to be in the forefront of power usage within the United States.

7:28 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** by title, approving Conditional Use Permit 584 for Groundworks Renewables, Inc. to Operate Offices within the Commercial Unit at 433 Orange Avenue was made by Council Member Hubler, seconded by Council Member Carbone. AYES: Council Members Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Council Member Blackwelder.

*{Council Member Blackwelder returned to the dais}*

## **AGENDA ITEM 9, OLD BUSINESS**

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

City Engineer Leon Gomez reported that desalination plant production for the month of September was low due to continuing issues of salinity levels, the clean and place (CIP) process of flushing out the membranes, and power outage occurrences. The plant did meet anticipated production levels during its operable days in September. Cal-Am received a proposal of the hydrogeological modelling for the desalination facility intake and disposal systems submitted by Hydrometrics Inc. The proposal is part of the coastal development permit to construct new wells. The proposal will be reviewed by Staff and a meeting scheduled with Cal-Am.

The September 20<sup>th</sup> Open House was well attended by residents and the public. The City's Annual Storm Water Report is due next week, and Staff is working diligently to finalize the report for submission. Mr. Gomez thanked Mr. Kelly Morgan for his patience in registering the City on the Water Board's website. The public outreach coordinator has enlisted two GIS students from California State University Monterey Bay (CSUMB) to map the City's storm drain system (a requirement of the storm water permit) using GPS. Sand City was fortunate to have this mapping service done at no cost to the City. The Public Works Department has responded to an illicit discharge reported by a local business on Redwood Avenue, and procedures have been taken to remedy the issue.

A meeting was held with Mr. William Silva of Woodman Development for the future development of the Bungalows Project. Several items were discussed relating to the process and procedures for submittal of proper documentation, forms, and development agreements.

There was Council discussion regarding the current wells, and whether the new wells will serve to increase water productivity. The City Attorney clarified that the Coastal Permit requires a report on the condition of the intake and discharge wells in regard to erosion. A portion of the report asks for an amendment to the permit for construction of additional intake wells over the next several years. Concurrently, Cal-Am submitted an application to the State Water Control Board to increase the salinity discharge. The Coastal Commission responded by requesting some sophisticated groundwater modelling with respect to the aquifer. Cal-Am needs to do the same for the State Water Resources Control Board. Staff met with Cal-Am to inform them of the work that needs to be done. The application deadline was mid-September, and Mr. Luster has approved a one year extension. This would allow Staff additional time to gather the information needed.

Interim City Administrator Kelly Morgan reported that he attended a TAMC Rail Committee meeting yesterday with the new City Administrator but did not introduce him at the meeting pending his official appointment. The meeting presented the Bus Rapid Transit program proposal to construct one paved lane within a location of the rail-road-right of way. Transit service would begin in Marina and run to Monterey during peak commute hours. Approximately six busses would run every hour. Grant funds have been committed for the project; however, matching funds need to be found in order to move forward with the proposal.

## **AGENDA ITEM 10, NEW BUSINESS**

### **A. Consideration of City Resolution approving a Service Agreement with SLV Management (Stephen Vagnini) for the 2015 West End Celebration (WEC)**

Mayor Pendergrass commented on the excellent job Mr. Vagnini

performed on the 2014 West End Celebration. There was an overall increase of 63% of MST ridership during the event. In communication with Mr. Vagnini, he expressed his interest in being next year's coordinator.

Mr. Morgan commented that the budget for the West End Celebration has been approximately \$60K dollars. Mr. Vagnini has been successful gathering corporate and private sponsorships for the event; however, if Measure J does not pass, the West End Celebration may be one of the budget items the Council may have to seriously review.

Motion to approve the City **Resolution** by title, approving a Service Agreement with SLV Management (Stephen Vagnini) for the 2015 West End Celebration (WEC) 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.

**B. Consideration of City Resolution approving the First Amendment to the Morgan Employment Agreement (Originally approved by Resolution SC 14-15, 2014)**

City Attorney Jim Heisinger referred to page 102 of the packet. The City entered into an interim employment agreement with Mr. Morgan on March 3, 2014 and continues through several conditions; one of which is the effective date of the appointment of a new City Administrator. This evening an appointment of a new City Administrator would end Mr. Morgan's interim duties. On page 98, the agreement has been amended to provide for new duties, set forth in paragraph 3, to provide consulting services on an as needed/requested basis by the new City Administrator and City Council. Mr. Morgan has the required background and knowledge to assist the City in the disposition of properties in respect to the Long Range Property Management Plan, and will act as Sand City's alternate representative and voting member to the Successor Agency Oversight Board. Staff recommends continuation of Mr. Morgan's employment as City Consultant to continue until his resignation or termination by the City. The employment agreement depicts the description of his duties, and indicates that his employment no longer terminates upon the hiring of a new City Administrator.

The Mayor asked Mr. Morgan if he was in agreement with the amendment to his employment agreement. Mr. Morgan responded that he was in agreement.

Council Member Blackwelder and the rest of the Council thanked Mr. Morgan for his willingness to come out of retirement, and to serve as Interim City Administrator during the transition.

Motion to approve the City **Resolution** approving the First Amendment to

the Morgan Employment Agreement (Originally approved by Resolution SC 14-15, 2014) was made by Council Member Kruper, seconded by Council Member Blackwelder. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

**C. Consideration of Police Department Request to Sell Two (2) Police Patrol Vehicles**

Police Chief Michael Klein commented that the police department has two old patrol vehicles that the City of Del Rey Oaks would like to purchase for \$100 each to be used as City parts for their existing vehicles. The new patrol vehicles are equipped with updated equipment and will not need the ones in the old patrol vehicles. The radios will be salvaged and traded in to Harris Corporation as part of the City's agreement with Monterey County. In response to the Mayor's inquiry regarding the remainder of the old police fleet, Chief Klein responded that there are two functional vehicles left that can be used for emergency purposes.

The Council was in consensus to dispose of and sell two police patrol vehicles to the City of Del Rey Oaks as recommended by Chief Klein.

**D. Follow up on Sand City Ballot Measure J**

Interim City Administrator Kelly Morgan commented that the Chairman of the Budget Committee requested that a summary be written to inform the public of Measure J. The summary was provided to the Council. The agenda packet also contains an article about the City of Monterey emphasizing that their ballot measure would support road improvements and repairs. Sand City's summary in support of Measure J includes points on why the City needs to increase its sales tax.

The Council was in agreement to accept the summary in support of Measure J.

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

Mayor Pendergrass reported on the desalination plant open house, its attendance, and the success of holding the event. Tours were conducted on a regular basis. Cal-Am passed out brochures that contained information on water conservation measures and distributed free shower devices.

Vice Mayor Carbone reported that the beach clean-up resulted in 350 lbs of trash and recyclables collected by approximately 70 people. There was interest in future beach clean-up events with approximately 20-25 individuals already signed up. She assisted in a fund raiser following the desalination plant open house that raised \$25K dollars for Community

## Human Services.

Council Member Kruper reported that the Design Review Committee (DRC) held a meeting covering items related to the Independent and the installation of solar panels for the building. The last meeting of the Monterey County Convention and Visitors Bureau (MCCVB) was held in September. Their main concern revolved around anticipated revenues coming from the County, and the request of the Visitors Center for a large amount of funding. Since last year, MCCVB has maintained a reserve and offered to fund the Monterey Visitors Center in Salinas on the stipulation that they can prove an increase in tourism to the Peninsula.

Mayor Pendergrass thanked the Council for their continued participation and commitment in serving as Sand City's representatives to various boards.

### **F. Upcoming Meetings/Events**

There were no RSVP's from the Council.

### **G. Consideration of City Resolution approving the City Administrator Employment Agreement**

City Attorney Jim Heisinger reported that the attached resolution was an organized and herculean effort by the Personnel Committee and City Council in the recruitment of a new City Administrator. He expressed a special "thank you" to Mr. Kelly Morgan for returning as the Interim City Administrator to assist the City during the transition. The attached resolution is an employment agreement with the City Administrator and recommended by the City Council.

Motion to approve the City **Resolution** by title, approving the City Administrator Employment Agreement was made by Council Member Hubler, seconded by Council Member Carbone. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

### **H. Introduction of New City Administrator**

Mayor Pendergrass introduced Sand City's new City Administrator Todd Bodem. Mr. Bodem thanked the Council and Staff, and conveyed his delight in serving as Sand City's new City Administrator. He commented on his excitement in having his family join him in California.

Linda Scholink Director of Administrative Services swore in the new City Administrator Todd Bodem.

The Mayor invited everyone to participate in the snacks and refreshments after the Council meeting in honor of the new City Administrator.

**AGENDA ITEM 11, CLOSED SESSION**

There was no closed session held.

**AGENDA ITEM 12, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Kruper, seconded by Council Member Blackwelder to the next regularly scheduled Council meeting on Tuesday, October 21, 2014 at 7:00 p.m. There was consensus of the Council to adjourn the meeting at 8:30 p.m.

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Linda K. Scholink, City Clerk



**AGENDA ITEM  
5C**

SAND CITY POLICE DEPARTMENT

MONTHLY REPORT

Date: *10-15-14* October 21, 2014

To: The Honorable Mayor and City Council Members

From: J. Michael Klein, Chief of Police

Subject: Police activity for the month of **September 2014**

This report presents a condensed overview of the Sand City Police Department's operational and administrative activities. It is an approximate analysis and not conclusive.

**CRIMINAL OFFENSES REPORTED**

	THIS MONTH	LAST MONTH	YEAR TO DATE	LAST YEAR TO DATE
Homicide	0	0	0	0
Rape	0	0	2	0
Robbery	0	0	9	7
Assault/Battery	0	1	2	2
Battery (spousal)	0	4	8	7
Burglary (commercial)	0	0	2	1
Burglary (residential)	1	2	18	7
Burglary (vehicle)	6	9	75	27
Theft (petty)	3	0	14	14
Theft (grand)	0	1	5	4
Theft (vehicle)	0	0	9	3
Vandalism	0	0	0	0
Arson	0	0	2	6
Forgery/Counterfeiting	1	1	15	21
Fraud/Embezzlement	0	0	3	2
Health/Safety Viol.	0	0	0	0
Business/Prof.	0	0	0	0

**ARRESTS**

Adult Felony	0	0	12	7
Adult Misdemeanor	8	6	62	25
Juvenile Felony	0	0	0	0
Juvenile Misdemeanor	0	2	11	3
Warrants	0	2	17	14
Drunk Driving	0	0	1	1

**CITATIONS**

Traffic Violations	21	21	188	90
Parking Violations	17	29	235	238
Sand City Muni Code	1	0	4	1
Warrants	2	3	11	9

**TRAFFIC ACCIDENTS**

Non-Injury	11	6	57	56
Injury	1	0	1	5
Fatal	0	0	0	0
Hit/Run (property damage)	1	2	6	6

	THIS MONTH	LAST MONTH	YEAR TO DATE	LAST YEAR TO DATE
<b>MISCELLANEOUS CALLS FOR SERVICE</b>				
Alarms (commercial)	6	8	71	77
Security checks (comm)	2	8	53	62
Security/welfare checks	20	13	139	89
Animal Complaints	9	9	56	71
Suicide(attempted)	0	0	0	0
Suicide(completed)	0	0	0	0
Vehicle (tow/abatement)	3	3	32	26
Medical Emergencies	17	13	113	62
Fire Emergencies	5	2	17	26
Civil/Peace Disturbances	43	29	284	298

Peace disturbances: Includes complaints of transients, family, landlord/tenant, neighbor and customer disputes.

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<b>ALL OTHER CALLS FOR SERVICE</b>				
Complaint initiated	71	82	576	505
Officer initiated	71	112	896	743

**AGENDA ITEM  
5D**

**Public works**  
**Monthly Activity Report**  
**September, 2014**

This report is to inform you of the activities and projects being accomplished by the Sand City Public Works Department.

**Routine Public Works Functions:**

- Clean City Hall offices, kitchen and bathrooms.
- Check city for any needed repairs.
- Blow leaves and debris from City Hall and Park. Keep park bathroom clean and open.
- Remove weeds around City Hall and Park.
- Supervise Hope Crew to maintain city streets.
- City vehicle maintenance. ( Gassing up city vehicles, washed, and frequent oil changes)
- Water plants inside City Hall.
- Set up Council Chambers for meetings.
- Take recyclables to the recycle center.
- Check the city for homeless encampments and loose shopping carts.
- Fill out Daily reports.
- Open and lock up the outside bathroom and the corporation yard at the end of the day and turn on the tool shed light.
- Better Management Practices. ( keeping our eyes open for illicit discharges or any waste going into the storm drains)
- Blowing the bike paths and emptying the trash cans citywide.
- Watering the trees citywide.

**Special Public Works Functions:**

- Replaced the flags at the Contra Costa flagpole.
- Put up handicap barricades and regular barricades to block off the front of City Hall so people could check the antenna and paint the flagpole.
- Took the Mayor and Council members to the airport.

- Ripped out an old walkway that was a safety issue with the backhoe by the railroad tracks and loaded the debris into the dump truck.
- Got a call from Rob Hobb about information for the Carol building.
- Purchased a table saw with a stand and put it together at the yard and put it away in our tool shed.
- Took pictures of graffiti on the upper Ridge bike path and reported it to the Police Department. Painted out the graffiti on the walls and the bench.
- Called DSA electric and reserved a date for him to install three LED lights on Park Avenue. Also we reserved a towable lift at rental depot. We picked up the lift and moved it for the electricians for each light and then took it back.
- Picked up 2 police units in Martinez and brought them back to sand city.
- Purchased a new fridge for City Hall and installed it after removing the old one.
- Removed all the old siding at the Corporation yard trailer and loaded the dump truck. Purchased T1 11 boards and cut them to size for installation. We took off the old gutters and put them to the side. We had to take out 4 windows and then install them after it was framed out. We caulked all the windows. We put up the T1 11 boards along with the zebra flashing and caulked it to keep the rain out. Also we had to install the chicken netting to attach back to the building to keep animals out. After running the boards then we painted everything. Then we attached the gutters backup.
- Got a call for a sewer spill at John Street. We contacted seaside sanitation and we took pictures and sent it to the engineer.
- Called the Valero about gas cards.
- Took two police units to Martinez to have a couple minor electrical issues fixed and brought them back to sand city.
- Got the correct wording for signage to be made for the desal plant open house and the coastal cleanup. We took it to sign works and had them make signs. Then we installed the signs on barricades and used them for the events.
- Ordered a portable toilet and hand washing station for the coastal cleanup.
- Harvey took a unit to Martinez to have minor electrical issues fixed and brought it back to sand city.
- Cut the trees in front of the desal plant and loaded the dump truck.
- Took out the road closed sign at West bay Street and replaced it with caution tape and a barricade for the coastal cleanup.
- Had a West End meeting in the Council chambers.
- Cut ice plant, removed sand with shovels, and blew the sand at West Bay St. for the coastal cleanup.



- Researched tablecloth covers and found them in Salinas at Costco. We went to Salinas and purchased five cases since they don't carry them in sand city anymore.
- Called County communications about a homeless encampment on upper Ridge.
- Clean the dirt road up on West Bay St. with the backhoe for extended parking for the coastal cleanup.
- Did Costco shopping for the events. We set up tables for refreshments for both events and placed out barricades throughout the city with directional signs. Cleaned up everything after the events and put stuff away. Put away the barricades, coolers, signs, delineators, tables and chairs from the events.
- We put the chain backup on West Bay St.
- Picked up carts with trash at Ellis road and loaded the dump truck.
- Situated all the recycles at the Corporation yard and then took them to the recycle center.
- Called PacBell about a steel plate that is moving when cars run over it on California Street which is creating a potential hazard.
- Scraped both sides of bike path with the backhoe removing the ice plant was encroaching.
- Cut trees that were hanging over the sidewalk on Contra Costa.
- Put a canopy up at Sweet Elena's for an event that she was having and then put it away in storage.
- Took pictures of homeless encampments on the upper Ridge and sent them to the chief via e-mail.
- We painted the steps at the Corporation yard trailer.
- We put new screening on two screens at the trailer.
- We did a thorough cleaning in the inside of the Corporation yard trailer.
- We removed a mattress at East Street and took it to the dump.

**AGENDA ITEM  
5E**

**CITY OF SAND CITY**

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**STAFF REPORT**

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**OCTOBER 6, 2014  
(For City Council Review on October 21, 2014)**

**TO: Mayor and City Council**

**FROM: Charles Pooler, Associate Planner**

**SUBJECT: 90-Day Time Extensions for Use Permits within the South of Tioga Planning District Area**

**BACKGROUND**

The South of Tioga development project was anticipated to have moved forward by the mid 2000s; and the interim uses with temporary use permits were to be for a short period of time. Development efforts for a new project in this area continues to be indefinite. Uses with temporary approvals have come and gone over the years, but there remain operations with active use permits subject to ongoing 90-day time extensions. These businesses are Glass Mosaic Tile & Marble, Gachina Landscaping, U-Haul Rentals, John Ley Tree Service, PM Landscaping, Kelcon Construction, DBO Development's fenced yards along Fir Avenue and East Avenue, and Frank Lloyd Jenkins' contractor storage yard. The use permits for these operations are nearing their next scheduled termination on October 31, 2014. Continuation of these uses are dependant upon the City Council granting another 90-day time extension, in accordance with the terms of those permits.

**DISCUSSION**

The following is a brief summary and discussion of those permits and businesses within the South of Tioga Planning Area that are subject to 90-day time extensions:

**CUP 450 - Glass Mosaic Tile & Marble - 1855 East Avenue**

The City Council issued a conditional use permit (CUP 450) on March 16, 2004 to Fred Cimoli of Glass Mosaic Tile & Marble, to use an approximate 5,300 square foot portion of an existing 10,000 sq.ft. commercial building located at 1855 East Avenue in Sand City (APN 011-135-014). This is a cabinet and counter manufacturer who specializes in cutting marble/granite slabs for counter-tops, and performing woodworking to build cabinets. Stone cutting is also performed for other construction purposes. Stone is not cut to create tiles. All items manufactured are for contracted off-site job locations. The business name reads "Glass Mosaic Tile..." but the applicant does not perform this type of glass manufacturing. Equipment used on-site includes a marble saw, a polisher, cutting tables, small hand equipment, a forklift, and other miscellaneous fabrication equipment (blades, sandpaper, polishes, etc.).

**CUP 503 - U-Haul Rentals - 840 Tioga Avenue**

Conditional Use Permit (CUP) 503 was approved on February 19, 2010 for Jennifer Lenz to use the former Waste Management transfer facility at 840 Tioga Avenue in Sand City for the storage and rental of U-Haul moving trucks, trailers and hitches. Ms. Lenz vacated the property in March due to an eviction served by the property owner (DBO Development). The Permit was transferred to Mr. Jeff Cecilio in late 2012, with no association with Ms. Lenz. Under Mr. Cecilio's ownership, the site had been cleaned up, trucks are parked in an orderly fashion on the site and, with few exceptions, the trucks are staying off the street. The Permit has been transferred again to Stacy Spung; who worked with Mr. Cecilio, and is now taking over the operation. The site has mostly maintained a clean operation; however of late, one gate has fallen into disrepair, and the occurrences of street parking has increased. The business has been notified to rectify those situations.

**CUP 508 - John Ley Tree Service - Fir Avenue (No address)**

Conditional Use Permit (CUP) 508 was issued by the City Council in August of 2010 to John Ley authorizing the storage of vehicles, equipment, and green waste related to his tree service. This was the former location of Harbor Concrete Services. Items stored include three trucks, chippers, stump grinders, and a wood splitter. Miscellaneous equipment is stored within an 8'x8' steel portable shed. A 4'x3' shed is used to store fuel and oil for equipment. Employees meet at the site around 7:30 a.m., Monday through Friday, and occasionally on Saturdays, to pick up vehicles and/or equipment before heading to job sites.

**CUP 527 - Gachina Landscaping - East Avenue (No address)**

Conditional Use Permit (CUP) 527 was issued by the City Council in August of 2011 to Gachina Landscaping to utilize an existing fenced property fronting Scott Street and Fir Avenue. The permit authorizes the parking of vehicles and equipment within the yard. There was an issue of employees parking throughout the neighborhood and nearby dunes; however, this was rectified upon notice by the City. There have been no further complaints filed with the City regarding this use.

**CUP 532 - PM Landscaping - Fir Avenue (No address)**

Conditional Use Permit (CUP) 532 was issued by the City Council in November of 2011 to PM Landscaping to establish and use a new fenced yard at the north end of Fir Avenue for the storage of company vehicles and equipment. The permit authorizes the parking of vehicles and equipment within the yard; and allows for a prefabricated storage shed. There was an issue of employees parking throughout the neighborhood and nearby dunes; however, this was rectified upon notice by the City, with no further complaints received by staff.

**CUP 533 - Kelcon Construction - Fir Avenue (No address)**

Conditional Use Permit (CUP) 533 was issued by the City Council in November of 2011 to Kelcon Construction to use a new fenced yard at the north end of Fir Avenue for the storage of company vehicles and equipment. The permit authorizes the parking of vehicles and equipment within the yard. There was an issue of employees parking

throughout the neighborhood and nearby dunes; however, this was rectified upon notice by the City, with no further complaints received by staff.

**CUP 540 - DBO Development - Fir Avenue (No address)**

Conditional Use Permit (CUP) 540 was issued by the City Council in April of 2012 to DBO Development to establish a perimeter fence with several gate entrances on this property fronting Fir Avenue, California Avenue, and Beach Avenue with the former Fish Company cannery abutting to the northwest. Establishment of this fencing has relocated substantial parking activity to within the railroad right-of-way along California Avenue. There is currently only one occupant of one yard in this area; Frank Lloyd Jenkins, a general contractor (see discussion of CUP 562 below). The other yards are currently vacant.

**CUP 541 - DBO Development - East Avenue (No address)**

Conditional Use Permit (CUP) 541 was issued by the City Council in April of 2012 to DBO Development to establish a perimeter fence with gate access on its property fronting East Avenue, between Scott Street and California Avenue. This has reasonably cleaned up the site from the previous fire-wood storage operation. There are currently no uses/occupants authorized for this fenced yard; and future uses are required to obtain their own use permit approval. At this time, no use permit application has been submitted for use of this area.

**CUP 562 - Frank Lloyd Jenkins (contractor storage yard) - Calif. Ave. & Fir. Ave.**

Conditional Use Permit (CUP) 562 was issued by the City Council in May of 2013 to allow open storage for a general contractor's use within the fenced yard at the corner of Fir Avenue and California Avenue. Mr. Jenkins currently stores construction equipment, vehicles and materials on-site. To date, there have been no observed permit violations, nor have any public complaints been submitted to City Hall regarding this operation.

The Monterey Sculpture Center's permit is good until May 31, 2017. The Web Commerce space at 865 Fir Avenue remains vacant. The space once occupied by Habitat for Humanity at 840/842 Fir Avenue remains vacant. The Jump-N-Around business at 880 Tioga, approved in January 2014 has operated without incident; and received City approval in April 2014 to continue operation after its 90-day probationary review. Red Door Art and Garden Gallery commenced operation, and is not subject to renewals until January of 2015.

**STAFF RECOMMENDATION**

Planning staff recommends **APPROVAL** of the attached resolution, granting a ninety (90) day time extension of Conditional Use Permits 450, 503, 508, 527, 532, 533, 540, 541, and 562 to January 31, 2015. Staff will continue to work with those operations in need of further permit compliance.

**Exhibits:**

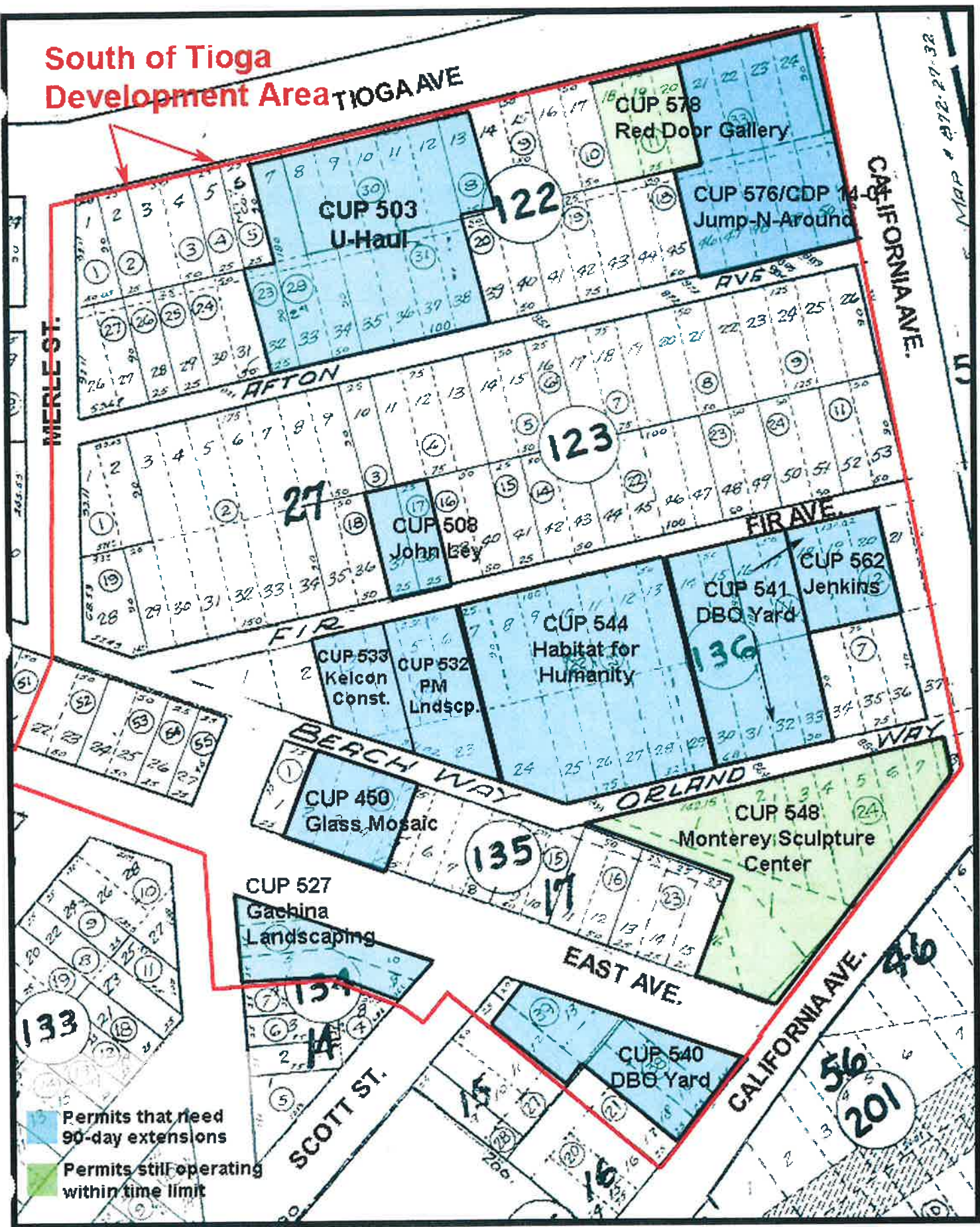
A. Locations Map of Subject Permits

**Attachment:**

Draft Resolution to approve time extensions to January 31, 2015.



**South of Tioga  
Development Area**



■ Permits that need 90-day extensions  
■ Permits still operating within time limit



CITY OF SAND CITY

RESOLUTION SC \_\_\_\_\_, 2014

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING  
TIME EXTENSIONS TO JANUARY 31, 2015 OF MULTIPLE CONDITIONAL USE  
PERMITS (CUPs 450, 503, 508, 527, 532, 533, 540, 541, & 562) TO  
CONTINUE AS INTERIM USES AT THEIR RESPECTIVE LOCATIONS  
WITHIN THE SOUTH OF TIOGA AREA**

**WHEREAS**, various conditional use permits and coastal development permits have been issued by the City Council over the years as temporary interim uses within the South of Tioga Project area until such time as revitalizing development of the area is ready to proceed; and

**WHEREAS**, Conditional Use Permit 450 is for Glass Mosaic & Tile at 1855 East Avenue, Conditional Use Permit 503 for U-Haul Rentals, Conditional Use Permit 508 is for John Ley's Tree Service on Fir Avenue, Conditional Use Permit 527 for Gachina Landscaping on East Avenue, Conditional Use Permit 532 is for PM Landscaping at the north end of Fir Avenue, Conditional Use Permit 533 is for Kelcon Construction at the north end of Fir Avenue, Conditional Use Permit 540 for DBO Development's fenced yard on Fir Avenue, Conditional Use Permit 541 for DBO Development's fenced yard on East Avenue, and Conditional use Permit 562 for Frank Lloyd Jenkins' contractor storage yard; and

**WHEREAS**, the aforementioned land use permits are subject to 90-day time extensions at the discretion of the City Council, with CUPs 450, 503, 508, 527, 532, 533, 540, 541, and 562 scheduled to terminate on October 31, 2014; and

**WHEREAS**, those businesses noted above desire to continue their operations at their current locations within Sand City, and in accordance with the terms of their respective use permits, time extensions of those permits are now necessary for their continued operation; and

**WHEREAS**, granting temporary continuations of these uses are not foreseen to impede efforts of revitalizing and developing the South of Tioga planning area, and continuation of these activities as interim uses qualifies as a Categorical Exemption under CEQA (California Environmental Quality Act) Guidelines, Section 15301; and

**WHEREAS**, the City Council of Sand City has accepted the findings for approving time extensions to January 31, 2015 for CUP 450, CUP 503, CUP 508, CUP 527, CUP 532, CUP 533, CUP 540, CUP 541, and CUP 562, as outlined in the City staff report, dated October 6, 2014.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Sand City does hereby grant time extensions for CUP 450, CUP 503, CUP 508, CUP 527, CUP 532, CUP 533, CUP 540, CUP 541, and CUP 562, to January 31, 2015, subject to the terms and conditions within each of those aforementioned Permits.

**PASSED AND ADOPTED**, time extensions to January 31, 2015 for CUP 450, CUP 503, CUP 508, CUP 527, CUP 532, CUP 533, CUP 540, CUP 541, and CUP 562 by the City Council of Sand City this \_\_\_\_ day of October, 2014, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED

ATTEST

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

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

AGENDA ITEM

5F

# Memo

**To:** City Council  
**From:** Interim City Administrator/Executive Director  
**Date:** October 14, 2014  
**Subject:** Review of City Contribution/Donation

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Enclosed is a request from one organization for support and contribution for FY 2014-15. After reviewing this request, the following donation is recommended:

1) Salvation Army Thanksgiving Food Drive - \$300

If any Council member wants to discuss this request or to propose a different contribution, then this item should be pulled from the consent calendar for discussion with the full Council.

The following finding is specified in the annual City/Successor Agency Budget: *"The Sand City Council finds that it is a valid public purpose and in the best interest of this small city to support and participate in various community programs and activities of the larger Monterey Peninsula area. This support includes not only the City's financial contributions outlined in the attached pages but also the active involvement/participation by council members, city staff, Sand City businesses and citizens. This is Sand City's pledge and commitment of support for the larger regional community in which it is an active and dedicated member".*



DOING THE MOST GOOD

# Will you share your blessings with the hungry and hurting this Thanksgiving?



Thanksgiving is such a wonderful holiday! It's about family, togetherness, and counting your blessings. But many who flock to our doors at Thanksgiving have no blessings, no sense of belonging — no comfort at all. For these folks, The Salvation Army is their family. We're all they have.

That's why we need your Thanksgiving gift right away. It will help us give people in need nutritious food, a sense of hope — and a reason to be thankful.

Your gift today will make a real difference — providing food and comfort for those who are struggling.

Give online! Visit [www.SalArmy-GSTATE.org](http://www.SalArmy-GSTATE.org)

**God bless you for sharing your blessings with the less fortunate this Thanksgiving!**

RECEIVED  
OCT 02 2014

CITY OF SAND CITY



SA-0324

**◇ YES** — I will share my blessings! Please use my gift to feed the hungry and hurting this Thanksgiving.

Enclosed is my gift of \$ \_\_\_\_\_.

- Please make your check payable to The Salvation Army.
- Tell me how a gift can bring lifetime income and tax benefits.
- Please let me know how I can include The Salvation Army in my will.

City of Sand City  
City Hall  
1 Sylvan Way  
Sand City, CA 93955-3039

The Salvation Army  
P.O. Box 1884  
Monterey, CA 93942-1884



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0002013

AGENDA ITEM

5G



**CITY OF SAND CITY**

**RESOLUTION SC \_\_\_\_, 2014**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY CONTINUING AND  
UPDATING THE APPOINTMENTS TO VARIOUS LOCAL AND REGIONAL  
AGENCIES AND BOARDS, AS AMENDED, EFFECTIVE OCTOBER 21, 2014**

**WHEREAS**, the Sand City Council has appointed representatives who have represented the City of Sand City well in the past on their respective board assignments; and

**WHEREAS**, the attached Sand City Representatives List also reflects Staff appointments to various agencies and organizations; and

**WHEREAS**, the Sand City Representatives List also includes the appointments of Sand City business owners, City Administrator-Staff Members, and property owners to Advisory Committees as listed in Section D of the attached Exhibit A; and

**WHEREAS**, it is necessary to update the list of the Sand City representatives from time to time.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Sand City hereby extends the appointments including changes as listed on Exhibit A, attached hereto and incorporated herein by this reference.

**PASSED AND ADOPTED** by the City Council this \_\_\_\_, day of October, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

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

ATTEST:

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

EXHIBIT A

SAND CITY REPRESENTATIVES LIST

**A. SELECTION OF VICE-MAYOR and SUCCESSOR AGENCY VICE-CHAIR  
Year 2014: Mary Ann Carbone Carbone**

**B. APPOINTMENT OF CITY REPRESENTATIVES TO VARIOUS AGENCIES/  
ORGANIZATIONS - Year 2014**

		<u>Agency Telephone</u>
<u>AMBAG</u>	Board: Mayor David Pendergrass/Mary Ann Carbone Technical/Planning: Todd Bodem/Charles Pooler	883-3750
Ambag: (RAC) Regional Advisory Committee	Todd Kruper	883-3750
<u>Chambers of Commerce</u>	Sand City/Seaside: Linda Scholink/Todd Bodem MPCC: Todd Kruper/ Todd Bodem MoCo Convention & Visitors Bureau: Todd Kruper	394-6501 648-5360 657-6400
<u>Community Human Services</u>	Board: Mary Ann Carbone/Linda Scholink	899-4131
<u>FORA</u>	Board: Mayor David Pendergrass/Mary Ann Carbone Admin.Committee: Todd Bodem Working Group: Todd Bodem	883-3672
<u>League of Ca.Cities Legislative Liaison Team</u>	Mayor David Pendergrass	915-8293
<u>MBAIF/MBASIA</u>	Todd Bodem/Linda Scholink	438-0267
<u>Mty Bay Area Self Ins. Authority</u>		
<u>MCCVB Advisory Council</u>	Todd Kruper	1-877-Monterey
<u>MRWPCA</u> (Mty Reg. Water Pollution Control Agency)	Board: Mayor David Pendergrass/Mary Ann Carbone Tech Comm: Todd Bodem/Leon Gomez	372-3367
<u>Mosquito Abatement District</u>	Board: Michael Morris	373-2483
<u>Monterey County Bus. Council</u>	Todd Bodem/Linda Scholink	833-9443
<u>Monterey County Commission on Disabilities</u>	Mary Ann Carbone	755-5117
<u>MoCo Integrated Waste Management (Task Force)</u>	Todd Kruper/ Alternate: Charles Pooler	755-8909
<u>Monterey-Salinas Transit District (MST)</u>	Board: Mayor David Pendergrass Alternate: Todd Kruper	1-888-678-8271
<u>National Monument Committee</u>	Board: Todd Kruper	884-1278
<u>Regional Taxi Authority</u>	Board: Mayor David Pendergrass Alternate: Todd Kruper	1-888-678-8271
<u>Sanctuary Scenic Trail</u>	Board: Todd Bodem/Charles Pooler	755-0903
<u>Sand City Oversight Board (Successor Agency)</u>	Board: Todd Bodem/Linda Scholink Alternate: Kelly Morgan	394-3054
<u>Seaside County Sanitation</u>	Board: Mayor David Pendergrass/Craig Hubler	899-6200
<u>TAMC</u>	Board: Todd Bodem BIKE: Charles Pooler RAIL: Todd Bodem/Leon Gomez TAC: Todd Bodem/Leon Gomez	755-0903
<u>Monterey Regional Waste Management District</u>	Board: Mayor David Pendergrass Tech Comm: Todd Bodem/Charles Pooler	384-5313 755-8923

EXHIBIT A

SAND CITY REPRESENTATIVES LIST

<u>Monterey Peninsula Water Management District</u>	Director: Mayor David Pendergrass (appt. by Myrs Selection Comm.) Policy Advisory Committee: Mayor David Pendergrass/Todd Bodem Technical Advisory: Todd Bodem	658-5600
<u>MPWMD Ordinance 152 Oversight Panel</u>	Mayor David Pendergrass /Todd Kruper	658-5600
Monterey Peninsula Regional Water Authority (MPRWA)- JPA	Board: Mayor David Pendergrass Alternate: Vice Mayor Mary Ann Carbone Board: Mayor David Pendergrass/ Todd Bodem Legal Counsel: Jim Heisinger TAC: Todd Bodem /Leon Gomez BUDGET: Todd Bodem	641-0113
<u>WaterMaster Board</u>		

**C. ASSIGNMENT OF COUNCIL MEMBERS TO COUNCIL SUBCOMMITTEES  
Year 2014**

<u>Budget &amp; Personnel:</u>	Jerry Blackwelder/Mary Ann Carbone ( Staff: Todd Bodem & Linda Scholink)
<u>City Hall Remodel</u>	Todd Kruper, Craig Hubler
<u>Coastal Issues &amp; Development</u>	Mayor David Pendergrass and Jerry Blackwelder (Staff: Todd Bodem, Charles Pooler & Linda Scholink)
<u>Parks &amp; Open Space</u>	Mary Ann Carbone/Todd Kruper. (Staff: Todd Bodem & Charles Pooler)
<u>Public Safety</u>	Todd Kruper/Jerry Blackwelder (Staff: Todd Bodem, Chief Klein & Linda Scholink)
<u>Housing</u>	Mayor David Pendergrass/Craig Hubler (Staff: Todd Bodem/Charles Pooler)
<u>HCP/Habitat Issues Comm.</u>	Mayor David Pendergrass/Todd Kruper (Staff: Todd Bodem/Charles Pooler)

**D. APPOINTMENTS TO ADVISORY COMMITTEES - Year 2014**

**DESIGN REVIEW COMMITTEE** (2-year appointment)  
Andy Briant (term expires January 2015), Sand City business owner  
Todd Kruper (appointed by Council 04/04/06), Sand City business owner (term exp. January 2016 )  
Charles Pooler Lindberg (term expires January 2016), retired Sand City business owner  
Paul Davis Jr. (term expires January 2016), architect  
Primary Staff: (Todd Bodem & Charles Pooler)  
New Member ?

**ARTS COMMITTEE** (Annual appointments - Term Expires January 2015)  
Craig Hubler, Sand City resident, council member, local artist (Chair)  
Maya Freedman, Sand City Resident  
Nick Tortorelli, Business Owner  
Holly Temple, Business Owner  
Keirstyn Berlin, Local Artist  
Primary Staff: (Todd Bodem/Linda Scholink)

**CITY PARKING STUDY COMMITTEE**  
Todd Kruper, Council member  
Terry Ream, Businessman/Property Owner  
David Spralding, Property Owner  
(Primary Staff: Todd Bodem, Chief Klein, Charles Pooler)  
New Member ?

**WEST END OVERSIGHT COMMITTEE**  
Todd Kruper, Council Member  
Todd Bodem, City Administrator  
Linda Scholink, Director of Administrative Services  
Michael Klein, Police Chief  
Harvey Drone, Public Works Foreman

Update: 10/15/2014

**AGENDA ITEM  
5H**

CITY OF SAND CITY

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STAFF REPORT

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OCTOBER 14, 2014  
(for City Council Consideration on November 4, 2014)

TO: Mayor & City Council  
FROM: Charles Pooler, Associate Planner  
SUBJECT: 2015-2023 Sand City Housing Element Update

**BACKGROUND**

The Housing Element is but one portion of a City's General Plan. Whereas there are no specific time lines/deadlines for updates to a City's General Plan, the Housing Element is mandated to be routinely updated. Previously, updates were to be once every five (5) years; however, State requirements now specify once every eight (8) years, to coincide with scheduled re-evaluation of a region's Regional Housing Needs Assessments (RHNA). Sand City's Housing Element was last updated in 2009, and is approaching its mandated update. This update must be accepted by the Department of Housing and Development by December 31, 2015. Planning staff consulted with Tad Stern and Jennifer Gastelum from Pacific Municipal Consultants (PMC) in August of 2014 regarding an update to the Housing Element. PMC has previously prepared Housing Element updates for Sand City, and also prepared the complete General Plan update in 2002. Attached is PMC's proposed "Scope of Work" and the estimated costs associated with this update.

**BUDGETARY DISCUSSION**

The current contract for consulting services with PMC, approved by the City Council on June 3, 2014 (see Attachment 2), establishes a budget of \$50,000 towards PMC services. Exhibit A of that contract includes an estimate of \$20,000 to \$30,000 towards performing the Housing Element Update. The October 3, 2014 'Scope of Work' and budget proposal (Attachment 1) identifies an expense of \$29,882 (excludes optional tasks listed as 'Task 9' of the submitted Scope of Work).

**RECOMMENDATION**

Staff recommends **APPROVAL** of the attached resolution to dedicate \$30,000 of the \$50,000 contract budget (approved in June of 2014) towards completing the City's Housing Element update.

**ATTACHMENTS:**

1. PMC Proposal Letter and Anticipated Scope of Work
2. Resolution SC14-41 - Approving Annual Service Contract with PMC
3. Draft Resolution (for Council Consideration) dedicating \$30,000, of the service contract's \$50,000 set aside, towards completing the 2015-2023 Housing Element Update.



October 3, 2014

Charles Pooler  
**CITY OF SAND CITY**  
1 Sylvan Park  
Sand City, CA 93955

**RE: 2015-2023 HOUSING ELEMENT UPDATE**

Dear Mr. Pooler:

PMC is pleased to provide you with this proposal to assist the City of Sand City in preparing its 2015–2023 Housing Element update.

PMC's Housing and Community Development team has considerable experience working with the California Department of Housing and Community Development (HCD), having completed over 59 certified Housing Elements since 2008, 35 of which were certified after a single round of review. PMC has had great success in guiding jurisdictions through HCD's new streamlined review process. In the 5<sup>th</sup> cycle, we have certified 15 Housing Elements and earned conditional compliance for an additional nine Housing Elements, many of which were expedited through the streamlined review process.

The project team, led by Jennifer Gastelum, has over 13 years of experience in managing the preparation of Housing Elements. Ms. Gastelum will direct the Housing Element update from the Sacramento office, and Amy Sinsheimer will manage the update and serve as your day-to-day contact with assistance from associate planner Courtney Wood.

PMC has worked closely with City staff on the previous Housing Element update and thus is familiar with the City's specific policies, resources, and opportunities. We will leverage this knowledge to ensure that the Housing Element update process is smooth and the final document meets the unique needs of the Sand City community.

The following scope, budget, and schedule are targeted to ensure that the updated Housing Element complies with new state laws and identifies adequate sites to meet Sand City's 2014–2023 Regional Housing Needs Allocation (RHNA). We are flexible in our approach and look forward to working with you to refine and finalize our work plan.

We are excited for the opportunity to assist Sand City with the Housing Element update and look forward to hearing from you. Please contact Ms. Gastelum at (866) 828-6762 ext. 10258 if you have any questions on the proposed scope of work.

Sincerely,

  
Philip O. Carter  
President

POC:jgsw:ssw:ak

  
Jennifer Gastelum  
Project Manager

## SCOPE OF WORK

### TASK 1 PROJECT INITIATION AND KICKOFF MEETING

PMC will communicate with City staff via phone and e-mail, and will prepare for and attend a kickoff conference call to exchange information and initiate work on the Housing Element update. At the meeting, PMC will:

- Review the scope of work and schedule.
- Discuss information sources.
- Identify the City's critical housing needs and current housing developments.
- Discuss the desired style and format of the Housing Element.
- Review Housing Element legal requirements.
- Provide a list of data needs, which may include but is not limited to:
  - Current fee schedules and information regarding permit processing.
  - Updates to GIS data.
  - Current versions of new and proposed plans.

**Task 1 Deliverables:** Kickoff meeting agenda and data needs list (electronic copy in PDF), attendance at one (1) kickoff meeting conference call.

### TASK 2 HOUSING ELEMENT ASSESSMENT

PMC will review documents relevant to the Housing Element update, including but not limited to the following:

- 2009–2014 Housing Element
- Housing Element Annual Progress Reports
- General Plan and Environmental Impact Report
- Municipal Code/Zoning Code

As noted in Task 1, PMC will provide City staff with a detailed list of documents and data needed.

PMC will work closely with the City to determine the status, effectiveness, and appropriateness of the 2009–2014 housing program. PMC will gather and document all available information regarding specific accomplishments. In addition to reviewing the policy program for results achieved, PMC will evaluate the program for compliance with state housing laws and identify and document any omissions or deficiencies. Findings from the evaluation will be detailed in a matrix to be included in the draft Housing Element and used as a basis for program revisions for the new planning period.

**Task 2 Deliverables:** Review of housing programs to be included in the current Housing Element.



## **TASK 3 PREPARE HOUSING ELEMENT COMPONENTS**

### **3.1 Housing Needs Assessment**

Pursuant to state law (Government Code Section 65583(a) and Senate Bill 375), PMC will update the Housing Needs Assessment with data from the 2010 US Census, American Community Survey, and other relevant sources. The updated needs assessment will include the following:

- **Population and demographics:** population trends and projections, race and ethnicity, and population age
- **Household characteristics:** number, size, and type of existing households, and characteristics of lower-income households (including extremely low)
- **Employment and income:** employment by industry, occupation of employed residents, and income trends
- **Housing stock characteristics:** housing types and conditions, overcrowded households, and vacancy rates
- **Housing costs and affordability:** home sale price trends, rental costs, affordability for households at all income levels, and overpayment
- **Special housing needs:** special housing needs of persons with disabilities (including persons with developmental disabilities), seniors, large households, female-headed households
- **At-risk housing:** inventory and analysis of existing affordable units at risk of converting to market rate during the planning period
- **Opportunities for energy conservation:** pursuant to Senate Bill 375 and Assembly Bill 32, an inventory and analysis of opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development

### **3.2 Housing Constraints**

PMC will update the analysis of potential and actual governmental and non-governmental constraints to meeting housing needs (pursuant to Government Code Section 65583(a)(4, 5)), including land use controls, fees and exactions, permit processing procedures, and building codes and code enforcement, as well as land and construction costs, and the availability of financing. PMC will identify potential programs and strategies to reduce identified constraints.

### **3.3 Housing Resources and Opportunities**

PMC will work closely with City staff to identify physical, programmatic, and financial resources available to meet housing needs. The analysis will include the RHNA analysis, updated housing sites inventory, financial resources, and regulatory incentives for housing.

- **Sites Inventory and RHNA Analysis:** According to the RHNA (2014–2023) prepared by the Association of Monterey Bay Area Governments, Sand City has a housing production goal of 55 units, which is a decrease of 65 units from the previous cycle (the City's 2007–2014 RHNA was 120 units). PMC will prepare an inventory, map, and analysis that clearly illustrate the city's capacity to accommodate the 2014–2023 RHNA.



- **Financial and Programmatic Resources:** PMC will update financial and programmatic resources available for affordable housing programs, including City, Monterey County, and state funding programs as well as private sector resources. We will assess current and potential housing programs to recommend future programs that will support the City's housing objectives.

### **3.4 Unaccommodated Need from the Previous Housing Element per Assembly Bill 1233**

Per AB 1233, if a Housing Element failed to identify adequate sites to accommodate the regional housing need in the prior planning period, then the City must carry forward the unaccommodated portion of the RHNA from the prior planning period. PMC has worked with cities regarding AB 1233 and is familiar with the requirements.

In order to minimize the number of units that must be carried forward, PMC will first work to identify the City's capacity during the 2009–2014 Housing Element cycle. From there, PMC will add the carryover from the previous period to the current RHNA of 55 units. The land inventory will then assume this new number as total need and will work to identify sites to accommodate the carryover as well as the 55 units from the 5th round RHNA.

### **3.5 Housing Program and Quantified Objectives**

PMC will work with City staff to update goals, policies, and programs to address identified housing needs and constraints based on the effectiveness and continued appropriateness of existing programs, information received through public outreach, the analysis of constraints, and findings from the needs assessment. Programs will address all new state requirements, as well as development controls, regulatory incentives, fair housing programs, and sources of affordable housing funding. Programs describe specific steps for implementation along with a time frame and responsible department.

**Task 3 Deliverables:** *Updated needs assessment, constraints analysis, unaccommodated need analysis, inventory of housing resources, and housing program and quantified objectives to be incorporated into the administrative draft Housing Element.*

## **TASK 4 PUBLIC PARTICIPATION**

PMC will assist with facilitation of the Housing Element community outreach program consistent with state and federal laws to solicit input from all segments of the community, including housing development professionals, residents, businesses, service groups, youth, seniors, and various stakeholders.

### **4.1 Community Workshop/City Council Study Session**

PMC will prepare for and attend one community workshop/City Council study session to gather feedback, ideas, and information from the community regarding housing needs and conditions. PMC will identify and prepare a list of stakeholders, including known community groups and agencies serving low- and moderate-income households and persons with special needs. PMC will prepare a notice announcing the meeting as well as a meeting agenda and presentation materials. City staff will deliver the notice directly to the stakeholder list via regular or electronic mail.

### **4.2 Public Hearing**

PMC will prepare for and attend one City Council meeting to present the Housing Element for review and comment prior to submitting the document to HCD for the initial 60-day review period. PMC will coordinate closely with staff in preparation for the meeting and will provide presentation materials,

including a PowerPoint presentation. The cost estimate for this task assumes that City staff will prepare and post meeting notices and will prepare the staff report.

Following the review period, the City will be responsible for presenting the Housing Element to the City Council for review and adoption.

**Task 4 Deliverables:** Attendance at one (1) community workshop/study session and one (1) City Council hearing; presentation materials for the workshop and City Council hearing (PowerPoint presentation); summary of public outreach efforts and activities for inclusion in the Housing Element.

## **TASK 5 DRAFT AND FINAL HOUSING ELEMENT**

PMC will prepare draft documents in a clear, user-friendly format that meets HCD requirements. All documents will be prepared in Microsoft Word and/or Excel.

### **5.1 Administrative Draft Housing Element**

PMC will incorporate the components described in Task 3 into a comprehensive, formatted administrative draft Housing Element. The administrative draft will be submitted to City staff for review. The schedule assumes that staff will complete its review within 14 days of receipt of the draft. PMC requests that we receive one consolidated set of City comments on the draft.

### **5.2 Public Review Draft Housing Element**

PMC will address staff comments to the administrative draft and prepare a public review draft Housing Element. PMC will incorporate comments and revisions from staff's review of the administrative draft, as directed, prior to issuing the draft for public review and submitting the draft to HCD.

### **5.3 Final Housing Element**

PMC will prepare a final Housing Element that incorporates any changes to the public review draft from the Planning Commission/City Council, City staff, and HCD.

**Task 5 Deliverables:** Electronic copies (in Word and PDF) of the administrative draft, public review draft, and final Housing Element; one (1) hard copy each of the public review draft and final Housing Element.

## **TASK 6 HCD REVIEW AND CERTIFICATION**

PMC maintains strong working relationships with HCD reviewers, and because PMC is located in close proximity to the HCD office, staff is able and willing to meet with HCD staff as needed. PMC staff is very familiar with the HCD review processes, including the new streamlined review system. PMC will serve as the City's liaison to HCD. This service will include:

- Submittal of the draft Housing Element to HCD along with a submittal letter and completed streamlined review checklist for the 60-day review.
- Meetings and/or conference calls with HCD staff and City staff to answer questions and address any issues.
- Submittal of the adopted Housing Element to HCD for final 90-day review and certification.

**Task 6 Deliverables:** *Two submittals to HCD including cover letters, the streamlined review checklist, and printed copies of the Housing Element with highlighted changes and additions; e-mails and memorandums to address HCD questions and comments, as needed; and proposed revisions to the Housing Element resulting from HCD comments incorporated into the Housing Element in a strikethrough format for review and approval by City staff.*

## **TASK 7 ENVIRONMENTAL REVIEW**

PMC recommends preparation of an initial study/negative declaration (IS/ND) for the Housing Element update. The IS/ND will consist of a project description, California Environmental Quality Act (CEQA) environmental checklist, discussion of environmental issues, and references. The project description will summarize the proposed Housing Element revisions and areas of the city affected by specific programs that may have significant impacts. It will also include general location maps showing the areas of the city affected by those proposed programs. All final environmental documentation will be consistent with CEQA. This scope assumes a single set of comments from the City. PMC will revise the IS/ND based on City staff comments and prepare the revised document for public circulation. PMC will be available to address the environmental review during the public hearing process.

After the 30-day review period has expired, PMC will work with City staff to consider any written comments received. PMC will then prepare a final IS/ND that consists of written public and agency comments received on the IS/ND, responses to those comments, and errata of any changes to the document. The final environmental document will be approved concurrently with the final Housing Element.

The budget for the IS/ND assumes that PMC can use data from readily available sources (e.g., previously prepared IS/ND, the City's GIS, General Plan, engineering reports, master plans, and previous technical studies).

**Task 7 Deliverables:** *Electronic versions of administrative draft, draft and final IS/ND (Word and PDF).*

## **TASK 8: PROJECT MANAGEMENT/COORDINATION**

PMC will coordinate with the City as needed to complete the Housing Element update in an efficient and timely fashion. The project team will be available to check in over the phone as needed.

**Task 8 Deliverable:** *Project coordination as needed throughout the project schedule.*

## **OPTIONAL TASK 9 REZONE PROGRAM AND ZONING TEXT AMENDMENTS**

### **9.1 Rezone Program (TBD)**

As part of the 4<sup>th</sup> round Housing Element, the City committed to rezoning three acres in the area of town known as "South of Tioga" to accommodate the City's remaining lower-income RHNA (37 units). Based on conversations with City staff this was not completed. Once the City has decided how to proceed with the rezoning efforts, PMC can assist with the implementation of this program.

PMC can utilize the information in the existing Housing Element to create a series of maps depicting the rezoning of the subject lots as specified in the Housing Element. A draft of this work will be provided to the City for review and comment prior to use. This task assumes that the City will provide all necessary GIS data, including but not limited to parcels, ownership data, and existing General Plan, zoning, and specific plan data. City staff will be responsible for presenting the zoning amendment at City Council for

adoption. PMC will review staff reports, public hearing notices, draft resolutions for recommendation, and presentation materials for comments and recommendations. A more detailed scope of services can be provided if the City would like assistance with this process.

### **9.2 Text Amendment to Comply with Streamlined Certification Process**

The PMC team will process a text amendment to bring the City's Zoning Ordinance into full compliance in order to be eligible for streamlined review. PMC will work with City staff and decision-makers to:

- Update the City's Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.
- Amend the City's density bonus ordinance in compliance with Government Code Section 65915.

City staff will be responsible for presenting the zoning amendment to City Council for adoption. PMC will review and comment on staff reports, public hearing notices, draft resolutions for recommendation, and presentation materials prepared by City staff.

***Optional Task 9 Deliverables:** Draft zoning maps specifying existing and proposed zoning designations and land use designations; one (1) administrative draft, one (1) public review draft, and one (1) final Zoning Ordinance amendment text in Word and PDF.*

## **HOUSING ELEMENT STREAMLINED PROCESS**

HCD has established five criteria for streamlined review eligibility. Based on our initial review, the City is in compliance with two of the five criteria. In order for the City to qualify for HCD's new streamlined process, the following zoning code amendments need to be in place by the time the Housing Element is submitted to HCD for review. As an optional task PMC will work with the City to complete the zoning amendments in order to be eligible for streamlined review.

Requirement	Status/Actions Needed
	<p>Rezone the desalination plant property to Public Facilities (PF) so that, if necessary in the future, an emergency shelter large enough to meet the City's need (two beds) can be constructed there as specified in the implementation Program 4.4.1.F of the City's existing Housing Element.</p>
Rezones	<p>Rezone the area of town known as "South of Tioga" as a mixed-use project with a large housing component. It is expected that at least 200 dwelling units will be constructed in the South of Tioga area, with a minimum requirement of at least 15 percent affordable to low- and moderate-income households.</p>
Emergency shelters	<p>Status: Will need to be completed in order to be eligible for streamlined review.</p> <p>Revise the Zoning Ordinance to comply with the requirements of Senate Bill 2 regarding emergency shelters (Programs 4.4.1.E and 4.4.1.F).</p>
Transitional and supportive housing	<p>Status: Completed Ordinance SC 10-05, 2010</p> <p>Revise the Zoning Ordinance to allow for transitional and supportive housing in all residential zones (Program 4.4.1.G).</p> <p>Status: Will need to be completed in order to be eligible for streamlined review.</p>
Reasonable accommodation policy, procedure, or ordinance	<p>Revise the Zoning Ordinance to provide for clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing (Program 4.4.1.I).</p> <p>Status: Completed Ordinance SC 07-02, 2007</p>
Density bonus ordinance (since January 2005)	<p>Revise the Zoning Ordinance to comply with new state density bonus guidelines.</p> <p>Status: Will need to be completed in order to be eligible for streamlined review.</p>

**SCHEDULE**

PMC anticipates that the 2015–2023 Housing Element will be eligible for HCD’s new streamlined review process with the above zoning code amendments and thus will likely achieve conditional compliance after only one round of review. With a fall 2014 start date, PMC anticipates that the updated Sand City Housing Element will be adopted in June 2015 and certified in August 2015 which is well before the December 31, 2015, deadline.

Time Frame	Task
<b>2014</b>	
October 2014	Project kickoff meeting
October – January 2015	Prepare rezone and zoning text amendments (optional)
November – February 2015	Prepare administrative draft Housing Element
<b>2015</b>	
January 2015	Community workshop/study session
February	City staff review of administrative draft
March	Prepare public review draft Housing Element
March 17	City Council hearing to submit draft
March – May	HCD review (up to 60 days)
May	Conference call with HCD prior to receiving a letter to address any questions or issues; City receives a “conditional compliance” letter from HCD
June 2	City Council hearing to adopt Housing Element
June – August*	HCD review and certification (up to 90 days)

*\*Note: Once the City has received its conditional compliance letter from HCD, it is typical for HCD to provide a certification letter within a shorter time frame than 90 days.*

## BUDGET

PMC's estimated total fee to prepare the City's 2015–2023 Housing Element is \$29,882, not including optional tasks. This is a not-to-exceed cost, to be billed on a time-and-materials basis. A budget for optional tasks will be provided after a discussion with the City to confirm approach. This estimate is based on our understanding of the project and the scope of work outlined herein, and includes all costs associated with stated deliverables.

PMC's standard billing practice is monthly on a percentage completed basis. If permitted, we would request this billing process rather than a billing upon completed milestone basis.

PMC is available to attend additional public hearings and community meetings at a cost of \$1,200 per meeting.

## BILL RATES

Staff	Hourly Rate
Project Director	\$130
Project Manager	\$115
CEQA Project Manager	\$190
CEQA Planner	\$95
Senior Planner	\$115
Associate Planner	\$95
GIS Analyst	\$115
Administrative Assistance	\$65



## COST SCHEDULE

Task	Cost
Task 1. Project Initiation and Kickoff Meeting	\$820
Task 2. Housing Element Assessment	\$1,480
Task 3. Prepare Housing Element Components	
3.1 Housing Needs Assessment	\$2,570
3.2 Housing Constraints	\$2,570
3.3 Housing Resources and Opportunities	\$2,080
3.4 Unaccommodated Need	\$1,440
3.5 Housing Program and Quantified Objectives	\$1,440
Task 4. Public Participation	
4.1 Community Workshop/CC Study Session (1)	\$1,710
4.2 Public Hearings (1)	\$1,200
Task 5. Draft and Final Housing Element	
5.1 Administrative Draft	\$2,090
5.2 Public Review Draft	\$1,860
5.3 Final Housing Element	\$1,250
Task 6. HCD Review and Certification	\$2,960
Task 7. Environmental Review	\$5,130
Task 8. Project Management/Coordination	\$1,180
Task 9. Rezone Program and Text Amendments(Optional)	
9.1 Rezone Program (Optional)	TBD
9.2 Text Amendments (Optional)	\$1,740
Direct expenses (printing)	\$102
<b>Total (not including optional tasks)</b>	<b>\$29,882</b>



## **HOUSING ELEMENT EXPERIENCE**

PMC understands that each community has unique housing conditions and challenges. We also understand the complex regulatory requirements that accompany the Housing Element certification process. PMC has partnered with cities and counties throughout California to prepare Housing Elements that address local needs as well as statutory requirements.

PMC's Housing and Community Development team has a 100% success rate in achieving HCD certification, certifying 59 housing elements since 2008, of which 35 were certified after a single round of review. In the 5<sup>th</sup> cycle, we have certified 15 Housing Elements and earned conditional compliance for an additional nine Housing Elements, many of which were expedited through the streamlined review process.

In addition to Housing Element preparation, team members are experienced in program implementation including zoning code amendments and ordinances, as well as day-to-day program oversight.

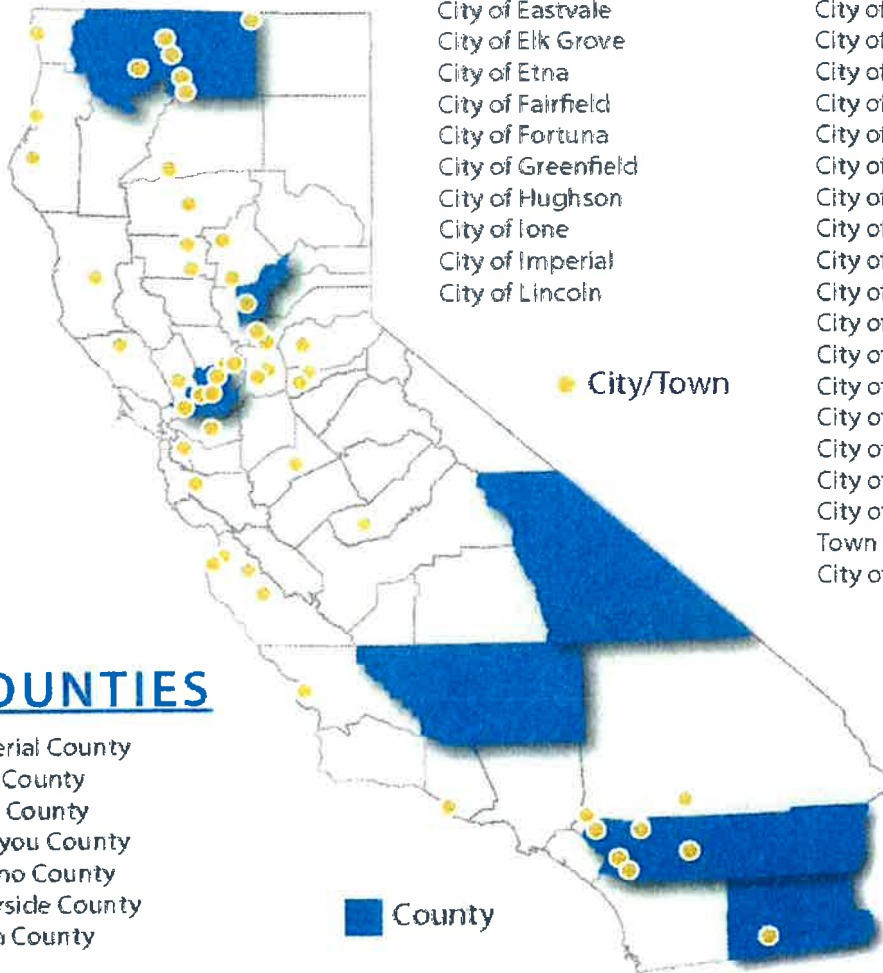


## CITIES AND TOWNS

City of Alameda  
 City of Anderson  
 City of Arcata  
 City of Auburn  
 City of Biggs  
 City of Calimesa

City of Chico  
 City of Clayton  
 City of Coachella  
 City of Cloverdale  
 City of Crescent City  
 City of Davis  
 City of Dixon  
 City of Dunsmuir  
 City of Eastvale  
 City of Elk Grove  
 City of Etna  
 City of Fairfield  
 City of Fortuna  
 City of Greenfield  
 City of Hughson  
 City of Lone  
 City of Imperial  
 City of Lincoln

City of Los Altos  
 City of Madera  
 City of Marysville  
 City of Montague  
 City of Monterey  
 City of Morro Bay  
 City of Mt. Shasta  
 City of Ontario  
 City of Orland  
 City of Oxnard  
 City of Plymouth  
 City of Rancho Cordova  
 City of Red Bluff  
 City of Roseville  
 City of Sand City  
 City of Soledad  
 City of Suisun City  
 City of Temecula  
 City of Tulelake  
 City of Twentynine Palms  
 City of Vallejo  
 City of West Sacramento  
 City of Wildomar  
 City of Willits  
 City of Willows  
 Town of Yountville  
 City of Yreka



## COUNTIES

Imperial County  
 Inyo County  
 Kern County  
 Siskiyou County  
 Solano County  
 Riverside County  
 Yuba County

## **KEY STAFF MEMBERS**

### **JENNIFER GASTELUM, PROJECT DIRECTOR**

Jennifer Gastelum brings over 13 years of experience that includes projects throughout California, Nevada, and Washington. She is experienced in managing the preparation of Housing Elements, housing needs assessment reports and housing condition surveys, consolidated plans, and affordable housing strategies and various affordable housing studies. Her most recent housing policy experience includes Housing Element updates for over 40 California cities.

Ms. Gastelum prepared a Regional Housing Strategy and Fair Share Housing Allocation Plan for Pierce County, Washington. She previously represented the City of Rancho Cordova at the Planners' Roundtable process to determine the Fair Share methodology and allocations for the multi-county Sacramento Area Council of Governments. In addition, she developed Affordable Housing Best Practices Strategies for El Dorado County and Placer County, which included inclusionary housing recommendations and identifying zoning and infill incentives. Ms. Gastelum completed the CDBG Consolidated Plan for the City of Rancho Cordova in conjunction with the preparation of the Redevelopment Blight Assessment and Housing Element. She also assisted with the completion of the New Rochelle (New York) Consolidated Plan and managed the completion of the Monterey County Consolidated Plan, Action Plan, and Analysis of Impediments updates, the Lancaster County Consolidated Plan update, and the State of Nevada Consolidated Plan.

### **AMY SINSHEIMER, PROJECT MANAGER**

Ms. Sinsheimer has over 10 years of experience managing Housing Elements and zoning ordinance updates, preparing CEQA documents, and with other long-range planning. She regularly interfaces with clients and team members, coordinating work among PMC employees and attending meetings, interviews, and public hearings. She has significant experience with public outreach including for complex projects involving multiple agencies, stakeholders, and team members. Ms. Sinsheimer's responsibilities include marketing, proposal writing, research, writing, and review of documents. She has worked on over 15 Housing Elements so far in the 5<sup>th</sup> cycle and recently received conditional compliance for the City of Marysville Housing Element update. She prepared Housing Elements during the 3<sup>rd</sup> and 4<sup>th</sup> cycles and has worked closely with staff at HCD to achieve certification for her clients. Ms. Sinsheimer prepared Housing Elements during the 4<sup>th</sup> cycle for Benicia, Tulare, Pismo Beach, Grover Beach, Atascadero, Arroyo Grande, Richmond, Pacific Grove, and King City. She has also prepared Housing Element program implementation documents for Atascadero and Pismo Beach. Other recent projects managed include the City of Malibu Zoning Code update and the City of San Luis Obispo Economic Development Plan.

### **COURTNEY WOOD, ASSOCIATE PLANNER**

Ms. Wood's experience includes neighborhood revitalization plans, downtown plans, General Plans, and Housing Element updates for cities throughout California and the West. Ms. Wood has extensive experience conducting innovative community engagement programs for municipal planning projects including workshops, open houses, design charrettes, and web-based participation. Her skills include data collection and analysis, policy writing, and outreach management.

**CITY OF SAND CITY**

**RESOLUTION SC 14-41, 2014**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING A CONTRACT WITH PACIFIC MUNICIPAL CONSULTANTS FOR PLANNING REVIEW, AND GRANT PROCUREMENT/ADMINISTRATION SERVICES FOR FISCAL YEAR 2014-15 AT A COST NOT TO EXCEED \$50,000**

**WHEREAS**, the City of Sand City has limited staffing capabilities within the planning department; and

**WHEREAS**, Pacific Municipal Consultants (PMC) provides quality planning and grant procurement/administration services as evidenced by past work with the City of Sand City; and

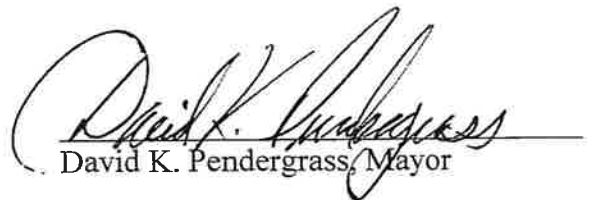
**WHEREAS**, the City Council finds it economically efficient to have contract planning services that meet the demand of development-related planning needs as they may fluctuate due to economic conditions.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Sand City hereby directs the City Administrator to enter into the contract as shown on Attachment 1 at a cost not to exceed \$50,000 for fiscal year 2014-2015 and provide for same in the upcoming fiscal year budget.

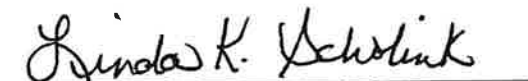
**PASSED AND ADOPTED** by the City Council of the City of Sand City this 3<sup>rd</sup> day of June, 2014 by the following vote:

**AYES:** Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

APPROVED:

  
David K. Pendergrass, Mayor

ATTEST:

  
Linda K. Scholink, City Clerk

## ATTACHMENT 1

### AGREEMENT FOR PLANNING-RELATED CONSULTING SERVICES Pacific Municipal Consultants (PMC)

This agreement is made and entered into this 3<sup>rd</sup>, day of June, 2014, by and between the City of Sand City, hereinafter referred to as "Client", and Pacific Municipal Consultants (PMC), hereinafter referred to as "Consultant".

Both Client and Consultant agree that the scope of work authorized by this agreement may contain proprietary and confidential information that may not be released to any third parties without the prior written consent of Client and Consultant.

The Client and Consultant, for mutual consideration as defined herein, agree to the following terms, services, and conditions.

#### 1. TERM

This agreement shall remain in effect from July 1, 2014 through June 30, 2015, unless extended or terminated as provided in Parts 6 and/or 7 hereof.

#### 2. SERVICES/FEE

Consultant agrees to perform professional planning and grant procurement services as requested by the Community Development Director at charge rates included in Exhibit A, attached hereto and incorporated herein by this reference. Provision of said services shall not exceed \$50,000, unless mutually agreed by both parties to this agreement.

The Client shall not pay for any other benefits or compensation. The Consultant hereby agrees and acknowledges that Consultant is an independent consultant and is not entitled to any other benefits or compensation, including but not limited to any claims for retirement benefits of the Public Employees Retirement System (PERS).

#### 3. CONFIDENTIALITY

Unless otherwise expressly authorized, Client and Consultant agree to maintain in strict confidence all advice provided by Consultant to Client, and vice versa, pursuant to this agreement.

#### 4. CONFLICT OF INTEREST

Consultant agrees not to enter into contracts or agreements for consulting or advocacy services with any parties, associations, or persons other than Client in Sand City, or the coastal zone of Monterey County without prior consultation with Client.

5. MODIFICATION OF AGREEMENT

This agreement may be amended or extended by written agreement of both Client and Consultant. Absent such written agreement, this agreement will be terminated on June 30, 2015.

6. TERMINATION

Either the Client or Consultant may cancel this agreement upon two (2) weeks written notice. In addition, the Client may cancel this contract with less than two (2) weeks notice upon failure of the Consultant to perform work assignments on a timely basis and for any illegal acts or conduct.

7. ENTIRETY OF AGREEMENT

This agreement constitutes the entire and complete agreement between Client and Consultant, and no other provisions, expectations, or performances are provided or implied. Consultant is expressly not responsible for any work products, promises, performance, lack of performance, errors, or omissions, committed by any other person, organization, corporation, or any other private, non-profit, or public entity.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the date first written above.

CLIENT:

CONSULTANT:

  
\_\_\_\_\_  
Kelly Morgan, Interim City Administrator  
City of Sand City

\_\_\_\_\_  
Philip O. Carter, President  
Pacific Municipal Consultants

## EXHIBIT A



### **Hourly Rate Schedule for 2014-2015 Planning, Environmental and Housing/Grant Assistance Services**

Principal	\$190.00
Senior Associate	\$140.00
Senior Planner	\$130.00
Associate Planner	\$ 95.00
Assistant Planner	\$ 85.00
Graphics	\$ 75.00
Administrative	\$ 60.00
Senior Biologist	\$125.00
Biologist	\$100.00
GIS Specialist	\$115.00
Housing/Redevelopment Manager	\$140.00
Housing/Grants Planner	\$115.00

### **Housing Element Update and Grant Assistance**

In addition to hourly rates for planning and related services, the following estimates are provided for the City's consideration and budgeting purposes. Detailed work programs for any specific project will be prepared at the City's request.

Housing Element Update:	\$20,000 - \$30,000
PTA Grant Applications:	\$2,500 - \$3,500 per application (two anticipated)

**CITY OF SAND CITY**

**RESOLUTION SC \_\_\_\_\_, 2014**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY DEDICATING  
\$30,000 OF THE PMC SERVICE CONTRACT BUDGET OF \$50,000 TOWARDS  
PERFORMING THE UPDATE TO THE CITY'S HOUSING ELEMENT**

**WHEREAS**, cities in California are mandated to routinely update the Housing Elements of their General Plans, subject to review and approval by the California Department of Housing and Community Development; and

**WHEREAS**, Sand City's Housing Element is now approaching its scheduled update deadline of December 31, 2015; and

**WHEREAS**, the City of Sand City has limited staffing capabilities within the Planning Department to appropriately and effectively update the Housing Element on its own; and

**WHEREAS**, on June 3, 2014, the City of Sand City executed a service contract renewal with Pacific Municipal Consultants (PMC) for Planning services at a cost not to exceed \$50,000, in which this contract identified a \$20,000 to \$30,000 estimate in performing a Housing Element update; and

**WHEREAS**, In October of 2014, PMC provided a detailed 'scope of work' and 'cost schedule' to perform an update of the City's Housing Element in the amount of \$29,882, which is consistent with the contract estimate for said service.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Sand City hereby dedicates \$30,000 of the service contract's budget of \$50,000 towards updating Sand City's Housing Element, ensuring that the appropriate funds already dedicated for general PMC services are held specifically for expenditures towards updating Sand City's Housing Element.

**PASSED AND ADOPTED** by the Sand City Council on this \_\_\_ day of October, 2014 by the following vote:

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

APPROVED:

ATTEST:

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

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



**AGENDA ITEM**  
**5I**

# MEMORANDUM

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**TO:** City Council  
**FROM:** Mayor Pendergrass  
**DATE:** October 14, 2014  
**SUBJECT:** FORA Board Meeting, October 10, 2014

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The FORA Agenda Packet can be found at: [www.fora.org](http://www.fora.org), should you desire to closely review any information included in the FORA packet.

## ITEMS 1 & 6

Procedural

## ITEM 7, CONSENT AGENDA

- a. Approve September 19, 2014 Board Meeting Minutes

*Unanimously approved.*

## ITEM 8, BUSINESS ITEMS

- a. Pollution and Legal Liability Insurance Policy
- i. Receive Pollution and Legal Liability Insurance Policy Process Update  
*Update only.*
  - ii. Authorize the Executive Officer to Select a Pollution and Legal Liability Insurance Police Provider  
*Executive Office authorized to select the insurance provided.*
- b. Preston Park – Rental Rate Policy Questions
- i. Receive a Rental Rate/Policy Presentation  
*Preston Park, FORA rental rates reviewed.*
  - ii. Approve Current Rental Rate Setting Policy/Formula  
*The rental rates were approved by majority vote, but must be returned for a second vote in November due to FORA policy of a vote that must be unanimous on the 'first round'.*
  - iii. Approve FY 2014/15 Operating and Capital Improvement Budget  
*The Budget was approved.*
- c. Executive Officer Compensation Adjustment  
*The adjustment was approved by a majority vote only. This must be returned in November for a second vote because the vote was not unanimous on the 'first round'.*

d. City of Del Rey Oaks land Sales Transaction

i. Land Sales Transaction Summary

*Del Rey Oaks land sales in the FORA area belonging to them resulted in over a million dollars to FORA coffers per agreement.*

ii. Del Rey Oaks/FORA Insurance Repayment Agreement Amendment

*Del Rey Oaks paid off their long standing liability insurance that had been paid by FORA.*

Item e-h informational only.

**ITEM 9, PUBLIC COMMENT PERIOD**

Procedural.

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

a-h information only.

**ITEM 11, ITEMS FROM MEMBERS**

No comment.

**ITEM 12, ADJOURNMENT**

Adjourned at 5:45 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, October 10, 2014 at 2:00 p.m.

910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

### AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CLOSED SESSION

- a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases
  - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961
  - ii. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856

4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

5. ROLL CALL

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

7. CONSENT AGENDA

- a. Approve September 19, 2014 Board Meeting Minutes (p. 1-2)

ACTION

8. BUSINESS ITEMS

- a. Pollution and Legal Liability Insurance Policy (p. 3-4)
  - i. Receive Pollution and Legal Liability Insurance Policy Process Update
  - ii. Authorize the Executive Officer to Select a Pollution and Legal Liability Insurance Policy Provider

INFORMATION

ACTION

- b. Preston Park - Rental Rate Policy Questions (p. 5-53)

- i. Receive a Rental Rate/Policy Presentation
- ii. Approve Current Rental Rate Setting Policy/Formula
- iii. Approve FY 2014/15 Operating and Capital Improvement Budget

INFORMATION

ACTION

ACTION

- c. Executive Officer Compensation Adjustment (p. 54-56)

ACTION

- d. City of Del Rey Oaks Land Sales Transaction (p. 57-63)

- i. Land sales Transaction Summary
- ii. Del Rey Oaks/FORA Insurance Repayment Agreement Amendment

INFORMATION

ACTION

- e. Economic Development Specialist Alternatives (p. 64-65)

INFORMATION

- f. Update on Prevailing Wage Compliance (p. 66-77) INFORMATION
- g. Quarterly Environmental Services Cooperative Agreement Update (p. 78-80) INFORMATION
- h. Base Reuse Plan Reassessment Report Categories 1 and 2 Update (p. 81-104) INFORMATION

**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. Comments on agenda items are heard under the item.

**10. EXECUTIVE OFFICER'S REPORT**

- a. Outstanding Receivables (p. 105) INFORMATION
- b. Habitat Conservation Plan Update (p. 106) INFORMATION
- c. Administrative Committee (p. 107-109) INFORMATION
- d. Veterans Issues Advisory Committee (p. 110-112) INFORMATION
- e. Post Reassessment Advisory Committee (p. 113-127) INFORMATION
- f. Regional Urban Design Guidelines Task Force (p. 128-148) INFORMATION
- g. Travel Report (p. 149) INFORMATION
- h. Public Correspondence to the Board (p. 150) INFORMATION

**11. ITEMS FROM MEMBERS**

**12. ADJOURNMENT**

**NEXT BOARD MEETING: NOVEMBER 14, 2014**

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).

**AGENDA ITEM**

**7A**

**CITY OF SAND CITY**

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**STAFF REPORT**

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**SEPTEMBER 24, 2014**  
**(For City Council Meeting on October 21, 2014)**

**TO: Mayor and City Council**

**FROM: Charles Pooler, Associate Planner**

**SUBJECT: Site Plan Renovations of the Orchard Supply Hardware Property**

**BACKGROUND**

An application was submitted by Ware Malcomb (architect firm for the project), representing Orchard Supply Hardware, for site plan and architectural review regarding renovations to the hardware store building at 800 Playa Avenue (portion of APN 011-011-029) in Sand City. The alteration of the building and garden center footprints requires site plan review and approval by the City Council. The City's Design Review Committee has reviewed and approved the exterior facade modifications and the proposed materials and colors. The proposed renovations of an existing commercial building within an urban area qualifies as a categorical exemption, per State CEQA (California Environmental Quality Act) Guidelines, Section 15301 and 15302(b).

**Site Description:**

Orchard Supply Hardware is within the Sand Dollar Shopping Center. The building consists of both concrete tilt-up and masonry block walls. The storefront has a corrugated metal facade with glass windows and entries. There are also two metal truss forms on both sides over the storefront windows and entry doors that will remain as part of the new project. The garden center's perimeter currently consists of concrete walls and chain link fencing with vertical slat screening. The loading docks, inventory storage, and customer drive-thru pick-up are located at the rear along Metz Road.

**Design Review Committee (DRC):**

The City's Design Review Committee (DRC) held a public hearing on September 25, 2014 to consider the project's exterior architectural modifications. This review addressed the exterior wall designs, materials, and the new exterior colors. A design permit was approved for the project, incorporating staff's recommended exterior color changes, of which the applicant was in agreement. There has been a delay in scheduling the Council's public hearing on this project in order to acquire additional information necessary in evaluating stormwater control requirements and water allocation needs that had no bearing on the architectural review.

## DISCUSSION

### Project Description:

The project proposes to remodel the entire building, both the interior and exterior. The site plan review and permit are to address the footprint changes and exterior site modifications. There will be additional office/restroom floor area added to the rear of the building, while the garden center nursery will be completely demolished and rebuilt from the ground up. There will be regrading of the parking area adjacent to the garden center, as well as improved pedestrian accessibility, bringing the site into compliance with current ADA (Americans with Disabilities Act) requirements. It is staff's understanding that Orchard Supply will remain open during construction activities. The applicant may be able to confirm/deny this at the public hearing.

Building Addition: The existing office area at the rear of the building will be expanded by approximately 703.3 square feet for new restroom amenities that accommodate an improved office reconfiguration within the existing floor area. This building addition will not be easily visible as it is at the rear of the building, mostly screened from Metz Road by the storage yard's perimeter fencing.

Garden Center: The project proposes to completely demolish the existing garden center and rebuild it from the ground up. The new front fence/entry will recess back ten feet (10') from the current wall's position. A forty-six foot (46') wide segment of the rear fence will also recess into the garden center by four feet (4'). The garden will then infill a 984 square foot area (41' x 24') of the rear storage yard as expanded garden center floor area (see Exhibit E). The existing chain-link perimeter fencing will be replaced with a 16-foot tall decorative metal tube fence, having a wrought iron appearance, along the front and side elevations. Portions of the garden center will be covered with a shade roof cloth, while other segments will be covered by a corrugated metal deck canopy extending from the main building. The existing concrete slab of the garden center will be removed and replaced with a new concrete surface.

Drive-Thru Pick Up: The drive-thru pick-up lane is currently located at the back of the building, with ingress and egress access from Metz Road. This will remain unchanged. The store's management should consider relocating the "wait here" sign at the entry of the drive-thru pick-up entry to be further into the site to allow greater stacking of customer vehicles and alleviate congestion on Metz Road. Staff is not recommending this as a condition of permit approval; but rather making notation in the report for the applicant's information and consideration.

Parking: The parking area in front of the garden center will be re-graded in order improve access from the parking into the garden center. The garden center's floor area is currently a couple of feet higher than the frontage sidewalk and parking area, which necessitates a retaining wall that limits public access into the nursery area. The proposed regrading will solve this impediment. This will also bring the site into compliance with current ADA (Americans with Disabilities Act) access requirements. Once the regrading and paving are complete, the parking spaces will be re-striped. The number of on-site parking spaces will be the same upon project completion.



Pedestrian Access: Currently, at the shopping center's westerly entry, there is a sidewalk extending from Playa Avenue to the first drive aisle, but abruptly ends with no pedestrian connection to the storefronts; forcing pedestrians to walk within in the vehicular travel lane to access the stores. This project will rectify that situation by removing approximately 270 square feet (per staff's calculation) of landscaping to install the missing pedestrian link (see Exhibit F). This also brings the property into compliance with current ADA accessibility requirements. Staff concurs with this site modification. There will also be an additional walkway, of approximately 102 square feet, added to an existing landscape area at the rear of the building adjacent to the loading dock to provide for emergency egress of the building (see top of Exhibit F).

Landscaping: The application packet did not include a landscape plan. The site plan indicates that existing landscaping will be removed, and it is conceivable that other existing landscaping will be damaged during demolition and construction activities. Replacement landscaping and irrigation needs to be reviewed by the Planning Department prior to installation. Species must be drought tolerant and correct for the City's sandy soil and coastal climate. Therefore, the project should be required to provide a landscape plan as a condition of site plan permit approval. The landscape plan must identify the intended replacement species, sizes, and locations. The applicant states that the existing irrigation system will remain; however, the permit should require the project's general contractor to demonstrate the irrigation system as operational prior to issuance of a certificate of occupancy. In addition, the final landscaping plan needs to be consistent with the project's approved Stormwater Control Plan and final improvement plans, incorporating any of the post-construction and Low Impact Development (LID) features. The final landscape plan cannot conflict, nor interfere, with City Engineer required LID and/or stormwater management facilities; which should also be included as a condition of permit approval.

Facade Modifications: Exterior elevation modifications include the addition of a new gable open-truss form, centered on the building frontage, extending approximately 7.25 feet out from the existing wall; supported by two 8-foot wide columns clad with vertically aligned corrugated metal. This gable form will have a metal sheathed top. The tenant sign is intended to be atop the open truss framing, below the gable's eave. The existing metal truss forms on either side of the storefront over the entry windows and doors will remain. These modifications were considered and approved by the Design Review Committee and are not part of the site plan consideration by the City Council

**Water:**

The proposed exterior architectural facade treatments do not necessitate the allocation of water. However, the addition of office floor area and new floor area for the nursery (see Exhibit E) does require additional water. In conferring with Monterey Peninsula Water Management District (MPWMD) staff, the fenced storage yard area to the rear of the building does NOT have an allocation; therefore any expansion into that yard is considered new floor area, necessitating a water allocation and a water permit from the MPWMD.

Office Area: The new office/restroom area at the rear of the building will be 703.3 square feet of Group I use, which requires a water allocation of 0.049 acre-feet.

Garden Center Nursery: The garden center improvements will add approximately 984 square feet of floor area by extending into a segment of the storage yard. The new nursery also retracts the front wall by 10-feet, losing 700 square feet of floor area, and a segment of the rear area is retracted by 4-feet, losing 184 square feet. This is a net change of 100 square feet that requires a water allocation of 0.009 acre-feet for the Group III Nursery use.

Therefore, the total water allocation necessary to accommodate the project, as calculated by City staff, will be 0.058 acre-feet. This amount will be subject to the MPWMD's staff review and final determination. This water is available from the City's Water Entitlement (desalination facility), subject to City Council discretionary allocation. A draft resolution is attached (Attachment 2) for the Council's consideration and action.

**Stormwater Management and Control:**

As of March 6, 2014, development projects that create or replace 2,500 square feet or more of impervious surface area are subject to Post-Construction Stormwater Management Requirements (PCRs) for development within the Central Coast region as adopted by the Central Coast Regional Water Quality Control Board. The PCRs mandate that development projects use Low Impact Development (LID) designs to detain, retain, and treat runoff on-site. Compliance with these regulations are demonstrated through a project specific Stormwater Control Plan (SCP) that demonstrates project compliance with PCRs. The Orchard Supply Hardware project will replace approximately 12,000 square feet of existing impervious area with new impervious area for the garden center, add approximately 703.3 square feet of office area, and replace approximately 372 cumulative square feet of landscaping (pervious area) at both the front and rear for improved access and egress. Therefore, the project is subject to the PCRs, and a Stormwater Control Plan is required.

Project Proposed Bio-Swale: The civil improvement plans for the project identify the creation of a bio-swale drainage retention area within the existing landscape planter along the Playa Avenue entrance into the shopping center. Area drains will be installed at various points within the new garden center that will convey drainage to the proposed bio-swale retention area.

Legal Agreement & Deed Restriction for Maintenance & Inspection: Prior to issuance of a building permit, the property owner must enter into a legal agreement or covenant with the City in order to provide long-term verification of maintenance for required stormwater controls, including low impact development facilities. This legal agreement, or covenant, needs to be subject to the review and approval by the City Engineer and City Attorney prior to recording with the Monterey County Recorder to ensure that the requirements 'run with the land (see draft Resolution/Permit Condition E-4). Furthermore, a deed restriction specifying that stormwater facilities are not to be removed, relocated, covered, or hampered in any way that would prevent their intended function, is necessary to protect and preserve required post-construction stormwater controls and facilities (see draft Resolution/Permit Condition E-5).

Final plan check review of the proposed civil improvements, Stormwater Control Plan, and any LID/stormwater management and control feature, including calculations, will be subject to the City Engineer's review and approval prior to issuance of grading and/or building permits.

### **CONCLUSION**

The proposed modifications are consistent with the architectural styles of the Sand Dollar Shopping Center. The footprint of the main building will remain relatively unchanged, with exception of 703 square feet added at the rear for new restrooms, and an alteration of less than 1,000 square feet of the garden center's footprint. Upon project completion, none of the existing parking spaces will be lost. The project also improves pedestrian access to the shopping center and customer access into the garden center. According to the Orchard Supply Hardware representative, the store will remain open during construction.

### **RECOMMENDATION**

Staff recommends **APPROVAL** of the draft resolution to accept the Site Plan, as presented by the applicant, and issue a Site Plan Permit for the project.

### **Findings for Site Plan Permit Approval:**

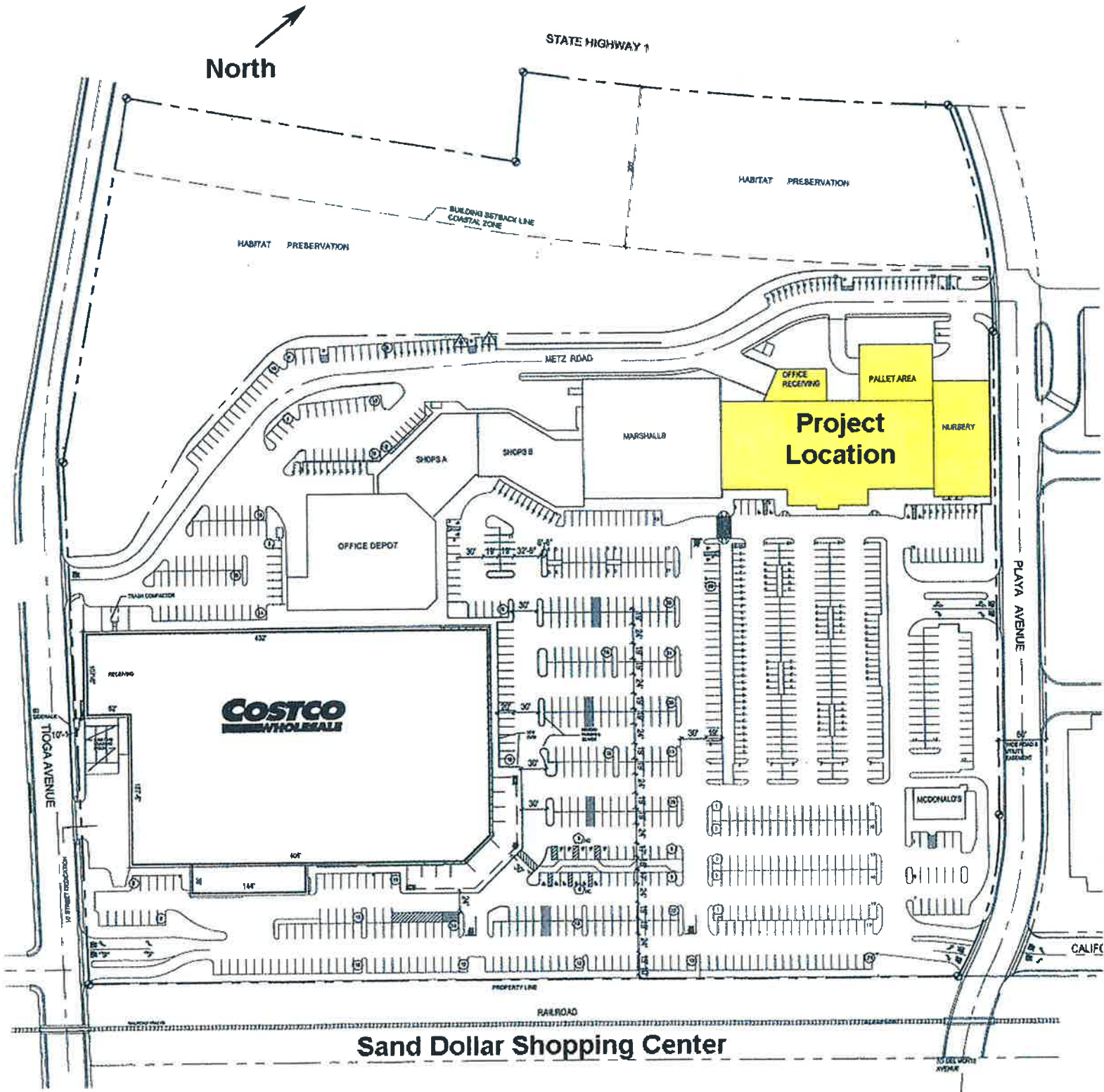
1. The project is compliant with the Regional Commercial (C-4) zoning designation of the City's Zoning Ordinance and the land use designation of the City's General Plan.
2. The project will maintain the existing parking inventory upon project completion.
3. The project is consistent with the overall site plan and architectural design of the Sand Dollar Shopping Center.
4. Water for the project is available from the Sand City Water Entitlement (desalination facility), subject to City Council discretionary action to allocate said water.
5. The project qualifies as Categorically Exempt under State CEQA (California Environmental Quality Act) Guidelines, Section 15301 & 15302(b).

### **Exhibits:**

- A. Location Map
- B. Aerial Map
- C. Site Photo of Existing Front Elevation
- D. Submitted Site Plan & Elevations (11x17 reduction)
- E. Floor Area Changes
- F. Improved Pedestrian Access

### **Attachments:**

1. Draft Resolution to approve a Site Plan Permit
2. Draft Resolution to allocate water to the property
3. Submitted Plans (full size & folded)



**Sand Dollar Shopping Center**





**Aerial Map** (illustrates existing conditions)

**EXHIBIT B**

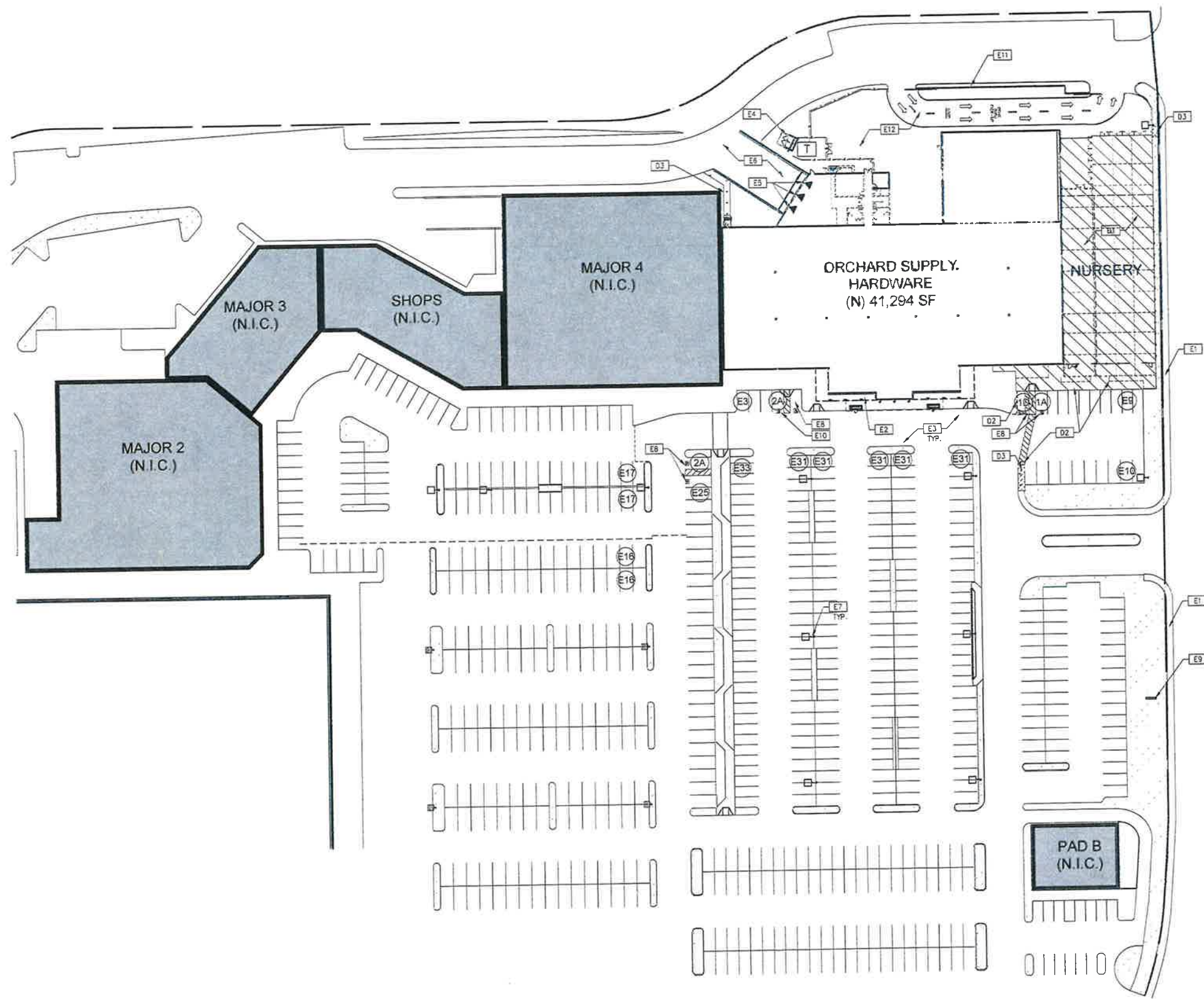




**Site Photographs (front elevation)**

**EXHIBIT C**





**EXISTING/DEMO NOTES**

- E1 EXISTING SIDEWALK TO REMAIN.
- E2 EXISTING BIKE RACK TO REMAIN. SEE DETAIL 3/A6.0.
- E3 EXISTING ASPHALT PAVING TO REMAIN.
- E4 EXISTING TRASH BIN TO REMAIN.
- E5 EXISTING LOADING DOCK TO REMAIN.
- E6 EXISTING SPACE FOR TRUCK.
- E7 EXISTING SITE LIGHT TO BE REMAIN.
- E8 EXISTING ACCESSIBLE STALL.
- E9 EXISTING MONUMENT SIGN TO REMAIN.
- E10 EXISTING VAN ACCESSIBLE STALL.
- E11 EXISTING CHAIN LINK FENCE.
- E12 EXISTING EXTERIOR STORAGE AREA IS CURRENTLY ENCLOSED WITH IN A FENCED ENCLOSURE.
- D1 EXISTING NURSERY AREA TO BE REMOVED.
- D2 DEMOLISH CURB AND PAVING.
- D3 DEMOLISH EXISTING LANDSCAPE.

**SITE LEGEND**

- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- GOOSENECK LIGHT FIXTURE, SEE 1/AE.0
- UP/DOWN LIGHT FIXTURE, SEE 2/AB.0
- TRANSFORMER w/ CONC. PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- EXISTING PARKING STALL COUNT TOTAL.
- EXISTING PARKING STALL COUNT TO BE DEMOLISHED.
- NEW PARKING STALL COUNT TOTAL.
- ACCESSIBLE PARKING STALL COUNT.
- GRADE LEVEL TRUCK DOOR.
- DOCK HIGH TRUCK DOOR.
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS

NOTE: SITE TO BE SURVEYED FOR ADA COMPLIANCE PRIOR TO SUBMITTING PERMIT DWGS.

- ADJACENT BUILDING ON SITE.
- INDICATES PAVED AREA TO BE DEMOLISHED.
- EXISTING LANDSCAPING TO BE DEMOLISHED FOR NEW PATH OF TRAVEL.
- EXISTING LANDSCAPING.

**DEMO EXISTING SITE PLAN**  
SCALE: 1"=40'-0"



**GENERAL NOTES**

1. THE MAJORITY OF THE PARKING LOT WILL REMAIN IN TACT, THEREFORE THE OVERALL SITE IS IN GENERAL CONFORMANCE TO PARKING LOT LANDSCAPE REQUIREMENTS.

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DEMO SITE PLAN	
DATE	REMARKS

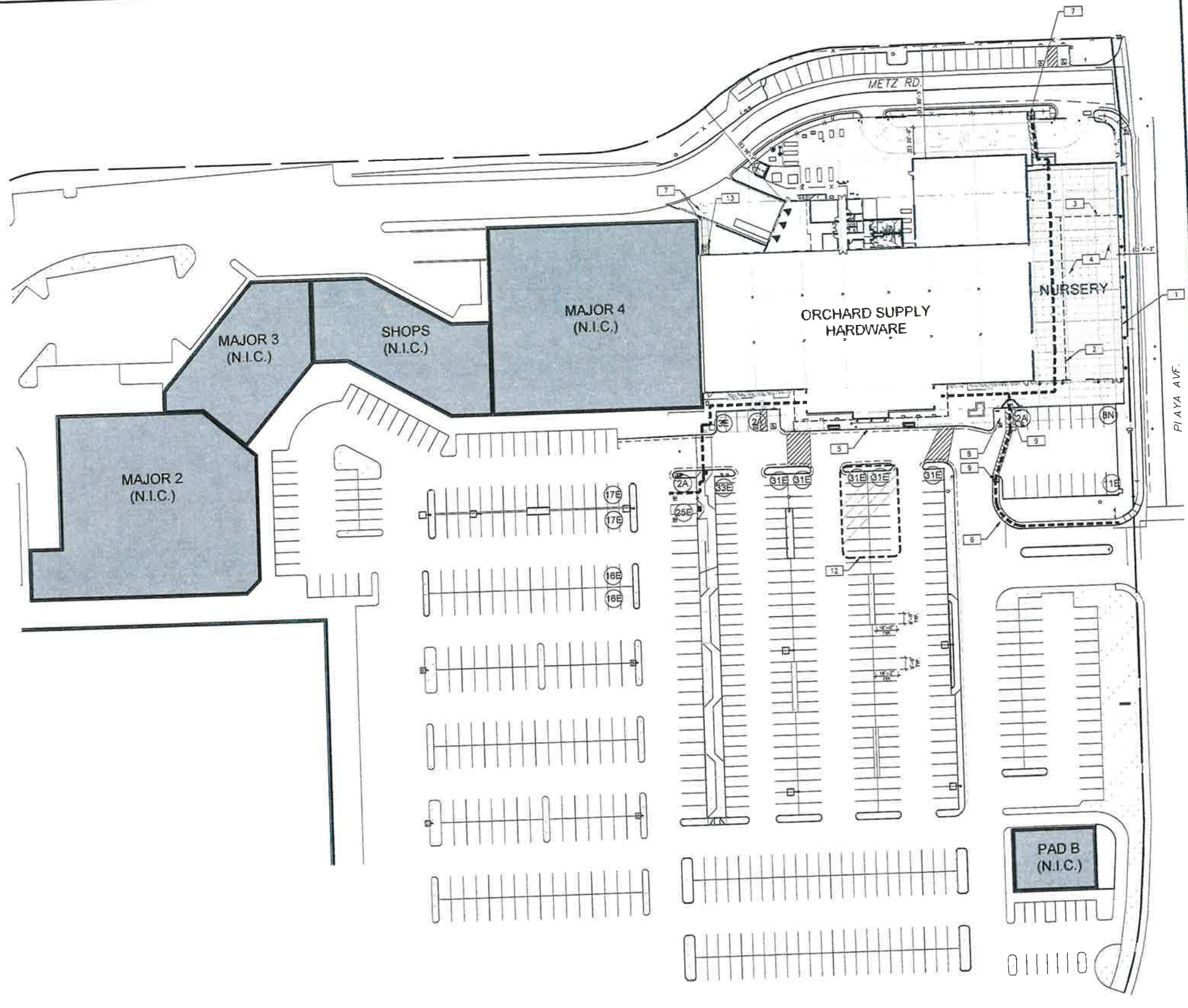
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### SITE PLAN NOTES

- 1 NEW WROUGHT IRON LOOK (STEEL TUBE) FENCE, ROLLING GATES, & MAN-GATES. SEE ELEVATIONS.
- 2 NEW GARDEN CENTER CORRUGATED METAL DECK CANOPY. SEE PLAN A2.1.
- 3 NEW COVERED GARDEN CENTER, (W/ HIGH PILED STORAGE). SEE PLAN A2.1.
- 4 NEW GARDEN CENTER WITH AUSTRALIAN SHADE ROOF CLOTH.
- 5 NEW GABLE ROOF/ TRUSS ELEMENT. SEE ELEVATIONS.
- 6 NEW ACCESSIBLE PATH TO RIGHT OF WAY.
- 7 NEW PATHWAY WITH DETECTABLE WARNING TRUNCATED DOMES.
- 8 NEW ACCESSIBLE VAN STALL.
- 9 NEW CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES.
- 10 NOT USED.
- 11 NEW 8' WIDE LOADING AND UNLOADING RAMP WITH REMOVABLE RAILINGS.
- 12 PROPOSED OUTDOOR SEASONAL DISPLAY AREAS. FINAL LOCATIONS TO BE DETERMINED. PROVIDE ELECTRICITY, DATA, AND WATER.
- 13 NEW STAIRS AND EXTERIOR DOOR FOR FIRE DEPARTMENT ACCESS.

### SITE LEGEND

- PROPERTY LINE.
- ⊕ POLE MOUNTED LIGHT FIXTURE.
- ⊙ GOOSENECK LIGHT FIXTURE. SEE 1/A6.0
- ⊔ UP/DOWN LIGHT FIXTURE. SEE 2/A6.0
- ⊞ TRANSFORMER w/ CONC. PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- ⊕ # EXISTING PARKING STALL COUNT TOTAL.
- ⊕ #N NEW PARKING STALL COUNT TOTAL.
- ⊕ #A ACCESSIBLE PARKING STALL COUNT.
- ⊙ GRADE LEVEL TRUCK DOOR.
- ⊙ DOCK HIGH TRUCK DOOR.
- ⊙ FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ⊙ P.L.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
- ⊙ ACCESSIBLE PATH OF TRAVEL.

NOTE: SITE TO BE SURVEYED FOR ADA COMPLIANCE PRIOR TO SUBMITTING PERMIT DWGS.

- ADJACENT BUILDING ON SITE.
- NEW CONCRETE PAVING TO REPLACE DEMOLISHED CONCRETE/LANDSCAPE. SEE CIVIL.
- SEASONAL SALES AREA.
- EXISTING LANDSCAPING TO REMAIN.
- NEW WROUGHT IRON LOOK (TUBE STEEL FENCE). SEE FLOOR PLAN.

**PROPOSED SITE PLAN**  
SCALE: 1" = 40' - 0"

### GENERAL NOTES

1. THE MAJORITY OF THE PARKING LOT WILL REMAIN IN TACT, THEREFORE THE OVERALL SITE IS IN GENERAL CONFORMANCE TO PARKING LOT LANDSCAPE REQUIREMENTS.

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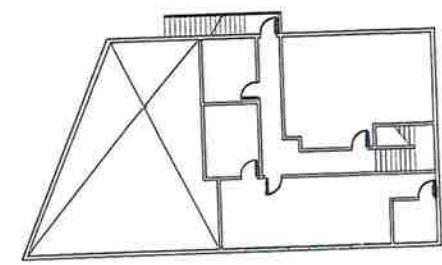
SITE PLAN	
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09/12/14	PLANNING REVISIONS

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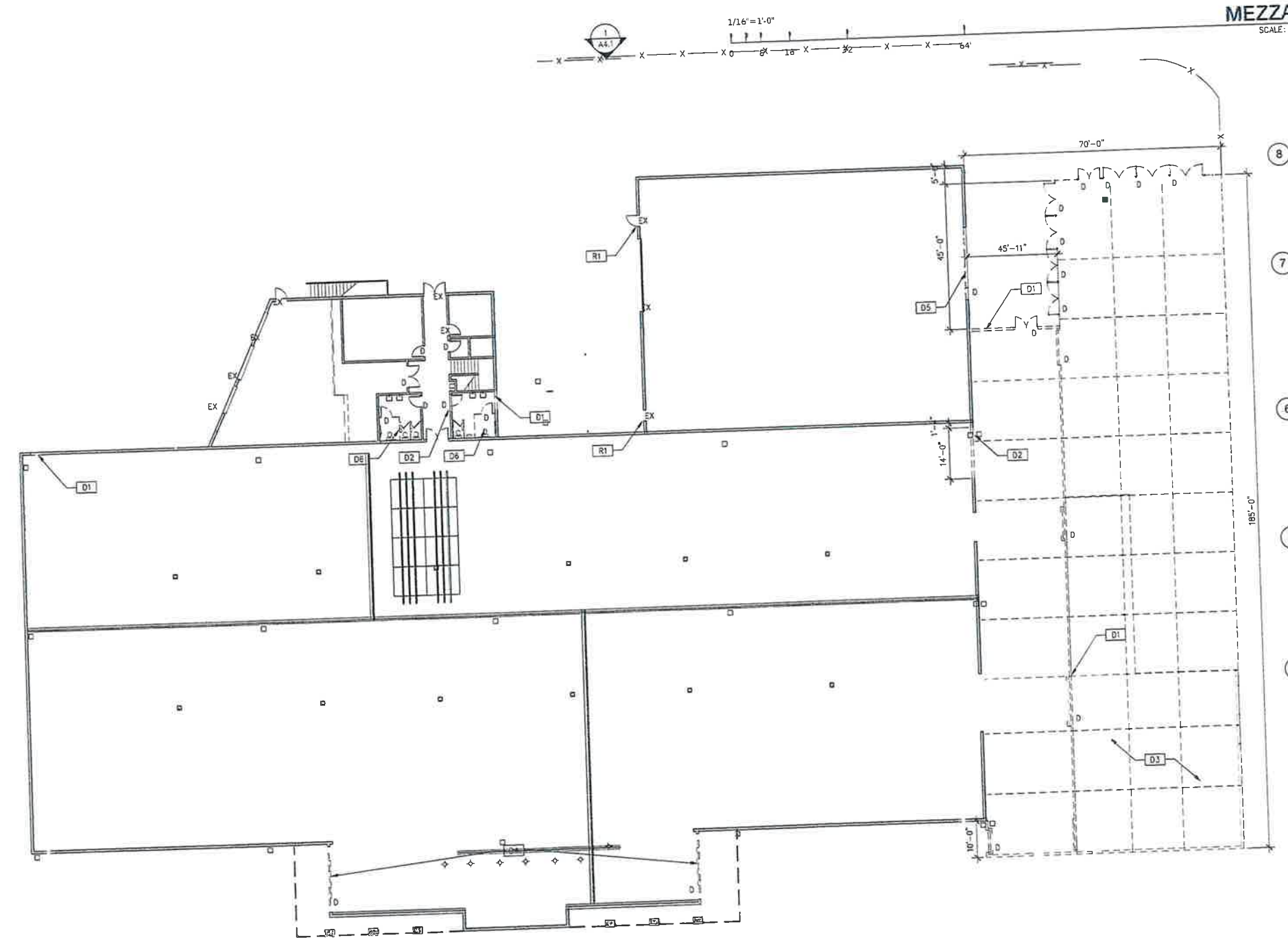
MEZZANINE  
SCALE: 1/16"=1'-0" (1)

**DEMOLITION NOTES**

- D1 DEMOLISH EXTERIOR WALL.
- D2 DEMOLISH INTERIOR WALL.
- D3 DEMOLISH EXISTING NURSERY WALLS, COVER, DOORS, AND SLAB.
- D4 DEMOLISH EXISTING STOREFRONT.
- D5 REMOVE DOOR ASSEMBLY.
- D6 DEMOLISH RESTROOM, FIXTURES, AND FINISHES.
- R1 REPLACE AS NEEDED.

**LEGEND**

- EXISTING PARTITION
- - - - - DEMO PARTITION
- ▲— DOOR AND FRAME TO REMAIN. REPLACE HARDWARE WITH NEW OSH STANDARD.
- EX EXISTING
- D DEMOLISH



DEMO FLOOR PLAN  
SCALE: 1/16"=1'-0" (2)

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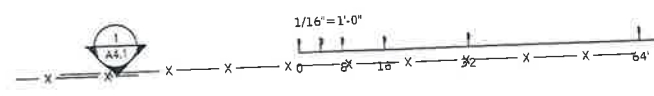
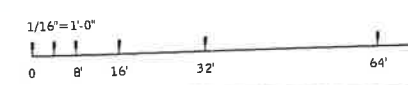
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09/12/14	PLANNING REVISIONS

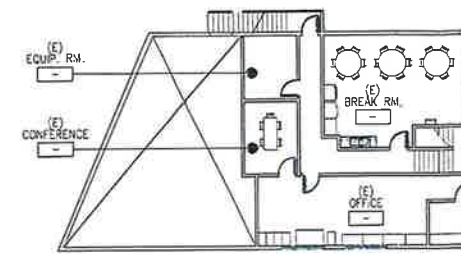
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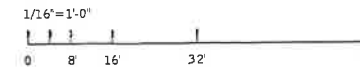
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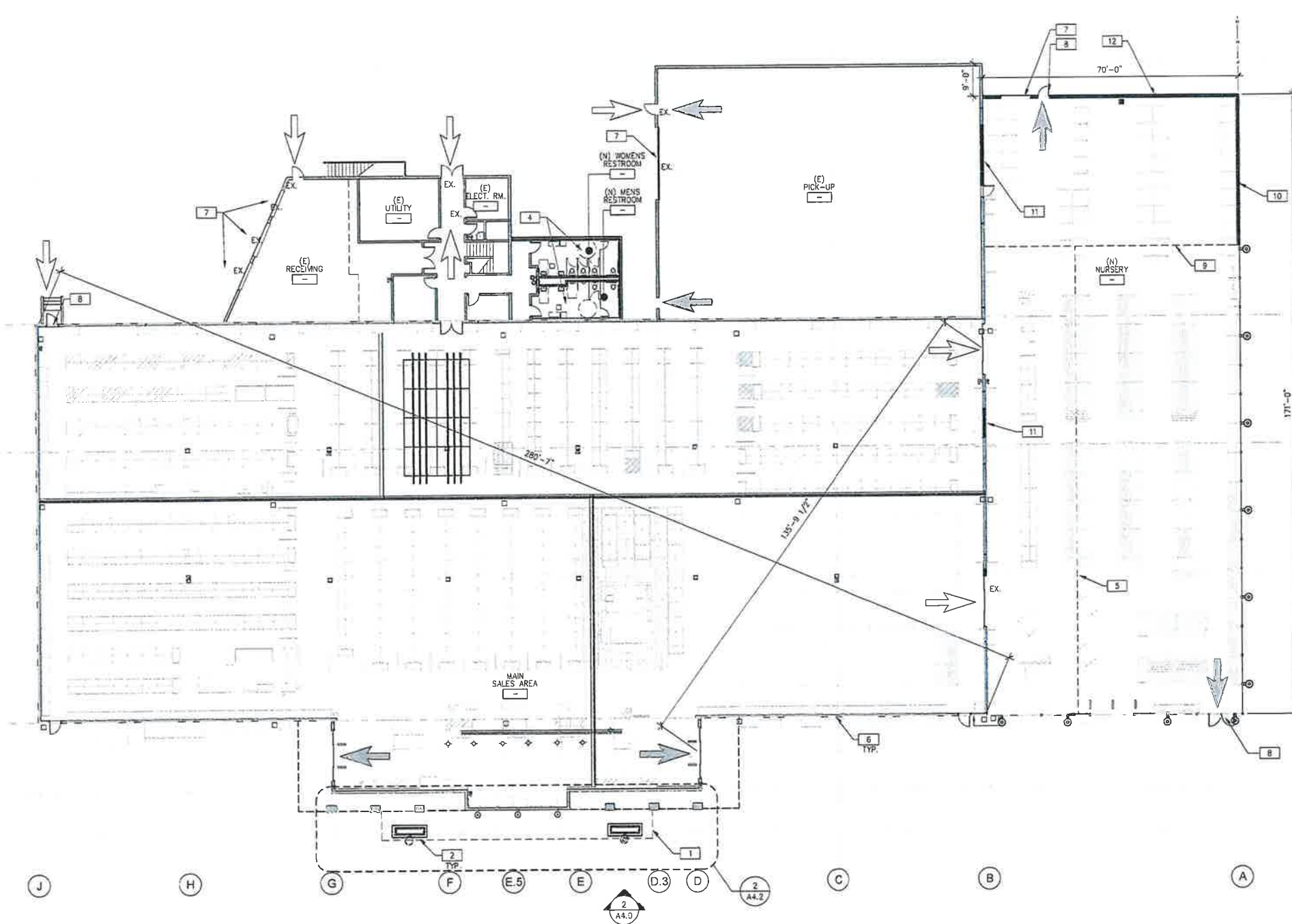


**MEZZANINE**  
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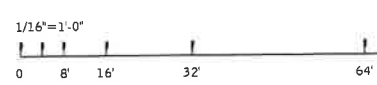
**FLOOR PLAN NOTES**

- 1 GABLED ROOF (COLOR: BENJAMIN MOORE - FOREST GREEN B), AND TRUSS (COLOR: BENJAMIN MOORE - SAN ANTONIO GRAY BMAC29)
- 2 FEATURE CORRUGATED METAL CLAD COLUMNS AT ENTRY (COLOR: BENJAMIN MOORE - SAN ANTONIO GRAY BMAC29) WITH A CONTINUOUS 8" WIDE CURB AT BASE OF METAL CLAD FINISHES.
- 3 NOT USED.
- 4 NEW ADA ACCESSIBLE RESTROOMS.
- 5 NEW CORRUGATED METAL DECK CANOPY ABOVE AT 18' HIGH (16' CLEAR).
- 6 EXISTING BUILDING PAINTED, SEE ELEVATION LEGEND ON A4.0 AND A4.1.
- 7 NEW AND EXISTING ROLL-UP DOORS PAINTED TO MATCH BUILDING COLOR.
- 8 NEW MAN DOOR/GATE
- 9 NEW CORRUGATED METAL DECK CANOPY ABOVE AT 20' HIGH (18' CLEAR).
- 10 NEW CMU GARDEN CENTER WALL (22' HIGH).
- 11 INFILL WALL TO MATCH EXISTING.
- 12 NEW 8' WIDE LOADING AND UNLOADING RAMP WITH REMOVABLE RAILINGS.



**LEGEND**

- EXISTING PARTITION
- NEW WALL
- - - NEW WROUGHT IRON LOOK (TUBE STEEL FENCE, ROLLING GATES & MAN GATES)
- ⊙ GOOSENECK LIGHT FIXTURE, SEE 1/A6.0
- UP/DOWN LIGHT FIXTURE, SEE 2/A6.0
- ➔ INDICATES FULLY ACCESSIBLE EXIT
- ➔ INDICATES REQUIRED FIRE ACCESS DOOR FOR HIGH PILE STORAGE (100' SEPARATION)
- EX EXISTING DOOR



**FLOOR PLAN**  
SCALE: 1/16"=1'-0"

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FLOOR PLAN	
DATE	07/27/14
REVISIONS	PLANNING REVISIONS
DATE	07/27/14
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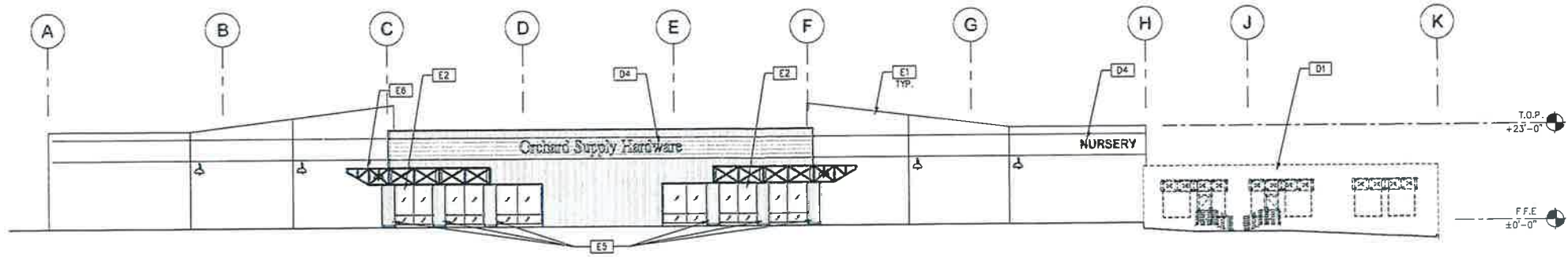
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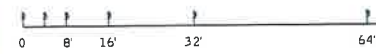
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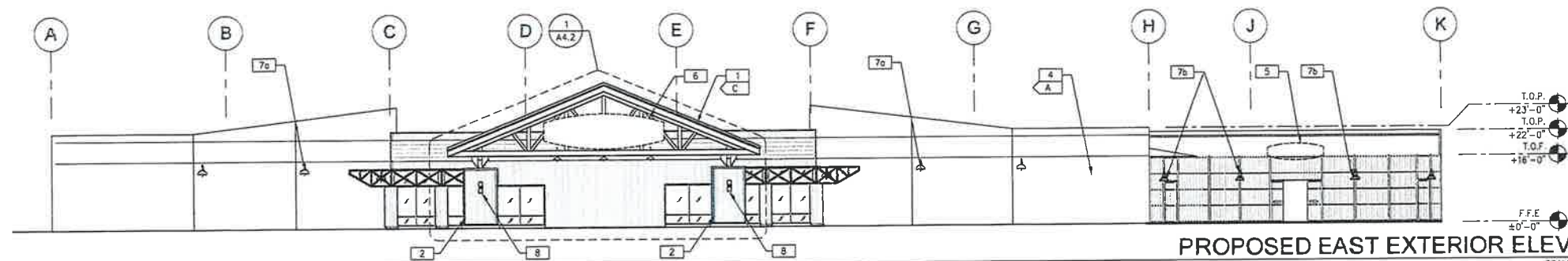


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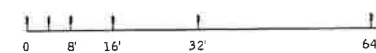


EXISTING EAST EXTERIOR ELEVATION ①

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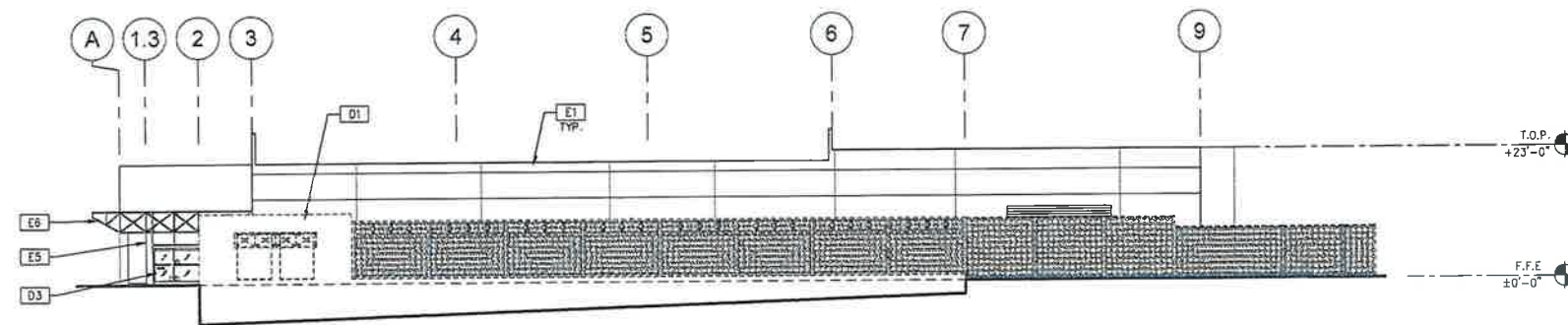


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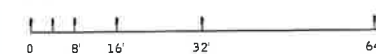


PROPOSED EAST EXTERIOR ELEVATION ②

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

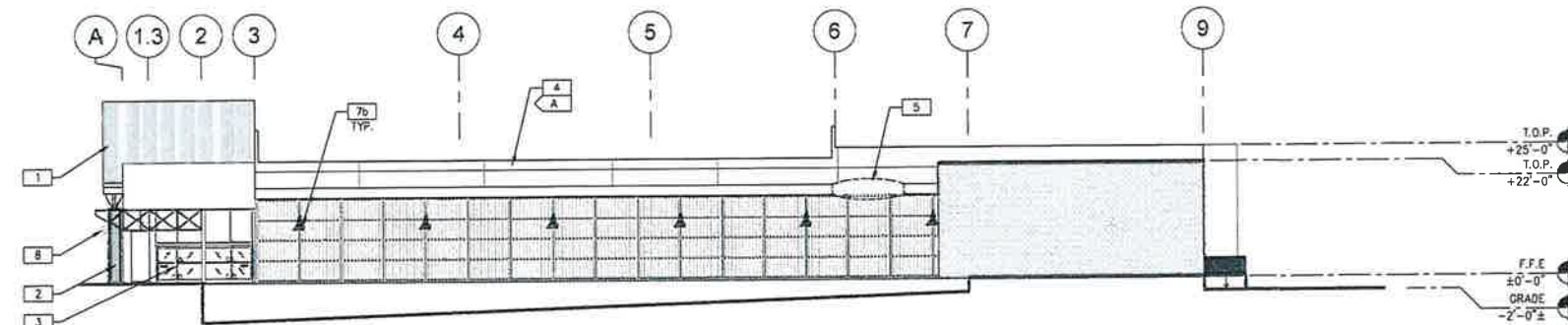


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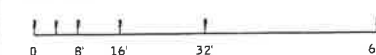


EXISTING NORTH EXTERIOR ELEVATION ③

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



1/16"=1'-0"



PROPOSED EAST EXTERIOR ELEVATION ④

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

**DEMO ELEVATION NOTES**

SEE SHEET A0.2 FOR GENERAL NOTES

- D1 REMOVE EXISTING NURSERY INCLUDING ALL WALLS/DOORS/GLAZING/STAIRS & TRELIS SYSTEMS.
- D2 REMOVE DOOR, FRAME AND HARDWARE.
- D3 REMOVE EXISTING STOREFRONT SYSTEM.
- D4 REMOVE EXISTING BUILDING SIGNAGE. INSPECT WALL FOR DAMAGE AND REPAIR AS REQUIRED TO MATCH EXISTING FINISH.

**LEGEND**

- VISION GLASS
- TEMPERED GLASS
- CMU SMOOTHFACE

**ELEVATION LEGEND**

- FENCING COLOR: BLACK ENAMEL ANTI-RUST PAINT. P-14 (B)
- STANDING SEAM ROOF: BM ORCHARD GREEN. P-2 (C)
- CORRUGATED METAL:
- EXISTING/NEW BLDG: BM SANDY BROWN PAINT. P-9 (A)

**EXISTING ELEVATION NOTES**

- E1 EXISTING BUILDING.
- E2 EXISTING STOREFRONT SYSTEM.
- E3 EXISTING ROLLUP DOOR TO REMAIN. INSPECT FOR DAMAGE AND REPLACE OR REPAIR AS REQUIRED TO BE IN GOOD WORKING ORDER. PAINT, REFER TO DOOR SCHEDULE.
- E4 EXISTING HINGE DOOR TO REMAIN. FOR REPAIR WORK.
- E5 EXISTING COLUMNS TO REMAIN. RETROFIT AS REQUIRED.
- E6 EXISTING EXTERIOR BUILDING TRELIS SYSTEM TO REMAIN.

**ELEVATION NOTES**

(COMBINED NOTES FOR ALL EXTERIOR ELEVATION SHEETS)

- 1 ORCHARD SUPPLY HARDWARE GABLED ROOF (COLORED: BENJAMIN MOORE - ORCHARD GREEN P-2), AND TRUSS (COLOR: BENJAMIN MOORE - SAN ANTONIO GRAY BMAC29).
- 2 FEATURE CORRUGATED METAL CLAD COLUMNS AT ENTRY.
- 3 NEW STOREFRONT SYSTEM.
- 4 EXISTING BUILDING WALL TO BE PAINTED. SEE COLOR LEGEND.
- 5 PROPOSED GARDEN CENTER SIGNAGE. UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.
- 6 PROPOSED ENTRY TRUSS SIGNAGE. UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.
- 7 NEW ENTRY LIGHTING. SEE DETAIL 1/A6.0. a. WALL MOUNTED b. POLE MOUNTED
- 8 NEW COLUMN LIGHTING. SEE DETAIL 2/A6.0.
- 9 NEW ROLL-UP DOOR PAINTED TO MATCH BUILDING COLOR.
- 10 NEW MAN DOOR/GATE.
- 11 NEW CMU GARDEN CENTER WALL (22' HIGH).
- 12 NEW DOCK HIGH LOADING DOCK WITH REMOVABLE RAILINGS.

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Leading Design for Commercial Real Estate

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civil engineering  
2400 Camino Coronado, Suite 200  
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619.591.1620  
1925-2415021

**Orchard**  
SUPPLY HARDWARE  
800 PLAYA AVENUE  
SAND CITY, CALIFORNIA

EXTERIOR ELEVATIONS	
REMARKS	DATE

PA / PM: A.C./N.D.  
DRAWN BY: R.N. / N.D.  
JOB NO.: SNR13-0047-00

SHEET  
**A4.0**

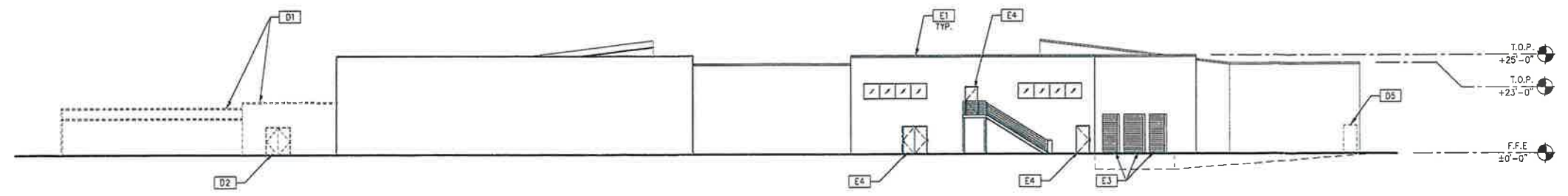
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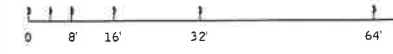
**WARE MALCOLM**  
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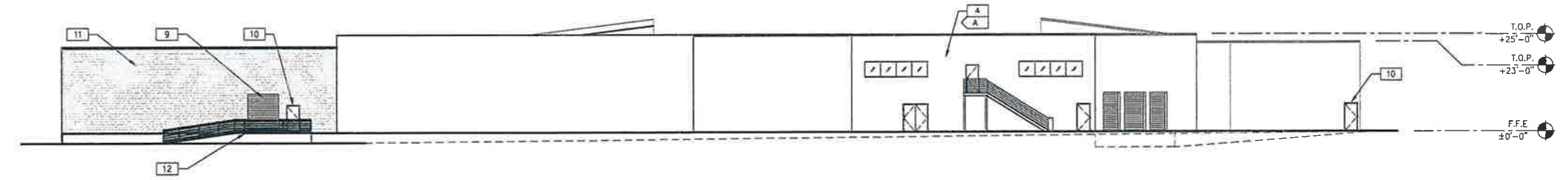


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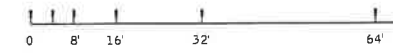


**EXISTING WEST EXTERIOR ELEVATION** ①

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

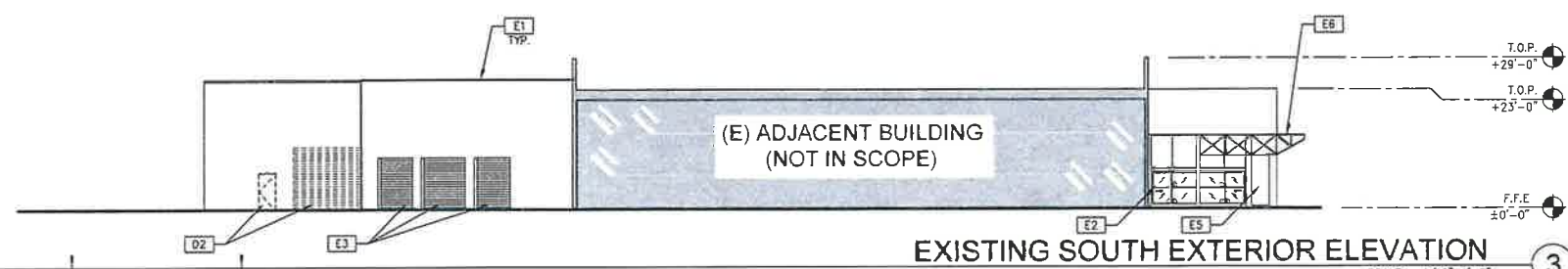


1/16"=1'-0"



**PROPOSED WEST EXTERIOR ELEVATION** ②

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

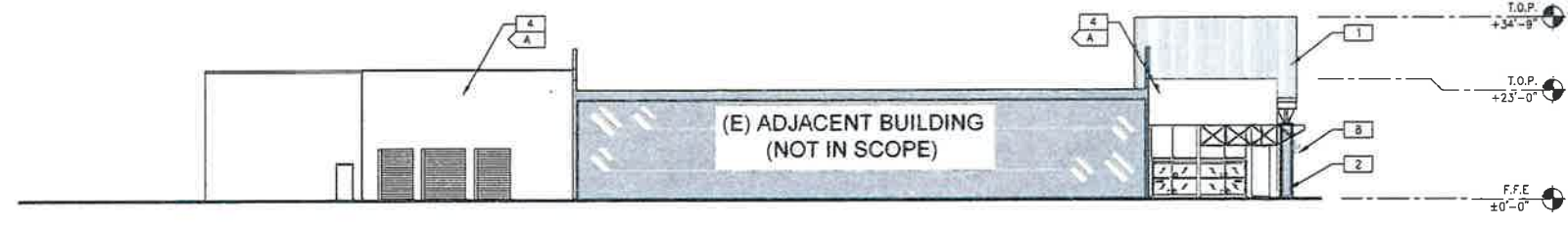


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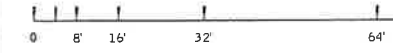


**EXISTING SOUTH EXTERIOR ELEVATION** ③

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



1/16"=1'-0"



**PROPOSED SOUTH EXTERIOR ELEVATION** ④

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

**DEMO ELEVATION NOTES**

- SEE SHEET A0.2 FOR GENERAL NOTES
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  - D2 REMOVE DOOR, FRAME AND HARDWARE.
  - D3 REMOVE EXISTING STOREFRONT SYSTEM.
  - D4 REMOVE EXISTING BUILDING SIGNAGE. INSPECT WALL FOR DAMAGE AND REPAIR AS REQUIRED TO MATCH EXISTING FINISH.
  - D5 DEMOLISH EXTERIOR WALL.

**LEGEND**

- VISION GLASS
- TEMPERED GLASS
- CMU SMOOTHFACE

**ELEVATION LEGEND**

- FENCING COLOR: BLACK ENAMEL ANTI-RUST PAINT. P-14
- STANDING SEAM ROOF: BM ORCHARD GREEN. P-2
- CORRUGATED METAL
- EXISTING/NEW BLDG. BM SANDY BROWN PAINT. P-9

**EXISTING ELEVATION NOTES**

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- E6 EXISTING EXTERIOR BUILDING TRELLIS SYSTEM TO REMAIN.

**ELEVATION NOTES**

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  - 7 NEW ENTRY LIGHTING, SEE DETAIL 1/A6.0.
    - a. WALL MOUNTED
    - b. POLE MOUNTED
  - 8 NEW COLUMN LIGHTING, SEE DETAIL 2/A6.0.
  - 9 NEW ROLL-UP DOOR PAINTED TO MATCH BUILDING COLOR.
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EXTERIOR ELEVATIONS	
DATE	REMARKS

PA / PM:	A.C./N.D.
DRAWN BY:	R.N. / N.D.
JOB NO.:	SNR13-0047-00

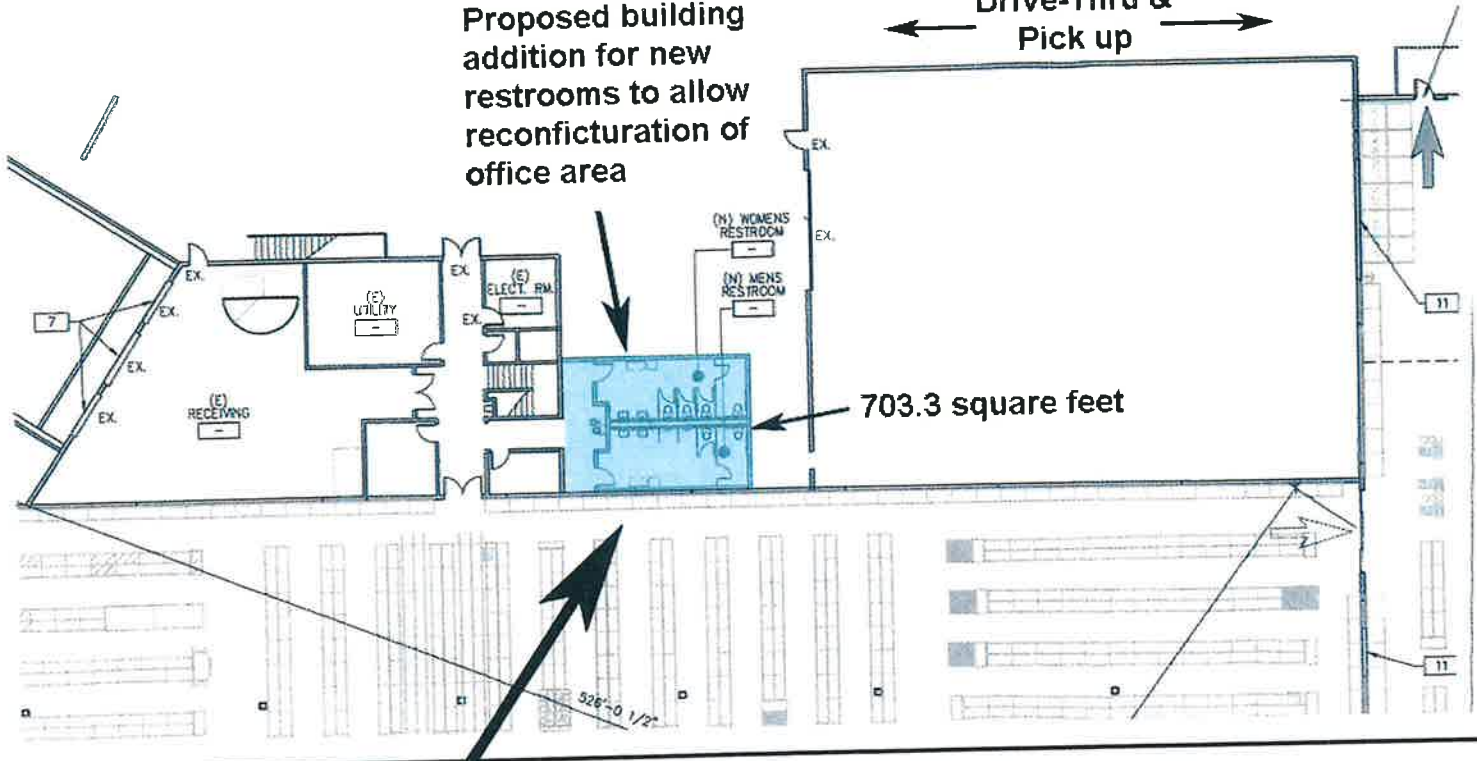
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**A4.1**

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Proposed building addition for new restrooms to allow reconfiguration of office area

Drive-Thru & Pick up



Blue areas indicate new floor area

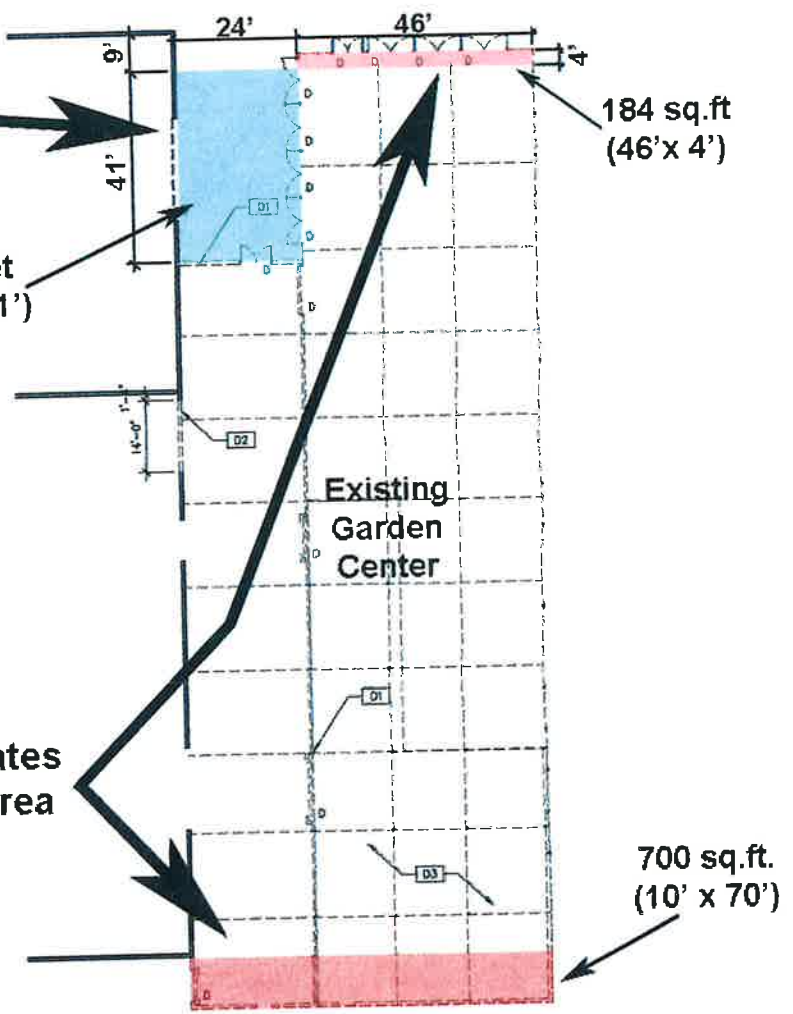
984 square feet (approx. 24' x 41')

184 sq.ft (46' x 4')

<b>Garden Center</b>	
Area Lost:	700 sq.ft. at front 184 sq.ft. at rear
Area Added:	984 sq.ft. at rear
Difference:	100 sq.ft. of new floor area

Red area indicates existing floor area to be removed

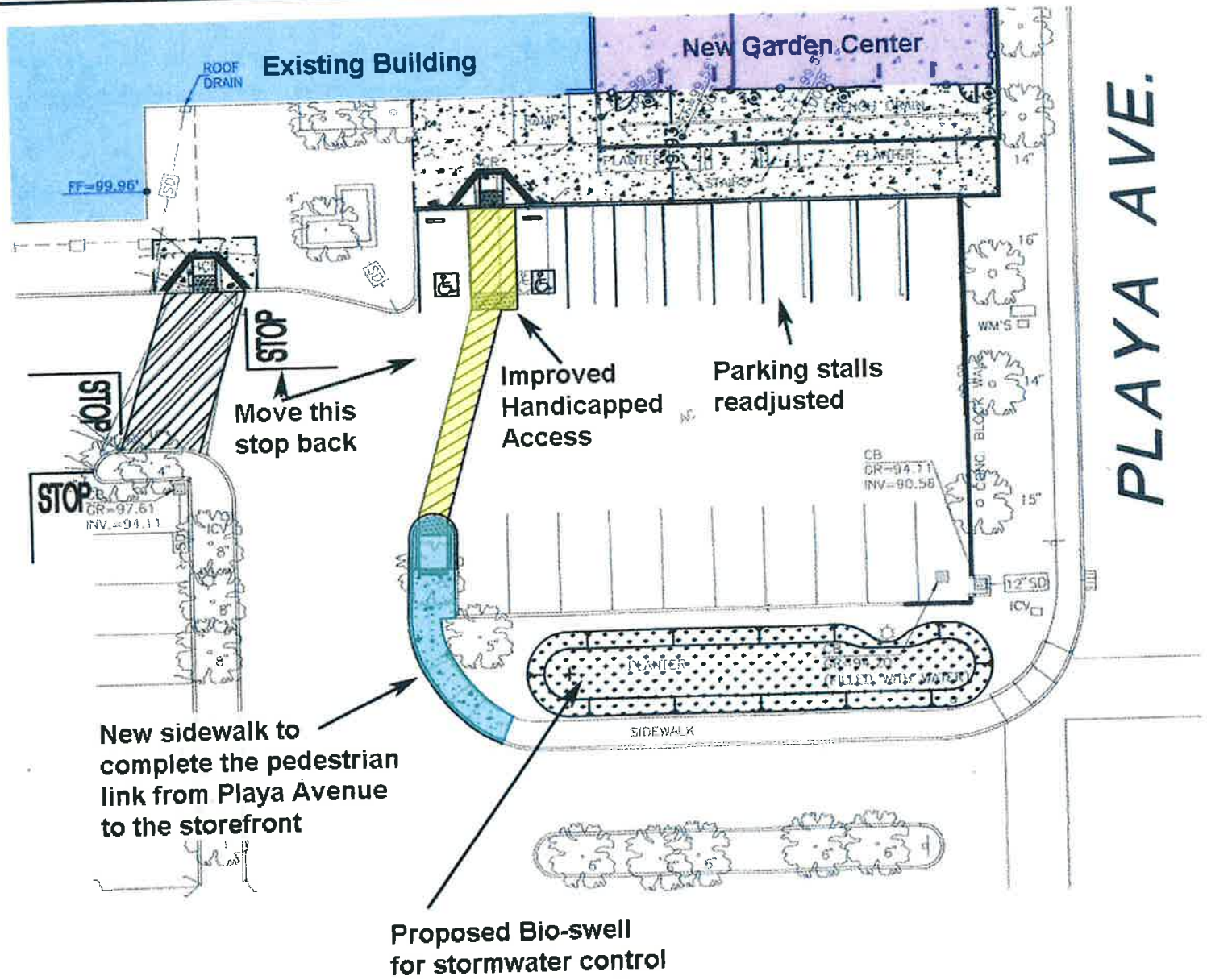
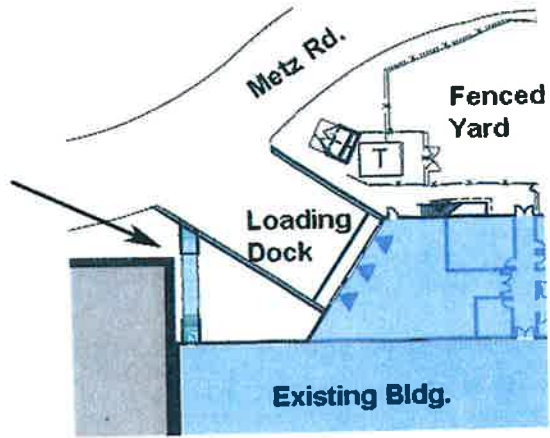
700 sq.ft. (10' x 70')



# Floor Area Changes

# EXHIBIT E

At the rear of the building by the loading dock, the project will add a walkway for emergency egress of the building in compliance with Fire and Building Code regulations.



# Improved Pedestrian Access

# EXHIBIT F

## CITY OF SAND CITY

RESOLUTION SC \_\_\_\_\_, 2014

### RESOLUTION OF THE CITY COUNCIL OF SAND CITY TO APPROVE SITE PLAN PERMIT 14-03 FOR ORCHARD SUPPLY HARDWARE TO IMPLEMENT SITE MODIFICATIONS TO THE COMMERCIAL BUILDING AT 800 PLAYA AVENUE

**WHEREAS**, Ware Malcomb (architect firm representing Orchard Supply Hardware) submitted an application for site plan permit approval to renovate the commercial building at 800 Playa Avenue (portion of APN 011-011-029) within the Sand Dollar Shopping Center of Sand City; and

**WHEREAS**, the proposed project will implement only minor alterations to the building's existing footprint, and will not interfere with existing traffic circulation, number of parking spaces, or other building pads within the Sand Dollar Shopping Center; and

**WHEREAS**, the project design, as conditioned by Site Plan Permit 14-03, is consistent with the existing design character for the Sand Dollar Shopping Center; and

**WHEREAS**, an allocation of water for the project, to supplement existing on-site credit, can be provided by Sand City's Water Entitlement supplied by the City's water desalination facility, subject to discretionary allocation approval of the City Council; and

**WHEREAS**, the proposed project qualifies as a categorical exemption under State CEQA (California Environmental Quality Act) Guidelines, Section 15301 and 15302(b); and

**WHEREAS**, the City Council of Sand City, on \_\_\_\_\_, 2014, has found and determined that the site plan renovations for the commercial building at 800 Playa Avenue, as conditioned, will not adversely affect the character of the surrounding neighborhood, nor be injurious or detrimental to the adjoining properties or the rights of the owners therein, and that Site Plan Permit 14-03 shall be granted upon the conditions hereinafter set forth; and

**WHEREAS**, the City Council of Sand City has accepted the analysis and findings for approving a Site Plan Permit for the project, as outlined in the City Staff Report, dated September 24, 2014.

**NOW THEREFORE**, the City Council of Sand City hereby grants and issues Site Plan Permit (SP) 14-03 upon the following terms and conditions:

**A. Permit Effectiveness:**

1. Site Plan Permit (SP) 14-03 is not valid, and project construction shall not commence, until two (2) copies of this Resolution/Permit, signed by the permittee

and landowner, acknowledging receipt of the Resolution/Permit and acceptance of the terms and conditions therein, are returned to the City's Planning Department. Failure of the applicant to return the two (2) copies of the signed Resolution/Permit within thirty (30) days from the date of City Council approval shall cause said Site Plan to become null and void unless good cause to grant an extension is found acceptable by the Sand City Planning Department. Failure to return signed and fully executed documents will also delay the issuance of building permits for the project.

2. Site Plan Permit (SP) 14-03 is for the express purpose of authorizing site modifications to the existing Orchard Supply Hardware retail store located at 800 Playa Avenue (portion of APN 011-011-029) in Sand City within the Sand Dollar Shopping Center, to include additional floor area for office and restroom amenities at the rear of the building, regrading and resurfacing a segment of the frontage parking area, improved pedestrian and handicapped accessibility, installation of a stormwater control system and bio-swale (subject to City Engineer review and approval), and re-construction of the garden center with minor footprint alterations.

**B. Building Architecture/Design:**

1. Site Plan Permit 14-03 does not grant final approval of the architectural design, materials, colors, and/or other design elements of the building. The exterior architectural design is subject to Sand City Design Review Committee (DRC) review, approval, and issuance of a design permit for the project, prior to the issuance of building permits. Any requirement/condition of a Design Permit issued by the DRC that conflicts with City Council requirements, in the issuance of Site Plan Permit 14-03 for the project, shall acquiesce to City Council action
2. Quality Control: The City shall retain the right to evaluate materials used in this project for perseverance and resistance to Sand City's coastal climate conditions; and if those materials are deemed inadequate through signs of rust, rot, or other deteriorating condition(s), the City may then require higher quality materials during construction as an enforcement of the project's Design Permit.
3. Light Fixtures: All new light fixtures on the exterior of the building shall avoid creating excessive glare, and shall only direct light down and/or onto the building.

**C. Site Plan:**

1. Building Addition: The existing office area at the rear of the building may expand by approximately 703.3 square feet to provide for new restroom facilities that allow improved office reconfiguration within the existing floor area.
2. Garden Center: The existing garden center of the subject property may be demolished only to accommodate a rebuild of the garden center from the ground up in accordance with City approved development permits. The new garden center's front wall/fence shall be recessed back ten feet (10') from the current front wall location, to be flush with the main building's front wall. The yard may expand



by approximately one-hundred (100) square feet into the rear storage yard area. The existing concrete slab of the garden center may be removed only if replaced with a new concrete surface in accordance with City approved development permits. The garden center's perimeter shall be replaced with an approximate 16-foot tall decorative metal tube fence, having a wrought iron appearance, along the front and side elevations. Portions of the garden center may be covered with a shade roof cloth, while other segments shall be covered by a corrugated metal deck canopy extending from the main building.

3. Drive-Thru Lane: The drive-thru pick-up lane, currently located at the back of the building, shall remain unchanged, maintaining ingress and egress access from Metz Road.
4. Parking: The parking area in front of the garden center shall be re-graded only to modify the existing grade to eliminate the need of retaining walls, to improve customer access from that parking area, and to comply with updated ADA accessibility requirements. The existing retaining wall that currently abates the grade change between the existing garden center and the existing parking shall be removed. Once this area is re-graded and resurfaced, parking spaces shall be re-stripped on-site so that the number of on-site parking spaces shall remain unchanged upon project completion.
5. Pedestrian Access: The project shall remove a segment of landscaping at the shopping center's northwesterly entry from Playa Avenue to install a continuous pedestrian link from Playa Avenue to the front of the Orchard Supply Hardware building; in compliance with current American With Disabilities Act (ADA) accessibility requirements. This modification shall be subject to the City's Building, Planning, and Engineering Departments review and approval prior to issuance of building permits and commencement of construction.
6. Utility Meters/Equipment: Any new utility equipment and meters (i.e. electricity, gas, phone, cable, etc.), fire suppression equipment, and the like are to be either contained within the building, within the existing rear fenced storage yard, and/or otherwise screened or incorporated into the building's architecture using architectural elements consistent with the approved building facade treatments to effectively obstruct the view of these items from off-property or the shopping center's parking area. Accessibility to utility meters and fire suppression equipment shall be maintained. At no time shall utility meters and equipment occupy landscaping or required drainage areas. The location of all utility meters shall be identified on the construction drawings and civil improvement plans, subject to Planning, Engineering, and Fire Department review and approval. The project developer and general contractor shall be responsible for coordinating the placement and installation of all utility meters (gas, electric, phone, cable, etc.) in accordance with the City approved construction plans and the requirements of this Permit. Non-compliant installations may impede issuance of a certificate of occupancy until corrected to the satisfaction of the City.

7. Signs: Commercial identification signs shall not be installed until an application for a sign permit is submitted that includes information as to dimensions, materials, and colors; and said application is reviewed and approved by the City's Design Review Committee (DRC) in the issuance of a Sign Permit.

**D. Landscaping:**

1. Landscaping: Landscaping removed or damaged during construction shall be replaced with new landscaping, subject to City Planning Department review and approval. A landscape plan for the project shall be submitted to the City's Planning Department for review and approval prior to issuance of a building permit. This landscape plan shall provide complete information regarding ground covers, plants, shrubs, and trees in regards to species, sizes, placement, and numbers. Tree planting and staking details must be included for any proposed trees. All landscaping and irrigation shall be installed in conformance with the final landscape plan, as approved by the Planning Department, and prior to issuance of a certificate of occupancy. In addition, the final landscape plan shall be consistent with the project's Stormwater Control Plan and Final Improvement Plans, as approved by the City Engineer. In no case shall landscaping conflict or interfere with Low Impact Development and/or stormwater management facilities.
2. Irrigation: An irrigation system shall be installed for all landscaping; and verified as operational prior to City issuance of a certificate of occupancy. Any on-site changes varying from the approved irrigation design, shall be subject to City Planning Department approval prior to implementation.

**E. Stormwater Management and Control:**

1. Post-Construction and Low Impact Development (LID) Requirements: The site design shall adhere to post-construction and low impact development requirements for stormwater management and control, in accordance with City Code Title 13.05 Stormwater Management, Resolution No. R3-2013-0032 Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, and the City's NPDES (National Pollutant Discharge Elimination System) General Permit for small MS4s (Municipal Separate Storm Sewer System). The site design shall incorporate the stormwater management controls specified in the project's Stormwater Control Plan as approved by the City Engineer, based on the project's Tier level and corresponding requirements. Final Post-Construction Stormwater design plans and calculations shall be submitted to the City and subject to review and approval by the City Engineer and Building Official prior to issuance of a grading and/or building permit or the commencement of any construction activities on the subject property. Final grading and drainage improvements shall be installed in conformance with the project's Stormwater Control Plan and approved Grading and Drainage Plans. All requirements for post-construction, low impact development, and stormwater management controls shall be satisfied prior to the issuance of any certificate of occupancy for the project, or section thereof.

2. Stormwater Control Plan: A final Stormwater Control Plan (SCP) shall be provided by the applicant to the City Engineer that clearly demonstrates how the proposed project will comply with Post-Construction Stormwater Management and Control Requirements for Development Projects in the Central Coast Region. This Stormwater Control Plan must be completed, to the satisfaction and approval of the City Engineer, prior to issuance of building permits for the project.
3. The site plan and project layout shall be subject to those design measures identified by the Stormwater Control Plan (SCP) as approved by the City Engineer. The City shall issue no building, grading, or other construction permits until the final project plans are in agreement with the SCP as approved by the City Engineer. The SCP and the grading and drainage requirements shall be satisfied prior to the issuance of any certificate of occupancy for the project, or section thereof.
4. Verification of Maintenance – Stormwater Control Measures: Prior to issuance of a building permit for the project, the developer shall enter into a legal agreement or covenant with the City in order to provide verification of maintenance of any necessary storm water management controls, including low impact development facilities, in perpetuity. The legal agreement or covenant shall be subject to review and approval by the City Engineer and City Attorney. The provisions in the legal agreement shall run with the land, and the document shall be recorded with the County Recorder.
5. Deed Restriction - Stormwater Control Measures: Requirements for the protection of post-construction stormwater controls and facilities shall be recorded as a deed restriction for this project. The deed restriction shall be drafted by the applicant for review and approval by the City Attorney, City Engineer, and City Planner prior to recording. The deed restriction shall specify that stormwater facilities are not to be removed, relocated, covered, or hampered in any way that would prevent their intended function. The deed restriction shall further identify that any costs associated with long-term maintenance of stormwater control measures, to the specifications of the City Engineer, shall be the responsibility of the property owner of that parcel/lot at the time when maintenance is performed.

**F. Plans and Agency Compliance:**

1. Plans Examination: Construction plans/documents for the project shall be reviewed and approved by the City's Planning, Building, and Fire Departments prior to the issuance of building permits for the project and prior to the commencement of any on-site construction. All requirements of the City's Planning, Fire, and Building Departments made during plan review, prior to building permit issuance or during construction inspections, shall be implemented to the satisfaction of the inspectors/representatives of each City Department.
2. Agency/Department Compliance: All requirements of the City's Building and Fire Departments, as well as the Seaside County Sanitation District, and Monterey County Health Department, shall be implemented to the satisfaction of the

inspectors of each department/agency. All necessary permits from the Monterey Regional Water Pollution Control Agency and/or the Seaside County Sanitation District shall be acquired by the applicant prior to City issuance of building permits for the project. All requirements of each aforementioned Department/Agency shall be met prior to issuing a certificate of occupancy for the project.

3. Fire Sprinklers: Installation of fire sprinklers shall be at the discretion of, and in accordance with, the requirements of the City's Fire Department and City Municipal Code. If a fire suppression system is required, then a fire sprinkler/suppression plan shall be submitted to the City's Fire Department for review and approval, and installed prior to City issuance of a certificate of occupancy. Exterior equipment related to said suppression system shall abide by the screening requirements of Site Plan Permit 14-03 (see Permit Condition No. C-6).
4. Soil/Geotechnical Report: The applicant shall submit a final soil engineering and/or geotechnical evaluation report prepared by a California certified geologist or geotechnical engineer with all improvement plan submissions. Said report shall ensure the project is designed in accordance with the most current standards of the City's Building Code. The report shall include standard penetration tests and bore holes to evaluate potential of seismic hazards. This report shall also include a soils percolation test to confirm the proposed stormwater control and low impact development facilities will function as designed. Recommendations of the final soil engineering and/or geotechnical evaluation report shall be integrated into the project design at the discretion of the City Engineer.
5. Air District: Requirements of the Monterey Bay Unified Air Pollution Control Agency that are applicable to the construction of the proposed project shall be implemented to that Agency's satisfaction.
6. Water: Approval of Site Plan Permit 14-03 by the City Council of Sand City does not grant the applicant and/or property owner any right and/or privilege to any allocation of water by the City of Sand City. If a water allocation is deemed necessary by the Monterey Peninsula Water Management District (MPWMD) for this project, then that allocation, action independent from approval of Site Plan Permit 14-03, shall be at the discretion of the Sand City Council. Any such allocation must be secured in the form of a water permit from the MPWMD prior to issuance of building permits for that work necessitating said water allocation. If the City does not allocate water necessary to facilitate the acquisition of sufficient water connection permits from the MPWMD, then Site Plan Permit 14-03 shall become null and void.

#### **G. Construction:**

1. Street Access: Construction activities shall not impede vehicular traffic on public streets without sufficient detours provided. Any temporary closures of streets or sidewalks to accommodate construction shall be coordinated with, and subject to, the direction of the Sand City Chief of Police prior to implementing any temporary

street closures. Adjacent and neighboring businesses and properties, impacted by said closures, shall be given sufficient notice prior of such closure.

2. Material/Equipment: Materials and/or equipment necessary to construct the approved project shall not be stored and/or parked within any public right-of-way or on private property within the City beyond the limits of this project unless otherwise authorized by the Sand City Planning Department and Chief of Police. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer's recommendations. Equipment engine shrouds shall be closed during equipment operation. Security/construction fencing shall be implemented if deemed necessary by the Building Inspector and/or other City Department inspector. In no instance shall material and equipment, that may cause pollution to stormwater, be permitted to enter or discharge to the City storm drain system. Best Management Practice (BMPs) for proper control of materials and equipment and to prevent stormwater pollution, as required by the City's NPDES (National Pollutant Discharge Elimination System) stormwater permit and City Code Section 13.05 regarding Stormwater Management, shall be implemented by the project contractor(s).
3. Construction Hours: Construction activities performed by all contractors and sub-contractors beyond the confines of the building wall, including the garden center area, on the property shall only occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. There shall be no outside construction activities on Sundays or Holidays.
4. Construction Debris: Debris from construction activities shall be stored and contained away from general public access, and hauled away and disposed of in a timely and legal manner. The contractor shall implement material recovery and recycling when feasible. In no instance shall debris from construction activities be permitted to enter or discharge into the City's storm drain system. Best Management Practices (BMPs) for proper control of debris and to prevent stormwater pollution are required by the City's NPDES (National Pollutant Discharge Elimination System) stormwater permit and City Code Section 13.05 regarding Stormwater Management.
5. Construction Signs: Construction signs may be placed on the property only during project construction and removed upon project completion. Such signs may be placed on perimeter construction fencing or on posts, but shall not be elevated whereby the top of sign exceeds eight (8) feet in height.
6. Encroachment Permits: Encroachment permits shall be obtained from the City of Sand City and City Engineer prior to initiating any construction work within any City right-of-way.

7. Utility Relocations: Any utility relocation and the associated costs required as part of this development shall be the responsibility of the project applicant and/or property owner. The placement of utility connections and meters (electricity, phone, etc.) shall be in accordance with the terms and conditions of Site Plan Permit 14-03.
8. Contractor(s) Business License: All project contractors and sub-contractors shall obtain a City business license for the duration of their involvement on project construction. Failure of said parties to obtain a business license may impede City issuance of a certificate of occupancy for the project.
9. Stormwater Management Control and Pollution Prevention: During all phases of construction, the developer and/or contractor shall employ temporary construction best management practices (BMPs) for erosion and sediment control, prevention of non-stormwater discharges, and implement good housekeeping and waste management practices to protect the storm drain system and water quality as required by the City's NPDES stormwater permit and City Code Section 13.05 Stormwater Management, and the State of California Construction General Permit, as applicable. Plans indicating proper stormwater management, control, and BMP implementation during construction shall be submitted to the City with construction plans and shall be subject to review and approval of the City's Building Official and City Engineer prior to issuance of any grading and/or building permit for the project

**H. General Requirements:**

1. Any questions of intent or interpretation regarding any condition within Site Plan Permit 14-03 shall be resolved by the Sand City Planning Department and/or City Administrator.
2. The issuance of Site Plan Permit 14-03 shall not supercede or override any applicable requirements of any other City, County, State, or Federal agency.

**PASSED AND ADOPTED**, Site Plan Permit 14-03, is hereby approved by the City Council of Sand City, this \_\_\_\_ day of October 2014, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

APPROVED:

ATTEST:

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

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

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

Signatures continued from previous page.

This is to certify that Site Plan Permit 14-03 contain the conditions specified by the City Council in approving said Permits.

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

**APPLICANT ACCEPTANCE (SP 14-03)**

Site Plan Permit 14-03 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 (SP 14-03)**

Consent is hereby granted to the permittee to proceed with the City approved project, in accordance with the terms and conditions of Site Plan Permit 14-03.

DATED: \_\_\_\_\_

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

**CITY OF SAND CITY**

**RESOLUTION SC \_\_\_\_\_, 2014**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY GRANTING THE CITY ADMINISTRATOR AUTHORIZATION TO EXECUTE A WATER ASSIGNMENT AGREEMENT AND ASSIGN UP TO 0.058 ACRE-FEET OF WATER FROM THE SAND CITY WATER ENTITLEMENT TO FORTUNA REALTY (PROPERTY OWNER) ACCOMMODATING A COMMERCIAL RENOVATION PROJECT FOR ORCHARD SUPPLY HARDWARE AT 800 PLAYA AVENUE IN SAND CITY**

**WHEREAS**, an application for land use entitlement was submitted by Ware Malcomb (architect firm), to the City of Sand City for renovations to the Orchard Supply Hardware commercial building at 800 Playa Avenue (portion of APN 011-011-029) in the Sand Dollar Shopping Center; and

**WHEREAS** this commercial renovation project requires a water Permit from the Monterey Peninsula Water Management District (MPWMD) that City staff has calculated to be 0.058 acre-feet, subsidizing existing on-site water credit to facilitate the addition of floor area for the office and garden center; and

**WHEREAS**, the final water credit amount necessary to accommodate the project is subject to the Monterey Peninsula Water Management District's determination in issuing water connection permits; and

**WHEREAS**, the allocation of 0.058 from the Sand City Water Entitlement to Fortuna Realty (property owner), for the Orchard Supply Hardware commercial renovation project is in accordance with the regulations of the Monterey Peninsula Water Management District.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Sand City does hereby authorize and approve of the following:

1. The City Administrator is authorized and directed to execute, on behalf of the City, an Assignment Agreement with the property owner of the subject property in a form satisfactory to the City Attorney; and
2. The City Administrator is authorized and directed to execute, on behalf of the City, all documents necessary to assign up to a 0.058 acre-foot portion of the Sand City Water Entitlement and Water Use Permit to Fortuna Realty, property owner of the subject property at 800 Playa Avenue (portion of APN 011-011-029), in accordance with the terms of the Assignment Agreement, for the purpose of accommodating approved renovations of the regional commercial retail building.

**PASSED AND ADOPTED** by the City Council of Sand City this \_\_\_\_ day of October, 2014, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

APPROVED:

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

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



**AGENDA ITEM  
8A**

# MEMO

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**To:** Mayor and City Council  
**From:** City Administrator Todd Bodem  
**Date:** 10/15/2014  
**Subject:** City Administrator Report

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*"I've failed over and over and over again in my life and that is why I succeed"*  
*Michael Jordan*

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This report will get more extensive once I gain additional knowledge about this organization, the city of Sand City and the general area. Below are some points of interest:

**Todd's Contact Information:**

Cell Number: (813-917-6230) Email: [TBodem@SandCityCA.org](mailto:TBodem@SandCityCA.org). Contact me anytime.

**Staff/Mayor/Council.** I want to thank you for assisting me in this transition. Kelly as interim/consultant has been real helpful. The Staff has made it easy for me. I have had several conversations with Staff getting up to speed on what they do. I am planning to have several meetings with Department Heads to vet out their concerns. To the Mayor and City Council, THANK YOU!

**City Administrator Housing.** I have been working diligently to find the best possible house for my family. My goal for us is to get them here by months end. I will book a flight back to Minnesota and take some days off to get this accomplished, not sure when yet. I will keep you posted!

**City-Wide-Tour.** Chuck provided me with a real nice reference manual of city maps. We toured the entire city and talked about some of the development history, etc. Very informative!

**King Ventures.** Without getting into great detail about the status of the proposed King Ventures project, staff had discussions with the City Attorney and the developer's planner about some options to keep this project moving. More to come!

**Monterey Bay Shores/Ghandour.** Kelly, Chuck and I met with the Monterey Bay Shores developer. Movement is occurring and will update you of its progress as we go.

**Projects.** Kelly has been educating me about the various projects/other important matters with the city and the community. Thank you, Kelly!

**Personnel/Policy/Procedures.** In the near future, I will be coming forward with a staffing needs assessment. Not necessarily suggesting we add additional staff but redefining job titles, position descriptions, etc. Additionally, I know the personnel manual/handbook needs updating as well. I have not forgotten about the need to initiate the police chief search. There has been some discussion about the need for additional code enforcement, crime analyst, etc. Linda and I have to talk about the budget implications. I will start facilitating the need for effective operations of the Advisory Committees too. More to come!

**Measure J/Public Relations.** Vito and I have started a public relations campaign to promote Measure J and a "getting to know" the new city administrator initiative. The feedback I am receiving has been real positive. The citizenry appreciated the community engagement efforts. We did not finish the entire campaign by the time this memo went out. I will provide you with several feedback bullet points in what the people of this community are saying.

**Local Ethics/Sexual Harassment.** I completed the required Local Ethics/Sexual Harassment courses. Very informative!

**Education.** I signed up for advance registration for the League of California Cities Municipal Finance Institute Conference to be held on December 3-4 in Monterey. This will prove to be beneficial.

**Meetings.** I have attended several meetings (i.e., MCBC Monthly, Transportation Agency for Monterey County, and the Monterey Regional Waste Management District TAC, etc.) and will provide updates in future memos about opportunities, issues and concerns from the meetings.

**AGENDA ITEM**

**9A**



**CALIFORNIA & MONTEREY COUNTY DEMOCRATIC PARTY  
OFFICIAL VOTER GUIDE • NOVEMBER 4, 2014  
WEST COUNTY EDITION**



**MONTEREY COUNTY  
DEMOCRATS  
CHANGE THAT MATTERS**

**STATEWIDE PROPOSITIONS**

PROP 1	YES	PROP 46	NEUTRAL
PROP 2	YES	PROP 47	YES
PROP 45	YES	PROP 48	YES

- ✓ U.S. HOUSE CD 20: **SAM FARR** [www.friendsoffarr.org](http://www.friendsoffarr.org)
- ✓ GOVERNOR: **EDMUND G. "Jerry" BROWN** [www.jerrybrown.org](http://www.jerrybrown.org)
- ✓ LT. GOVERNOR: **GAVIN NEWSOM** [www.gavinnewsom.com](http://www.gavinnewsom.com)
- ✓ SECRETARY OF STATE: **ALEX PADILLA** [www.padilla4sofs.com](http://www.padilla4sofs.com)
- ✓ CONTROLLER: **BETTY YEE** [www.bettyyee.com](http://www.bettyyee.com)
- ✓ TREASURER: **JOHN CHIANG** [www.electjohnchiang.com](http://www.electjohnchiang.com)
- ✓ ATTORNEY GENERAL: **KAMALA HARRIS** [www.kamalaharris.org](http://www.kamalaharris.org)
- ✓ INSURANCE COMMISSIONER: **DAVE JONES** [www.davejones2014.com](http://www.davejones2014.com)
- ✓ BOARD OF EQUALIZATION: **FIONA MA** [www.fionama.com](http://www.fionama.com)
- ✓ SUPER. OF PUBLIC INSTRUCTION: **TOM TORLAKSON** [www.tomtorlakson.com](http://www.tomtorlakson.com)
- ✓ STATE ASSEMBLY AD29: **MARK STONE** [friendsofmarkstone.org](http://friendsofmarkstone.org)
- ✓ STATE ASSEMBLY AD30: **LUIS ALEJO** [www.alejoforassembly.com](http://www.alejoforassembly.com)

- ✓ **YES** MEASURE A: PG Unified: Better computer access for students
- ✓ **YES** MEASURE E: Marina: Supports Police, Fire, Parks, & Rec
- ✓ **YES** MEASURE F: Marina: For a safer and better Marina
- ✓ **YES** MEASURE J: Sand City: Protects essential services
- ✓ **YES** MEASURE P: Monterey: Fixes Monterey streets
- ✓ **YES** MEASURE Q: MST: Better bus service
- ✓ **YES** MEASURE R: Del Rey Oaks: Protects essential services

- ✓ MONTEREY COUNTY SUPERVISOR, DISTRICT 2: **ED MITCHELL**
- ✓ MARINA CITY COUNCIL: **DAVID BROWN**
- ✓ MARINA CITY COUNCIL: **NANCY AMADEO**
- ✓ MONTEREY CITY COUNCIL: **TIMOTHY BARRETT**
- ✓ PACIFIC GROVE CITY COUNCIL: **KEN CUNEO**
- ✓ SEASIDE MAYOR: **RALPH RUBIO**
- ✓ SEASIDE CITY COUNCIL: **ALVIN EDWARDS**
- ✓ SEASIDE CITY COUNCIL: **JASON CAMPBELL**
- ✓ MONTEREY PENINSULA AIRPORT DISTRICT: **DAN PRESSER**
- ✓ MONTEREY PENINSULA PARK DISTRICT, WARD 5: **STEVE DENNIS**

For more information please visit our website and sign up for our newsletter  
[www.montereycountymocrats.org](http://www.montereycountymocrats.org)  
or call 866-679-3367

*The Democrats are recommending approval of Measure J for Sand City and all the other Measures. What are the Republicans doing?*

X

X

**AGENDA ITEM**

**9C**





Search bar and social media icons for Facebook, Twitter, LinkedIn, and Google+.

Business Directory, Photo Gallery, and Join Now! buttons.

Navigation Menu

- Official Chamber Events
Monitor Events
Community Events

Advertising with the Chamber Works! Prospective customers are 68% more likely to buy from you if you are a member of the Chamber of Commerce

Event Information

Small version of the Chamber Works! advertisement graphic.

DINING FOR GATEWAY!

Event Date: Oct 24, 2014 Event Time: 11:00 am to 10:00 pm
Location: 635 Cass Street Monterey, CA 93940 831-324-4260 View Map

Description:

SHOW YOUR SUPPORT OF GATEWAY CENTER WHILE YOU DINE AT LOPEZ RESTAURANTE & CANTINA

Come join us for some scrumptious Mexican food on November 1st from 11 am to 10 pm @ Lopez Restaurant and they will donate 20% of their proceeds to Gateway Center!

Thank you for your support! We look forward to seeing you there. Bon Appetite!

For more information, contact Melissa Walchli at mwalchli@gatewaycenter.org





# MONTEREY PENINSULA CHAMBER OF COMMERCE

Follow us on:

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## Navigation Menu

- Official Chamber Events
- Member Events
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**Advertising with the Chamber Works!**  
Prospective customers are 68% more likely to buy from you if you are a member of the Chamber of Commerce

## Event Information



### PUMPKIN PANDEMONIUM & COMMUNITY TRICK-OR-TREAT DEL MONTE SHOPPING CENTER

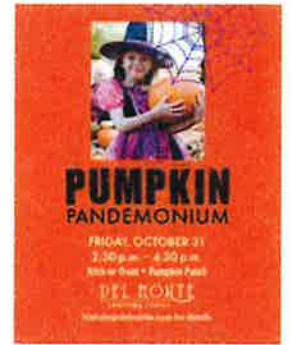
**Event Date:** Oct 31, 2014 **Event Time:** 2:30 pm to 4:30 pm  
**Location:** Del Monte Shopping Center [View Map](#)

**Description:**

#### PUMPKIN PANDEMONIUM & COMMUNITY TRICK-OR-TREAT DEL MONTE SHOPPING CENTER

**THURSDAY, OCTOBER 31, 2014**

**2:30 to 4:30 pm**



**HALLOWEEN FUN!** The very popular community event, Pumpkin Pandemonium, is returning to Del Monte Shopping Center again this year! Del Monte Shopping Center will be holding its fun and festive Annual Pumpkin Pandemonium and Community Trick-or-Treat event on Halloween, Thursday, October 31, 2014 from 2:30 PM – 4:30 PM. Don't miss out on the Pumpkin Patch with FREE pumpkins while supplies last courtesy of Whole Foods Market and many merchant specials offered throughout the day. Pumpkin Pandemonium is a free family celebration which combines family, friends and the community trick-or-treating in a safe environment.

From 2:30 PM – 4:30 PM, families can trick or treat at special candy stations located throughout the shopping center. Over 28,000 pieces of candy have been ordered this year to satisfy everyone's sweet tooth! More details can be found at [www.shopdelmonte.com](http://www.shopdelmonte.com).

Del Monte Shopping Center features more than 75 unique shops, restaurants and eateries, plus Macy's, Whole Foods Market, Century Theatres, our newest favorite store, Flip Flops and the new expanded AT&T Store is now open. The spacious, open-air shopping center offers comfortable seating, beautiful landscaping, and ample parking for its shoppers.

For more information on store listings, movie times, weekend entertainment, and special events, please call the Guest Services Center at 372-4540 or visit [www.shopdelmonte.com](http://www.shopdelmonte.com).

For more information, contact Terri Neece at [tneece@delmontecenter.com](mailto:tneece@delmontecenter.com)





# MONTEREY PENINSULA CHAMBER OF COMMERCE

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## Navigation Menu

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## Advertising with the Chamber Works!

Prospective customers are 68% more likely to buy from you if you are a member of the Chamber of Commerce

## Member Events

**Advertising with the Chamber Works!**  
Prospective customers are 68% more likely to buy from you if you are a member of the Chamber of Commerce.

Website Domains  
Website Directory Listings  
Newsletter Ads  
Member Member Abstracts

For more information, call (831) 448-5338

**The Alzheimer's Association Presents - Getting Organized: Preparing For The Road Ahead**  
Event Date: Oct 15, 2014 at 1:30 pm to 3:00 pm

This presentation delivered by John O'Brien is intended for family members or decision... [Send to Friend](#) | [Remind Me](#)

**Alzheimer's Association: Monterey Caregiver Support Group**  
Event Date: Oct 17, 2014 at 1:00 pm to 2:30 pm

If you have a family member who has been diagnosed with Alzheimer's disease or a related... [Send to Friend](#) | [Remind Me](#)

**Alzheimer's Association: Monterey Caregiver Support Group**  
Event Date: Oct 20, 2014 at 7:00 pm to 8:30 pm

If you have a family member who has been diagnosed with Alzheimer's disease or a related... [Send to Friend](#) | [Remind Me](#)

### MEMBER EVENT

**The Alzheimer's Association And Carmel Foundation Present - Early Memory Loss Class: Poetry, Art And Technology**  
Event Date: Oct 20, 2014 at 10:00 am to 12:00 pm

The Alzheimer's Association and Carmel Foundation present: Early Memory Loss Class:... [Send to Friend](#) | [Remind Me](#)

**DINING FOR GATEWAY!**  
Event Date: Oct 24, 2014 at 11:00 am to 10:00 pm

SHOW YOUR SUPPORT OF GATEWAY CENTER WHILE YOU DINE AT LOPEZ RESTAURANTE & CANTINA Come... [Send to Friend](#) | [Remind Me](#)

### MEMBER EVENT

**The Alzheimer's Association And Carmel Foundation Present - Early Memory Loss Class: Poetry, Art And Technology**  
Event Date: Oct 27, 2014 at 10:00 am to 12:00 pm

The Alzheimer's Association and Carmel Foundation present: Early Memory Loss Class:... [Send to Friend](#) | [Remind Me](#)

**The Alzheimer's Association Presents: Exercise As Medicine**

Come join us and learn from Neurologist Stephen Peroutka about the benefits of exercise as medicine....

[Send to Friend](#) | [Remind Me](#)



**PUMPKIN PANDEMONIUM & COMMUNITY TRICK-OR-TREAT DEL MONTE SHOPPING CENTER**

Event Date: Oct 31, 2014 at 2:30 pm to 4:30 pm

PUMPKIN PANDEMONIUM & COMMUNITY TRICK-OR-TREAT DEL MONTE SHOPPING CENTER THURSDAY,...

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**The Alzheimer's Association Presents - Savvy Caregiving Training: A Comprehensive, Skills-based Training For Family Members**

Event Date: Nov 5, 2014 at 9:30 am to 11:30 am

Based on research by experts, this 6-week course (Wednesdays, November 5 - December 10) will...

[Send to Friend](#) | [Remind Me](#)



**The Gateway Gladiators Vs The Harlem Ambassadors**

Event Date: May 9, 2015 at 5:30 pm to 7:30 pm

The Gateway Center Gladiators challenge the Harlem Ambassadors to a do-over game! It's...

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