

**AGENDA**  
**REGULAR MEETING OF THE**  
**CITY OF KING CITY COUNCIL**  
**AND**  
**Sitting as SUCCESSOR AGENCY OF**  
**THE RDA FOR THE CITY OF KING**

**TUESDAY MAY 23, 2017**  
**6:00 P.M.**

**CITY HALL**  
**212 S. VANDERHURST AVENUE**  
**KING CITY, CALIFORNIA 93930**

*\*Spanish interpretation services will be available at meeting*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, Please contact the City Clerk's Office (831-386-5925) at least 48 hours prior to the Meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.*

*\* Please submit all correspondence for City Council PRIOR to the meeting with a copy to the City Clerk.*

**1. CALL TO ORDER**

**2. ROLL CALL:** Council Members Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Pro Tem Carlos Victoria, and Mayor Mike LeBarre

**3. FLAG SALUTE**

**4. CLOSED SESSION ANNOUNCEMENTS**

**5. SPECIAL PRESENTATIONS**

A. Karen Jernigan and Park Superintendent Karen Beppler Dorn - Update on Pinnacles National Park and Pinnacles Gateway Partners group.

**6. PUBLIC COMMENT**

Any member of the public may address the Council for a period not to exceed *three minutes'* total on any item of interest within the jurisdiction of this Council that is not on the agenda. The Council will listen to all communications; however, in compliance with the Brown Act, the Council cannot act on items not on the agenda. Comments should be directed to the Council as a whole and not to any individual Council Member. Slanderous, profane or personal remarks against any Council Member, staff member or member of the audience is not permitted.

**7. COUNCIL COMMUNICATIONS & COMMITTEE REPORTS**

Individual Council Members may comment on Council business, his or her Council activities, City operations, projects or other items of community interest. Council Members may also request staff to report back at a subsequent meeting on any matter or take action to direct staff to prepare a staff report for a future agenda.

**8. STAFF COMMUNICATIONS**

Comments presented by the City Manager, City Attorney or other staff on City business and/or announcements.

## **9. CONSENT AGENDA**

The following items listed below are scheduled for consideration as a group. The recommendations for each item are noted. Members of the audience may speak on any item(s) listed on the Consent Agenda. Any Council Member, the City Manager, or the City Attorney may request that an item be withdrawn from the Consent Agenda to allow for full discussion. The Council may approve the remainder of the Consent Agenda on one motion. Items withdrawn from the Consent Agenda may be considered by separate motions at the conclusion of the discussion of each item.

- A. Meeting Minutes of May 9, 2017 Council Meeting  
Recommendation: approve and file.
- B. City Monthly Treasurer's Report- April 2017  
Recommendation: approve and file.
- C. Successor Agency Monthly Treasurer's Report- April 2017  
Recommendation: approve and file.
- D. Public Financing Authority Monthly Treasurer's Report- April 2017  
Recommendation: approve and file.
- E. City Check Register  
Recommendation: approve and file.
- F. Public Financing Authority Check Register  
Recommendation: approve and file.
- G. Consideration: Downtown Streetscape Conceptual Plan  
Recommendation: adopt a Resolution approving the final Downtown Streetscape Conceptual Plan and a Categorical Exemption under California Environmental Quality Act (CEQA) for the project.
- H. Consideration: King City Chamber of Commerce & Agriculture City-Wide Yard Sale and Sidewalk Sale  
Recommendation: 1) approve the King City Chamber of Commerce & Agriculture special event permit request for a City-wide Yard sale and Sidewalk Sale on June 23, 2017 to June 25, 2017; 2) waive all garage sale permit fees and requirements during those days; and 3) waive fees for the special event permit.
- I. Consideration: Updating Policies and Procedures for Recreation Hall Rental  
Recommendation: approve by motion updating the Rental Agreement for the Recreation Center.
- J. Consideration: Intent to Vacate a Portion of Public Street Right of Way (Corner of Broadway Street and San Antonio Drive) and Setting of Date, Hour, and Place for Public Hearing to Consider the Vacation of Public Street Right of Way  
Recommendation: approve Resolution No. 2017-4581, which makes an intent to initiate proceedings to vacate a portion of public street right-of-way and approve Resolution No. 2017-4582, which sets the date, hour and place for a public hearing to consider the vacation of public street right of way.

## **10. PUBLIC HEARINGS**

None

## **11. REGULAR BUSINESS**

- A. Consideration: Regulations on Extended Stays in Lodging Businesses  
Recommendation: direct staff to prepare an Ordinance for Council consideration to establish regulations proposed by staff related to extended stays in lodging businesses.

## **12. CITY COUNCIL CLOSED SESSION**

Announcement(s) of any reportable action(s) taken in Closed Session will be made in open session, and repeated at the beginning of the next Regular City Council meeting as this portion of the meeting is not recorded.

- 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Pursuant to Government Code, § 54956.9(d)(1)  
*Christopher Craig v. City of King, Monterey County Superior Court*  
Case No. 16CV001538
- 2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Pursuant to Government Code, § 54956.9(d)(1)  
*Rufina Recendiz Garcia and Elandio Juitzil v. City of King et al, U.S. District Court, Northern District of California* Case No. 16-CV-06712-EJD
- 3. Liability Claims, by Edward K. Hudson  
Claim against City of King  
Gov. Code Section: 54956.95

## **13. ADJOURNMENT**

**City Council Meeting  
May 9, 2017**

**1. CALL TO ORDER:**

Regular Meeting was called to order at 6:01pm by Mayor LeBarre.

**2. FLAG SALUTE:**

The flag salute was led by Suzanne Krause.

**3. ROLL CALL:**

City Manager Adams conducted roll call.

City Council: Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Michael LeBarre,  
Mayor Pro Tem Carlos Victoria.

City Staff: City Manager Steven Adams, Attorney Shannon Chaffin by phone, Admin.  
Asst./Deputy City Clerk, Erica Sonne

**4. CLOSED SESSION ANNOUNCEMENTS:**

None

**5. PRESENTATIONS:**

Mayor LeBarre presented Chuck and Suzanne Krause with a Commendation for their long-standing business and wished them well in their retirement.

Suzanne Krause thanked the Council and the Community for the honor.

John Jernigan spoke about the history of the Jernigan and Krause family and business.

**6. PUBLIC COMMUNICATIONS:**

Karen Jernigan spoke on the shooting that occurred on Friday at Rio Plaza. She wanted to remind the Council to ask for security cameras and other security items for areas where these types of incidents happen.

**7. COUNCIL COMMUNICATIONS:**

Council Member Cullen stated that tomorrow MCARLM is doing a panel discussion on local sports events. 5K at Chalone Peaks this Saturday May 13th. Tour of the Ag employee housing he would like that coordinated through the City Manager's office. He has been in touch with his District assigned Police Officer and he would like to have some discussion on how to make the two meetings in the year meaningful.

Mayor Pro Tem Victoria has been working with Hartnell students being interviewed by them. AMBAG meeting is tomorrow. High School Graduation is June 3<sup>rd</sup>. Special meeting tomorrow for contract negotiation meeting for new superintendent. He has been working on the committee for Mexican Independence Day, El Grito. When he was on the Council they had a plan from Rio Plaza for an electric gate and cameras and it hasn't happened and he would like it to.

Council Member Acosta stated that the 4C4P meeting presenters where from Prescribe Safe and they were talking about the epidemic of opioid drugs. They will provide 5 bins in each City and the Police Department is will to have one.

Council Member DeLeon stated that the streetlights up and down Broadway look amazing. He can see the vision for Downtown. He thanked the City Manager for his hard work. He feels that Rio Plaza needs to be worked on.

Mayor LeBarre stated that the Rail policy committee (TAMC) received an update on State Rail Plan. King City and Soledad included in final draft. Plan will guide rail expansion until 2040. He feels it will benefit the Pinnacles as King City Station and Soledad will be destinations to get to the Pinnacles. Monterey-Salinas Transit (MST) Board of Directors 10.6 million allocated in the 2018 budget for the South county maintenance facility in King City. Moving forward with the project that will be a huge benefit for King City.

#### **8. CITY STAFF REPORTS AND COMMENTS:**

City Manager Adams stated that staff has been in contact with owners of the Rio Plaza and will continue to press them to make the mobile home park safer. He announced the Freedom Gala Dinner celebrating the Army's birthday and that tickets are on sale now \$50 per person.

Attorney Chaffin nothing to report at this time.

#### **9. CONSENT AGENDA**

- A. Meeting Minutes of April 25, 2017 Council Meeting
- B. Meeting Minutes of April 25, 2017 Special Council Meeting
- C. City Check Register
- D. Consideration: An Ordinance of the City Council of the City of King Amending the General Plan Land Use Designation from Public Quasi (PQ) to Agriculture (AG) (Case No. GPA2017-001) – Amendment No. 1) on a Portion of APN 245-111-036-000 and APN 245-111-030-000
- E. Consideration: An Ordinance of the City Council of the City of King Approving a Zone District Change from Industrial (M-1) to Agriculture (AG) (Case No. ZC2017-001) on a Portion of APN 245-111-036-000 and APN 245-111-030-000.
- F. Consideration: Youth Protection Daytime Curfew Ordinance

Attorney Chaffin stated that corrected Exhibits for Item D and Item E are on the dias for Council and available to the public. The maps in the packet were not the newest version.

Action: Motion to approve consent agenda with the corrections stated by the City Attorney by Cullen and seconded by Victoria.

AYES: Council Members: Mayor LeBarre, Acosta, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

#### **10. PUBLIC HEARINGS:**

None

#### **11. REGULAR BUSINESS:**

None

**ADJOURNMENT:**

There being no further business to come before the City Council, Mayor LeBarre adjourned the regular meeting at 6:27pm to closed session special meeting.

**Approved Signatures:**

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**Mayor, Michael LeBarre  
City of King**

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**City Clerk, Steven Adams  
City of King**



Item No. 9(B)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**BY: PATRICIA GRAINGER, ACCOUNTANT**

**RE: CONSIDERATION OF MONTHLY TREASURER'S REPORT –  
APRIL 2017**

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**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

The California Government Code Section 41004 states "Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances."

**DISCUSSION:**

The California Government Code authorizes and regulates the investment of local agency (city and county) funds. The City currently invests its funds with the Local Agency Investment Fund (LAIF) Program, administered by the State of California Treasurer's office. The City's housing rehab account is held at 1<sup>st</sup> Capital Bank, and the City's checking and payroll accounts, as well as developer deposits, are held at Well Fargo Bank, located at 506 Broadway, King City, CA 93930. A summary of investments and returns for the City is provided in the attached report.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**CITY COUNCIL  
MONTHLY TREASURER'S REPORT – APRIL 2017  
MAY 23, 2017  
PAGE 2 OF 2**

**ALTERNATIVES:**

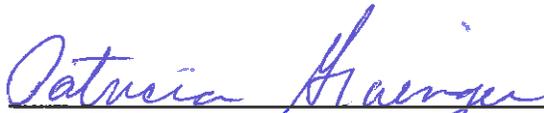
The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

Exhibits:

1. Investment Report

Submitted by:

  
\_\_\_\_\_  
Patricia Grainger, Accountant

Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager

City of King  
Investment Report  
Schedule of Cash and Investments  
April 30, 2017

Investment Instrument		Yield	Amount	Maturity	Value
<b>Invested by City Treasurer</b>					
<b>Institution</b>	<b>Investment Type</b>				
State of California LAIF - City	Pooled	0.78%	2,267,522.74	On Demand	N/R
1st Capital Bank	Checking Acct Housing Rehab	-	91,920.07	On Demand	N/R
Wells Fargo Bank	General Checking	-	4,925,918.95	On Demand	N/R
Wells Fargo Bank	Payroll Checking Account	-	24,590.27	On Demand	N/R
Petty Cash-City Hall/Change Fund	Change Cash Drawer	-	500.00	On Demand	N/R
<b>Invested by City Treasurer (Subtotal):</b>			<b>7,310,452.03</b>		
<b>Total Cash and Investments</b>			<b>7,310,452.03</b>		

Pursuant To Government Code 41004, I hereby certify that this report reflects all City's investments. This investment program complies with the City Investment Policy. Anticipated approval by the City Council on 05/23/2017. Cash flow liquidity is still limited.

SIGNED: \_\_\_\_\_

  
City Treasurer



Item No. 9(C)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**BY: PATRICIA GRAINGER, ACCOUNTANT**

**RE: CONSIDERATION OF SUCCESSOR AGENCY MONTHLY  
TREASURER'S REPORT – APRIL 2017**

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**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

The California Government Code Section 41004 states "Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances."

**DISCUSSION:**

The California Government Code authorizes and regulates the investment of local agency (city and county) funds, including successor agencies. The Successor Agency invests its bond proceeds in US Treasury obligations. All bond reserve funds are held by one bond trustee, U.S. Bank, and invested in accordance with the trustee agreement. The Successor Agency has three tax allocation bonds (TABs) issued. Yield, maturity and investment amount (proceeds) are itemized on the Successor Agency Schedule of Cash and Investments for the Agency.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**CITY COUNCIL/SUCCESSOR AGENCY  
SA MONTHLY TREASURER'S REPORT – APRIL 2017  
MAY 23, 2017  
PAGE 2 OF 2**

**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

Exhibits:

1. Investment Report

Submitted by:   
Patricia Grainger, Accountant

Approved by:   
Steven Adams, City Manager

City of King  
Investment Report  
Schedule of Cash and Investments  
April 30, 2017

Investment Instrument		Yield	Amount	Maturity	Value
<b>Invested by City Treasurer</b>					
<b>Institution</b>	<b>Investment Type</b>				
Wells Fargo Bank	SA Checking Account		1,466,510.54	On Demand	N/R
<b>Invested by City Treasurer (Subtotal):</b>			<b>1,466,510.54</b>		
<b>Invested by Trustees (as of March Statements)</b>					
<b>Bond Reserves (1)</b>					
<b>U.S. Bank - 2011 TARB</b>					
US Bank Money Market Ct	Escrow Fund #5050	0.00%	5,901,800.27	8/1/2034	5,901,800.27
<b>U.S. Bank - 2016 A &amp; B TARB</b>					
US Bank Money Market Ct	Debt Service Fund #5000	0.00%	0.00	3/31/2025	0.00
US Bank Money Market Ct	Interest Account #5001	0.10%	9,226.94	3/31/2025	9,226.94
US Bank Money Market Ct	Cost of Issu Acct. #5009	0.10%	0.00	3/31/2025	0.00
<b>U.S. Bank - 2016 TARB</b>					
US Bank Money Market Ct	Debt Service Fund #6000	0.10%	6.37	3/31/2025	6.37
US Bank Money Market Ct	Interest Account #6001	0.00%	266.75	9/30/2016	266.75
US Bank Money Market Ct	Sinking Account #6003	0.00%	0.00	9/30/2016	0.00
US Bank Money Market Ct	Reserve Account #6005	0.10%	319,540.71	3/31/2025	319,540.71
US Bank Money Market Ct	Cost of Issu Fund #6009	0.10%	0.00	9/30/2016	0.00
US Bank Money Market Ct	Escrow Fund #6050	0.39%	0.00	9/30/2016	0.00
Market Value Provided by U.S. Bank, Trustee					
<b>Invested by Trustees (Subtotal):</b>			<b>6,230,841.04</b>		
<b>Total Cash and Investments</b>			<b>7,697,351.58</b>		

Pursuant To Government Code 41004, I hereby certify that this report reflects all City's investments. This investment program complies with the City Investment Policy. Anticipated approval by the City Council on 05/23/2017. Cash flow liquidity is still limited.

SIGNED: \_\_\_\_\_

City Treasurer

**Note:**  
**(1) Bonds**



Item No.9(D)

**REPORT TO THE PUBLIC FINANCING AUTHORITY**

**DATE: MAY 23, 2017**

**TO: HONORABLE CHAIR AND MEMBERS OF THE AUTHORITY**

**FROM: STEVEN ADAMS, SECRETARY**

**BY: PATRICIA GRAINGER, ACCOUNTANT**

**RE: CONSIDERATION OF MONTHLY TREASURER'S REPORT –  
APRIL 2017**

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**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

The California Government Code Section 41004 states "Regularly, at least once each month, the city treasurer shall submit to the city clerk a written report and accounting of all receipts, disbursements, and fund balances." The Public Finance Authority was used for the issuance of the Sewer Enterprise Bonds.

**DISCUSSION:**

The California Government Code authorizes and regulates the investment of local agency (city and county) funds. The Authority currently invests its funds with the Local Agency Investment Fund (LAIF) Program, administered by the State of California Treasurer's office, as well as bank CD's and instruments issued by agencies of the United States Government. A summary of investments and returns for the Financing Authority is provided in the attached report.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**CITY COUNCIL/PUBLIC FINANCING AUTHORITY  
MONTHLY TREASURER'S REPORT – APRIL 2017  
MAY 23, 2017  
PAGE 2 OF 2**

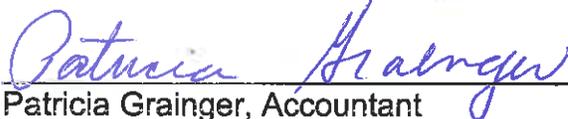
**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Provide other direction to staff regarding requests for additional Receive and file the report; or
2. information.

Exhibits:

1. Investment Report

Submitted by:   
Patricia Grainger, Accountant

Approved by:   
Steven Adams, City Manager

City of King  
Investment Report  
Schedule of Cash and Investments  
April 30, 2017

Investment Instrument	Yield	Amount	Maturity	Value
<b>Invested by City Treasurer</b>				
	<b>Investment Type</b>			
Wells Fargo Bank		6,013.95	On Demand	N/R
State of California LAIF- Financing Authority		8.46	On Demand	N/R
Invested by City Treasurer (Subtotal):	0.78%	6,022.41		
<b>Total Cash and Investments</b>		6,022.41		

Pursuant To Government Code 41004, I hereby certify that this report reflects all City's investments. This investment program complies with the City Investment Policy. Anticipated approval by the City Council on 05/23/17. Cash flow liquidity is still limited.

SIGNED:  \_\_\_\_\_  
Secretary



Item No. 9(E)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**  
**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**  
**FROM: STEVEN ADAMS, CITY MANAGER**  
**BY: PATRICIA GRAINGER, ACCOUNTANT**  
**RE: CONSIDERATION OF CITY CHECK REGISTER**

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**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

- At least once a month, the City Treasurer shall submit to the City Council, a copy of the check register.

**DISCUSSION:**

- The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents are attached.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**ALTERNATIVES:**

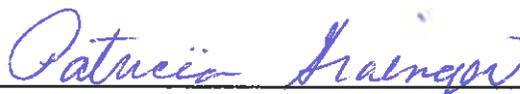
The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/CITY  
CITY CHECK REGISTER  
MAY 23, 2017  
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by:   
Patricia Grainger, Accountant

Approved by:   
Steven Adams, City Manager

Check Register Report

Date: 05/16/2017

Time: 10:11 am

Page: 1

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>WELLS FARGO BANK Checks</b>							
58899	04/07/2017	Reconciled		A T T	A T & T	Monthly Internet -	154.00
58900	04/07/2017	Reconciled		ACEHIGH	ACE HIGH DESIGNS INC	Softball Uniforms	23.95
58901	04/07/2017	Reconciled		ASI	ADMINISTRATIVE SOLUTIONS, INC	City Self Funded Medical	5,000.00
58902	04/07/2017	Reconciled		AGUILARF	FRANCISCA AGUILAR	Plates, Napkins, Waters	28.44
58903	04/07/2017	Reconciled		ALBANESER	ALBANESE RENTAL &	Sewer Back-up - Apts	152.68
58904	04/07/2017	Reconciled		ALVAREZ	ALVAREZ TECHNOLOGY GROUP INC	Computer Support	4,835.38
58905	04/07/2017	Reconciled		AT & T	AT & T	Sentry Alarm Service -	96.56
58906	04/07/2017	Reconciled		AT&T - C	AT&T	911 Line - #9391036550	641.04
58907	04/07/2017	Reconciled		CASEY PRIN	CASEY PRINTING, INC.	King City New Spring 2017	1,899.71
58908	04/07/2017	Reconciled		CNAUTO	CLARK N. CLEVINGER	Saw Chain	37.26
58909	04/07/2017	Reconciled		DAVE'S REP	DAVE'S REPAIR SERVICE	Airport Site Inspection	80.00
58910	04/07/2017	Reconciled		DAVID ORTI	DAVID ORTIZ	Softball Referee -	42.00
58911	04/07/2017	Reconciled		RAHE	DEBI RAHE & TOM RAHE	Sewer Back-up	583.00
58912	04/07/2017	Reconciled		DIVISION	DIVISION OF STATE ARCHITECT	Disability Access & Education	189.00
58913	04/07/2017	Printed		ESPARZADA	DANIELLE ESPARZA	Fireworks Application Refund	147.00
58914	04/07/2017	Reconciled		GALLS, AN	GALLS, AN	First Aid Kit - Jail	70.77
58915	04/07/2017	Void	04/07/2017			Void Check	0.00
58916	04/07/2017	Reconciled		HANNA	HANNA & BRUNETTI	Eng Svc 2017 KC ST Project.	22,154.34
58917	04/07/2017	Reconciled		JBTIRE	MIGUEL JACOBO	Unit #101 - Wipers, Oil Servic	1,495.73
58918	04/07/2017	Printed		JOHNSONL	LAUREN JOHNSON	Basketball Referee -	105.00
58919	04/07/2017	Reconciled		KING'S WEL	KING'S WELDING	Repair Disc	1,276.61
58920	04/07/2017	Reconciled		L. C. ACTI	L. C. ACTION POLICE SUPPLY LTD	Uniform - New Hire -	408.48
58921	04/07/2017	Reconciled		LEAG OF CA	LEAGUE OF CALIFORNIA CITIES	2017 Local Streets, Roads	200.00
58922	04/07/2017	Printed		MARTINEZCA	CAROLINE MARTINEZ	Softball Referee -	36.75
58923	04/07/2017	Reconciled		MAYDONV	VANESSA MAYDON	Basketball Referee -	63.00
58924	04/07/2017	Reconciled		M BASIA	MBASIA	Mohammad Claim	1,713.20
58925	04/07/2017	Reconciled		MO BAY SYS	MONTEREY BAY OFFICE PRODUCTS	Monthly Copier Contract	1,664.62
58926	04/07/2017	Reconciled		O'REILLY A	O'REILLY AUTOMOTIVE, INC.	Tail Gate Cable	90.98
58927	04/07/2017	Reconciled		OFFICE DEP	OFFICE DEPOT	Certificate paper	383.92
58928	04/07/2017	Reconciled		PURE WATEF	PENINSULA PURE WATER INC.	City Hall Water	35.95
58929	04/07/2017	Reconciled		RED SHIFT	RED SHIFT INTERNET SERVICES	City Hall Internet	30.90
58930	04/07/2017	Reconciled		SIEMENS	SIEMENS INDUSTRY INC.	Signal Light Maint.	97.19
58931	04/07/2017	Reconciled		SPEAK	SPEAKWRITE BILLING DEPT	Services - March 2017	207.07
58932	04/07/2017	Reconciled		SPRINT	SPRINT	Monthly Long Distance.	145.00
58933	04/07/2017	Reconciled		STAND INS	STANDARD INSURANCE COMPANY	Insurance Premium Increases.	314.15
58934	04/07/2017	Reconciled		T&T PAVE	T & T PAVEMENT MARKINGS	Red and White Paint	2,509.55
58935	04/07/2017	Reconciled		ZAPPIA	THE ZAPPIA LAW FIRM, APC	Legal Service -	6,481.00
58936	04/19/2017	Reconciled		ORDONL	LYDIA ORDONEZ	Claim	1,267.15
58937	04/22/2017	Void	04/22/2017			Void Check	0.00
58938	04/21/2017	Reconciled		ACEHIGH	ACE HIGH DESIGNS INC	Softball Uniform	654.63
58939	04/21/2017	Reconciled		A & W	ALESHIRE & WYNDER LLP	Legal Services through	17,127.09
58940	04/21/2017	Reconciled		AM SUPPLY	AMERICAN SUPPLY CO.	Janitorial Supplies	565.27
58941	04/21/2017	Printed		ANDRALE	ALEXUS ANDRADE	Softball Referee -	21.00
58942	04/21/2017	Reconciled		AT & T	AT & T	Monthly Phone Service -	3,400.28
58943	04/21/2017	Printed		BAILEYSF	BAILEYS FITNESS	Storage in Rec Center.	200.00
58944	04/21/2017	Reconciled		WSCS	LINDA BROWN	WWTP Coverage	2,700.00
58945	04/21/2017	Reconciled		CAL WATER	CALIFORNIA WATER SERVICE CO.	Monthly Water Service -	5,093.21
58946	04/21/2017	Reconciled		CAROLLO	CAROLLO ENGINEERS, INC	Wastewater Facilities	33,192.38
58947	04/21/2017	Reconciled		CASEY PRIN	CASEY PRINTING, INC.	Fliers- Flag Football	2,065.53
58948	04/21/2017	Reconciled		CNAUTO	CLARK N. CLEVINGER	Trimmer Head	70.24
58949	04/21/2017	Reconciled		COASTL	COASTLINE MARKETING GROUP INC	Website Monthly Maint.	125.00
58950	04/21/2017	Printed		CONATSER	CONATSER WELDING & MACHINE,LLC	Flat Bar - Airport	1,154.61
58951	04/21/2017	Printed		COMINFO	COUNTY OF MONTEREY	Fy 2016-17 - Network Access	10,153.56

# Check Register Report

Date: 05/16/2017

Time: 10:11 am

Page: 2

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>WELLS FARGO BANK Checks</b>							
58952	04/21/2017	Printed		DAVE'S REP	DAVE'S REPAIR SERVICE	Monthly Site Inspection-	80.00
58953	04/21/2017	Reconciled		DEPT CONS	DEPARTMENT OF CONSERVATION	Qtrly SMIP Fees	237.69
58954	04/21/2017	Reconciled		DEPT ACCNT	DEPARTMENT OF JUSTICE	Child Abuse/Peace Officer	66.00
58955	04/21/2017	Printed		DMV-MAILS	DEPT OF MOTOR VEHICLES	Vehicle Code Book 2017	165.90
58956	04/21/2017	Reconciled		SALINAS V	DIANA ADAMS	Annual Uniform Allowance -	2,300.01
58957	04/22/2017	Void	04/22/2017			Void Check	0.00
58958	04/21/2017	Reconciled		EARTH DESI	EARTH DESIGN, INC.	K C Cultivation -	22,332.38
58959	04/21/2017	Reconciled		LIBERTY	GENESIS BUSINESS MANAGEMENT	Translation for CC & Dist	861.25
58960	04/21/2017	Reconciled		GUTTREE	GUTIERREZ TREE TRIMMING &	Tree Trimming Contract	9,000.00
58961	04/21/2017	Reconciled		IDCON	ID CONCEPTS, LLC	ID Replacement	59.24
58962	04/21/2017	Printed		JOBS	JOBS AVAILABLE INC.	Annual Subscription	45.00
58963	04/21/2017	Reconciled		KEREZSI	ANITA KEREZSI	2nd instalment, Prep and	1,000.00
58964	04/21/2017	Reconciled		KC GLASS	KING CITY GLASS	Repair Window	74.39
58965	04/21/2017	Reconciled		KC IND	KING CITY INDUSTRIAL SUPPLY	Paint	1,965.78
58966	04/21/2017	Printed		KC TRUE	KING CITY TRUE VALUE	P D Repairs	375.82
58967	04/21/2017	Printed		KREHBIEL A	KREHBIEL AUTOMOTIVE REPAIR	Smog Check	640.83
58968	04/21/2017	Reconciled		LA HEARNE	L.A. HEARNE COMPANY	Liquid Acid - Pool	2.25
58969	04/21/2017	Reconciled		O'REILLY A	O'REILLY AUTOMOTIVE, INC.	Lights for Trailer	167.41
58970	04/21/2017	Printed		OFFICE DEP	OFFICE DEPOT	Office Supplies C H	595.14
58971	04/21/2017	Printed		PURE WATEF	PENINSULA PURE WATER INC.	Water Services - March 2017	37.75
58972	04/21/2017	Reconciled		PAC	PG&E	Monthly P G & E Service	14,683.27
58973	04/21/2017	Reconciled		QUILL CORP	QUILL CORPORATION	City Hall Supplies	175.35
58974	04/21/2017	Reconciled		RANKINC	RANK INVESTIGATION AND	Background, M Aguilar,	3,901.40
58975	04/21/2017	Reconciled		SO CO NEWS	SO CO NEWSPAPERS	Day Camp Aide Ad	884.00
58976	04/21/2017	Reconciled		VALSA	TAVIT & ARAM KARABETYAN PARTNE	Pole Saw	738.38
58977	04/21/2017	Printed		TEMP UNIF	TEMPLETON UNIFORMS	Name Tag - J Bernal	67.89
58978	04/21/2017	Printed		ZAPPIA	THE ZAPPIA LAW FIRM, APC	Legal Service	5,275.77
58979	04/21/2017	Printed		THOMSON	ERIC LANE	Pool Tile Cleaning	2,784.00
58980	04/21/2017	Printed		TIRE KING	TIRE KING & AUTO EXPRESS	Car Washes	136.00
58981	04/21/2017	Reconciled		TORO	TORO PETROLEUM CORP.	KC PD - Gasoline	2,517.39
58982	04/21/2017	Reconciled		TRANSU	TRANSUNION RISK AND ALTERNATIV	March 2017 Services	25.00
58983	04/21/2017	Printed		U.S. BAN	U.S. BANK CORP PAYMENT SYSTEM	Various Charges -	1,226.00
58984	04/21/2017	Printed		VI FAM MED	VALLEY INDUSTRIAL & FAMILY	New Hire Pre-Emp Physical,	475.00
58985	04/21/2017	Reconciled		WM J. CLAR	WM J. CLARK TRUCKING SVC, INC.	Cold Mix	851.26
58986	05/08/2017	Printed		A T T	A T & T	Monthly Internet -	145.00
58987	05/08/2017	Printed		ALVAREZ	ALVAREZ TECHNOLOGY GROUP INC	City Computer Support.	8,711.81
58988	05/08/2017	Printed		AT & T	AT & T	Sentry Alarm -Monthly Service	96.70
58989	05/08/2017	Printed		AT&T - C	AT&T	56K Line - #9391020545	696.85
58990	05/08/2017	Printed		CASEY PRIN	CASEY PRINTING, INC.	Swim Lesson -	173.20
58991	05/08/2017	Printed		SALINAS	CITY OF SALINAS	Farmworker Housing Study	5,000.00
58992	05/08/2017	Printed		UMSTEAD EL	CLIFTON T. UMSTEAD	Install Power to TV's in	626.09
58993	05/08/2017	Printed		COMINFO	COUNTY OF MONTEREY	Network Access 3/2017 -	585.25
58994	05/08/2017	Printed		CSGCON	CSG CONSULTANTS INC	Contract Inspections	340.00
58995	05/08/2017	Printed		DARTM	MARC DART	April 2017 T-Hangar Refund,	56.22
58996	05/08/2017	Printed		DAVID ORTI	DAVID ORTIZ	Softball Referee -	23.63
58997	05/08/2017	Void	05/08/2017			Void Check	0.00
58998	05/08/2017	Printed		EARTH DESI	EARTH DESIGN, INC.	K C Cultivation - San Antonio	20,728.20
58999	05/08/2017	Printed		FIRST AL	FIRST ALARM, INC	Fire Alarm Inspection -	354.00
59000	05/08/2017	Printed		FOREMOST	THE ARTCRAFT GROUP, INC	Pencils/Presentations	220.00
59001	05/08/2017	Void	05/08/2017			Void Check	0.00
59002	05/08/2017	Printed		HANNA	HANNA & BRUNETTI	Prop 84 Grant - Pocket Park	20,271.93
59003	05/08/2017	Printed		HDLCO	HDL COREN & CONE	Contract Service -Property Tax	1,250.00
59004	05/08/2017	Printed		HDL	HDL SOFTWARE, LLC	Business Lic Software -	4,807.52
59005	05/08/2017	Printed		HDL COREN	HINDERLITER DELLAMAS & ASSOC.	Contract Svc Sales Tax,	1,504.74

Check Register Report

Date: 05/16/2017

Time: 10:11 am

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KING CITY CITY HALL

BANK: WELLS FARGO BANK

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<b>WELLS FARGO BANK Checks</b>							
59006	05/08/2017	Printed		HYDRO TURF	HYDRO TURF, INC.	Rodent Control.	855.13
59007	05/08/2017	Printed		IDCON	ID CONCEPTS, LLC	ID Cards - J Bernal	59.24
59008	05/08/2017	Printed		SCOFIELD	IRMA SCOFIELD	Staff Uniform Polo Shirts.	779.24
59009	05/08/2017	Void	05/08/2017			Void Check	0.00
59010	05/08/2017	Printed		JBTIRE	MIGUEL JACOBO	Alignment	4,475.40
59011	05/08/2017	Printed		JOHNSONL	LAUREN JOHNSON	Softball Referee -	23.63
59012	05/08/2017	Printed		LEYVA'S TO	LEYVA'S TOWING & ROAD SERVICE	16-0847 - CSO Towed in	250.00
59013	05/08/2017	Printed		MARTINEZCA	CAROLINE MARTINEZ	Softball Referee -	23.63
59014	05/08/2017	Printed		MBAS	MBAS, INC.	Lab Work	640.00
59015	05/08/2017	Printed		MITCHELL	MITCHELL TECHNOLOGIES	Camera Repair	1,343.41
59016	05/08/2017	Printed		MOCO ELECT	MO CO ELECTION DEPARTMENT	Nov 8, 2016 Elections	14,193.11
59017	05/08/2017	Printed		MOCO SHERI	MO CO SHERIFF'S OFFICE	CJS - Jan 2017 - Mar 2017	7,151.13
59018	05/08/2017	Printed		MO BAY SYS	MONTEREY BAY OFFICE PRODUCTS	Copier Contract - 4/24-7/23/17	2,066.93
59019	05/08/2017	Printed		MPE	MONTEREY PENINSULA ENGINEERING	1st/Lonoak Rd -	138,087.49
59020	05/08/2017	Printed		MORPHO	MORPHO TRUST USA	Live scan printer -	342.00
59021	05/08/2017	Printed		NATMC	NATIVIDAD MEDICAL CENTER	Exam - Case #17-0102	1,092.00
59022	05/08/2017	Printed		NUNO	NUNO IRON & MFG., INC.	Gas Spring Shocks -	290.41
59023	05/08/2017	Printed		O'REILLY A	O'REILLY AUTOMOTIVE, INC.	Building Maint. & Sewer	1.00
59024	05/08/2017	Printed		OFFICE DEP	OFFICE DEPOT	Storage Boxes, File Folders.	1,006.47
59025	05/08/2017	Printed		PG&E	PACIFIC GAS AND ELECTRIC CO.	Monthly Electric Service	50.93
59026	05/08/2017	Printed		PARTS & SE	PARTS & SERVICE CTR- NAPA, INC	Gas CAnS for 8561	86.04
59027	05/08/2017	Printed		PURE WATEF	PENINSULA PURE WATER INC.	City Hall Water	27.45
59028	05/08/2017	Printed		PETTY CASH	PETTY CASH-PATRICIA GRAINGER	City Hall - Petty Cash	205.11
59029	05/08/2017	Printed		PAC	PG&E	Pool Electric	20.10
59030	05/08/2017	Printed		PURCHASE P	PURCHASE POWER*PITNEY BOWES	City Hall Postage	601.00
59031	05/08/2017	Printed		QUILL CORP	QUILL CORPORATION	Supplies	147.79
59032	05/08/2017	Printed		RAINBOW	RAINBOW PRINTING	Business Cards - J Bernal	85.76
59033	05/08/2017	Printed		RAMAD	ADOLFO RAMIREZ	Open Gym - 6 @ \$10.50	357.00
59034	05/08/2017	Printed		RED SHIFT	RED SHIFT INTERNET SERVICES	City Hall Internet - #25464	30.90
59035	05/08/2017	Printed		ELREPA	RENE MARTINEZ JR.	Uniforms	206.12
59036	05/08/2017	Printed		ROSE BACK	ROSE BACKFLOW SERVICES	Back Flow Testing	375.00
59037	05/08/2017	Printed		SILVAPER	PERLA SILVA	Rental Security Refund Deposit	200.00
59038	05/08/2017	Printed		SKILLPATH	SKILLPATH SEMINARS	S Samame - Communicator	149.00
59039	05/08/2017	Printed		SPEAK	SPEAKWRITE BILLING DEPT	April 2017 Services	79.42
59040	05/08/2017	Printed		SPRINT	SPRINT	City's Monthly Long Distance	106.77
59041	05/08/2017	Printed		PURSUIT	STOMMEL INC	Eq Outfit Chiefs Vehicle	8,061.09
59042	05/08/2017	Printed		SUN BADGE	SUN BADGE COMPANY	KCPD Officer of year -	100.27
59043	05/08/2017	Printed		TARGET	TARGET SUPPLIES	Aceta Acid	135.28
59044	05/08/2017	Printed		VALSA	TAVIT & ARAM KARABETYAN PARTNE	Belt And Supercut Head	147.41
59045	05/08/2017	Printed		TEMP UNIF	TEMPLETON UNIFORMS	Name tag Sgt S Kennedy	11.45
59046	05/08/2017	Printed		SPCA	THE SPCA FOR MONTEREY COUNTY	Animal Services 3/2017	2,880.00
59047	05/08/2017	Printed		TORO	TORO PETROLEUM CORP.	Monthly Gasoline -	1,942.42
59048	05/08/2017	Printed		TRANSU	TRANSUNION RISK AND ALTERNATIV	April 2017 Services	25.00
59049	05/08/2017	Printed		TRI	TRI-COUNTY FIRE PROTECTION INC	Fire Inspection	95.00
59050	05/08/2017	Printed		U.S. BANCO	U.S. BANCORP EQUIPMENT FINANCE	City Hall Copier Contract -	278.42
59051	05/08/2017	Printed		U.S. BANCO	U.S. BANCORP EQUIPMENT FINANCE	Contract Payment - May 2017	281.20
59052	05/08/2017	Printed		U.S. BANCO	U.S. BANCORP EQUIPMENT FINANCE	City Hall Copier Contract.	330.32
59053	05/08/2017	Printed		U.S. BAN	U.S. BANK CORP PAYMENT SYSTEM	Various Charges -	3,039.13

# Check Register Report

Date: 05/16/2017

Time: 10:11 am

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KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>WELLS FARGO BANK Checks</b>							
59054	05/08/2017	Printed		VERIZON WI	VERIZON WIRELESS	City Monthly Cell Phone Serv	977.74
59055	05/08/2017	Printed		RAIN FOR R	WESTERN OILFIELDS SUPPLY CO	Trash Pump Rental	2,012.07
59056	05/08/2017	Printed		SOILSERV	WILBUR-ELLIS COMPANY	Round up and Rely	1,593.95
59057	05/08/2017	Printed		A & W	ALESHIRE & WYNDER LLP	Legal Services through	2,788.50
59058	05/08/2017	Printed		HANNA	HANNA & BRUNETTI	Infrastructure-First St, So of	1,081.50
<b>Total Checks: 160</b>						<b>Checks Total (excluding void checks):</b>	<b>471,712.23</b>
<b>Total Payments: 160</b>						<b>Bank Total (excluding void checks):</b>	<b>471,712.23</b>
<b>Total Payments: 160</b>						<b>Grand Total (excluding void checks):</b>	<b>471,712.23</b>



Item No. 9(F)

**REPORT TO THE PUBLIC FINANCING AUTHORITY**

**DATE: MAY 23, 2017**

**TO: HONORABLE CHAIR AND MEMBERS OF THE AUTHORITY**

**FROM: STEVEN ADAMS, SECRETARY**

**BY: PATRICIA GRAINGER, ACCOUNTANT**

**RE: CONSIDERATION OF PUBLIC FINANCING AUTHORITY CHECK REGISTER**

---

**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

At least once a month, the City Treasurer shall submit to the City Council, a copy of the check register.

**DISCUSSION:**

The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents for the Public Financing Authority are attached.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**ALTERNATIVES:**

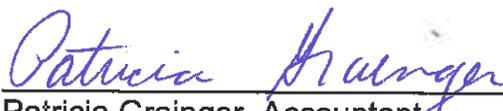
The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/PUBLIC FINANCING AUTHORITY  
PUBLIC FINANCING AUTHORITY CHECK REGISTER  
MAY 23, 2017  
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by:   
Patricia Grainger, Accountant

Approved by:   
Steven Adams, Secretary

# Check Register Report

Date: 05/16/2017

Time: 10:14 am

Page: 1

KING CITY CITY HALL

BANK: KING CITY FINANCE AUTHORITY

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
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**KING CITY FINANCE AUTHORITY Checks**

322	04/07/2017	Reconciled		HANNA	HANNA & BRUNETTI	1 St Infrastructure	9,270.00
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**Total Checks: 1**

**Checks Total (excluding void checks): 9,270.00**

**Total Payments: 1**

**Bank Total (excluding void checks): 9,270.00**

**Total Payments: 1**

**Grand Total (excluding void checks): 9,270.00**



Item No. 9(G)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CONSIDERATION OF DOWNTOWN STREETSCAPE  
CONCEPTUAL PLAN**

**RECOMMENDATION:**

It is recommended the City Council adopt a Resolution approving the final Downtown Streetscape Conceptual Plan and a Categorical Exemption under California Environmental Quality Act (CEQA) for the project.

**BACKGROUND:**

At the August 9, 2016 meeting, the City Council approved a contract with RRM Design Group to prepare a Downtown Streetscape Plan. The intent is to prepare a plan that will be ready to submit a Regional Surface Transportation Program (RSTP) grant application to the Transportation Agency of Monterey County (TAMC) when their call for projects is due in June 2017. The objectives of the project are: 1) to enhance the downtown area to help stimulate private economic development investment; and 2) to create a pedestrian oriented and vibrant downtown area that will attract more people to visit, shop and eat.

Staff has identified the Downtown Streetscape Conceptual Plan as a key first step in the City's economic development efforts. Staff believes that if the City can help improve and make the downtown more successful, it will also help attract investment and new businesses to other areas of the City.

Two public workshops were conducted. The workshops were advertised through articles in the Rustler, news and commercials on KRKC, flyers personally delivered to each business in the downtown area, the City's website, and announcements at Rotary, King City in Bloom, etc. The purpose of the first workshop was to explain the objectives of the plan and to solicit ideas and input from the public, which was used by the consultants to develop recommendations.

**CITY COUNCIL  
CONSIDERATION OF DOWNTOWN STREETScape CONCEPTUAL PLAN  
MAY 23, 2017  
PAGE 2 OF 3**

At the second workshop, the consultants presented the recommendations, answered questions, and received feedback. The consultants also held individual meetings with key stakeholders.

At the January 10, 2017 meeting, the City Council approved the draft Downtown Streetscape Conceptual Plan with direction to include Bulbout Option 1A. Since then, staff met with representatives of the Transportation Agency of Monterey County (TAMC) to seek feedback on how to make the project as competitive as possible for grant opportunities.

**DISCUSSION:**

Minor modifications were made to more clearly delineate bicycle facilities and specific components of Phase I. Staff is proposing CEQA review be completed in order to formally adopt the project and to increase project readiness.

Attached is the final plan, which consists of Broadway Street from First Street to San Lorenzo Avenue. Phase I will be limited to the 200 and 300 blocks of Broadway Street. The following is a summary of the key features of the plan:

- Redesign and expansion of the corner bulb-outs, which will include seating areas, benches, trash receptacles, planter, landscaping, new trees, bike racks, and improvements to drainage that will reduce flooding and damage over time.
- Decorative crosswalks utilizing stamped asphalt.
- A downtown plaza at the northeast corner of Broadway Street and Vanderhurst Avenue.
- New streetlights and accent lights on the street trees.
- An arch at the entry to the downtown area.
- Creation of incentives to remove the-wood awning and roof overhangs on the 300 block of Broadway Street and installation of new decorative and functional cloth awnings.
- Creation of incentives for addition of outdoor dining and seating.
- Metal trellises and wind sculptures in the medians on the 200 and 100 blocks of Broadway Street.

**CITY COUNCIL  
CONSIDERATION OF DOWNTOWN STREETScape CONCEPTUAL PLAN  
MAY 23, 2017  
PAGE 3 OF 3**

- Replacement of the liquid amber trees and installation of additional street trees in missing locations to complete the streetscape.
- Addition of angled parking on cross streets adjacent to Broadway Street.

The bulb-outs will require the loss of one parking space at each corner. However, the increase in angled parking included in the plan will result in a net increase in parking.

**COST ANALYSIS:**

The total estimated cost of Phase I is \$1,700,000. Staff is recommending \$800,000 be included in the FY 2017-18/ FY 2018-19 Biennial Budget and is preparing a Regional Surface Transportation Program (RSTP) grant application for \$900,000.

**ENVIRONMENTAL REVIEW:**

Staff recommends approving filing of a CEQA Notice of Exemption based on Article 19, Sections 15301 (c) and 15302 (d), of the State CEQA Guidelines.

**ALTERNATIVES:**

The following alternatives have been identified for City Council consideration:

- 1) Adopt the Resolution;
- 2) Modify the project and adopt the Resolution;
- 3) Do not approve the Downtown Streetscape Conceptual Plan; or
- 4) Provide staff other direction.

Prepared and Approved by:



\_\_\_\_\_  
Steven Adams, City Manager

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING  
APPROVING THE DOWNTOWN STREETScape CONCEPTUAL PLAN AND CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) FINDING**

**WHEREAS**, the City Council has determined downtown improvements to be the highest priority first step in improving economic development; and

**WHEREAS**, economic development efforts are urgent to attract new businesses, create jobs and generate revenues; and

**WHEREAS**, the Downtown Streetscape Conceptual Plan was developed by a professional consultant following extensive public input; and

**WHEREAS**, the Downtown Streetscape Conceptual Plan is designed to make the downtown area more pedestrian friendly, increase activity and interaction, improve bicycle accessibility and other multi-modal connections, construct "complete" street improvements; and enhance the vitality and utilization of the downtown area; and

**WHEREAS**, the Downtown Streetscape Conceptual Plan conforms to the General Plan, including the circulation element of the as to alignment and width, consistent with Municipal Code Section 16.12.230, and any applicable specific plan; and

**WHEREAS**, approval of the Downtown Streetscape Conceptual Plan is necessary in order to pursue grant and other funding sources; and

**WHEREAS**, after a review of the entire record, and providing an opportunity for public comment, the City Council has assessed the adoption of the Downtown Streetscape Conceptual Plan under the provisions of the California Environmental Quality Act (CEQA) and desires to adopt a finding that the approval of the project is subject to Categorical Exemptions as set forth below.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the City Council of the City of King as follows:

1. The City Council of the City of King, after review and consideration of the California Environmental Quality Act (CEQA), including the entire record and the draft Notice of Exemption for the Downtown Streetscape Plan, and after using its independent judgment, finds that this project is subject to a Categorical Exemption under both Class 1 (Existing Facilities) and Class 19 (Annexations Of Existing Facilities And Lots For Exempt Facilities) pursuant to CEQA Guidelines Sections 15301 (c) and 15302 (d), of the CEQA Guidelines. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.
2. The City Council approves the City of King Downtown Streetscape Conceptual Plan as attached as Exhibit A.
3. The City Manager is authorized to take whatever actions are necessary to carry out the purpose and intention of this resolution.

This resolution was passed and adopted this 23<sup>rd</sup> day of **May, 2017** by the following vote:

**AYES**, Council Members:

**NAYS**, Council Members:

**ABSENT**, Council Members:

**ABSTAIN**, Council Members:

**APPROVED:**

---

Michael LeBarre, Mayor

**ATTEST:**

---

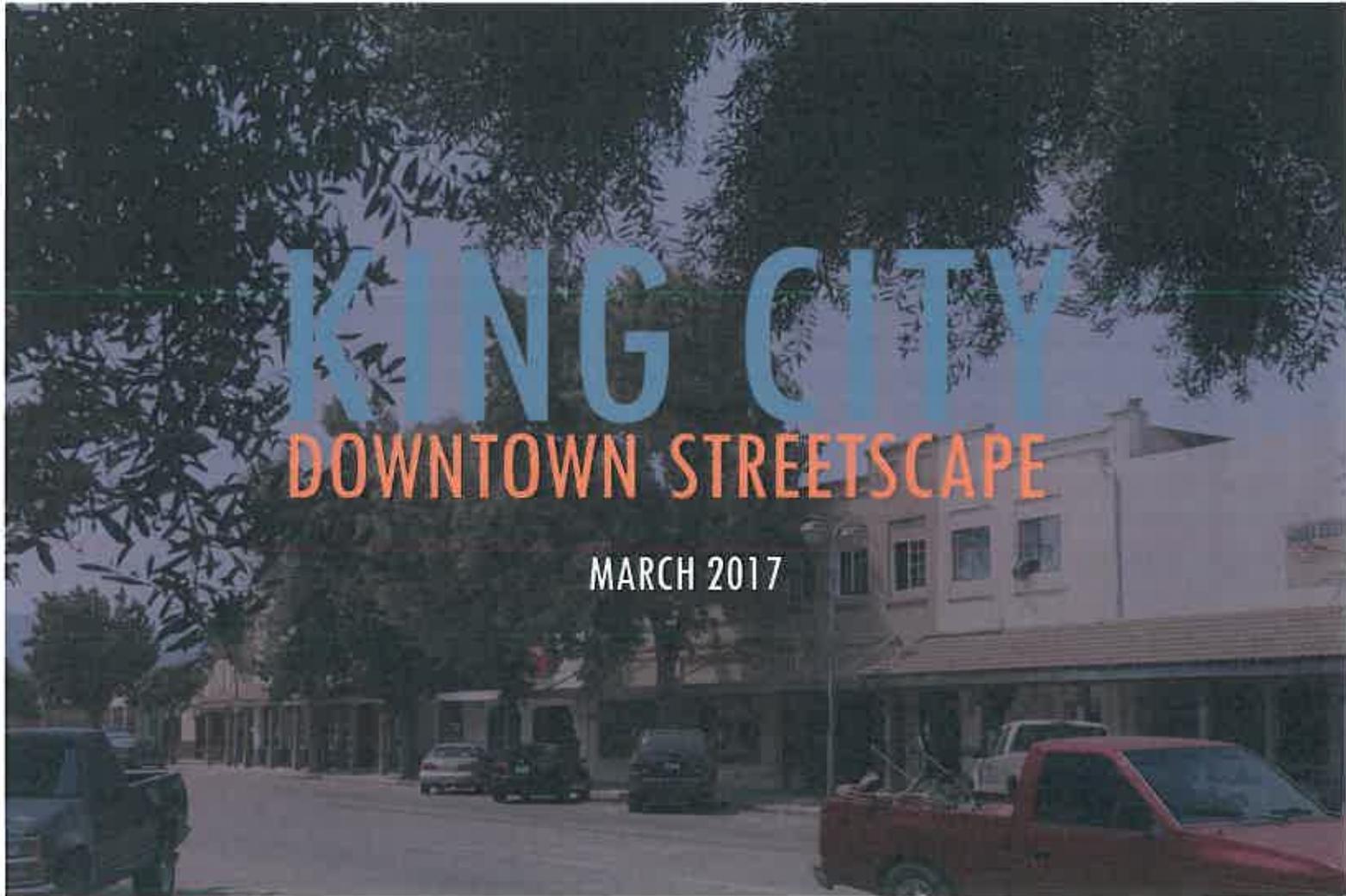
Steven Adams, City Clerk

**APPROVED AS TO FORM:**

---

Shannon Chaffin, City Attorney

Exhibit A: City of King Downtown Streetscape Conceptual Plan





# KING CITY

## DOWNTOWN STREETScape

### Acknowledgments

#### City Council

Mike LeBarre, Mayor  
Carlos Victoria, Mayor Pro Tem  
Robert Cullen  
Darlene Acosta  
Carlos DeLeon

#### City Staff

Steven Adams, City Manager  
Doreen Liberto-Blanck, Community Development Director  
Octavio Hurtado, City Engineer

#### RRM Design Group

Jeff Ferber, Principal  
Gina Chavez, Senior Landscape Architect  
April Miller, Landscape Architect





# KING CITY DOWNTOWN STREETScape

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2	Introduction	pg 3
3	Design Process	pg 9
4	Final Master Plan	pg 17
5	Implementation Strategy	pg 31
6	Appendix	pg 33





# 1 | EXECUTIVE SUMMARY

The King City Downtown Streetscape project illustrates a renovated, enhanced and renewed vision for Broadway Street.

The project is introduced in Chapter 2. The chapter begins with the purpose for the project, includes information about the project setting, and provides a detailed site description of existing conditions.

The third chapter describes the design process that was followed to develop the master plan. It describes the numerous meetings that were involved with City staff and the community, the various conceptual alternatives that were developed, and concludes with a description of how the input informed the Final Master Plan.

Chapter Four presents the Final Master Plan illustration and includes a description of plan features. This chapter explains and illustrates in detail the proposed design.

The project report concludes in Chapter 5 with strategies for implementing the Final Master Plan.



## 2 | INTRODUCTION

Broadway Street in historic downtown King City was once the commercial heart of the city. Historically the route of Highway 101, Broadway thrived until the highway was rerouted in the middle of the Twentieth Century. In an effort to restore the commercial viability along Broadway, the City has initiated this streetscape master plan to study the existing conditions along the Broadway St. corridor and propose streetscape improvements to enhance the public pedestrian experience in downtown King City.

### PURPOSE

The purpose of this master plan is:

- 1) To expand upon and upgrade the existing improvements, such as trees, furniture, paving, lighting and crossings;
- 2) Enhance and encourage a more pedestrian oriented area and experience;
- 3) Promote alternate transportation means through bike facilities, bus stop improvements, electric charging stations; and connectivity to a future proposed multi-modal station, in addition to the focus on improved pedestrian activity;
- 4) Incorporate "complete street" design features to improve the overall functionality of the downtown area, including innovative stormwater management features;
- 5) To provide the data and information necessary for the City's grant application to the Transportation Agency of Monterey County (TAMC) for Regional Surface Transportation Plan (RSTP) funding.

## PROJECT SETTING & SITE DESCRIPTION

Settled along the banks of the Salinas River in Monterey County, the City of King is an industrious agricultural community with a population of just over 14,000 residents. With Highway 101 running alongside, King City is a gateway to the Pinnacles National Park and an access point to the Monterey County wine region.

Broadway Street is the main road through the historic district of downtown King City. Broadway St. has a wide roadbed with 4 travel lanes and a turning lane.

## PROJECT AREA

The project Area encompasses the five-block segment of Broadway Street from San Lorenzo to First Street. Considered part of the historic

corridor of downtown King City, this segment of Broadway can be accessed directly from Highway 101 via the Broadway St. and First St. exits.

## EXISTING CONDITIONS

Broadway Street offers a variety of businesses and institutions. Several banks are located within the project area on the western end of Broadway near San Lorenzo and Russ Streets while restaurants, markets, and nightlife venues, such as a bar and a theatre, tend to be located towards the east end of Broadway between First and Third Streets. In addition, Broadway Street hosts a satellite campus for Hartnell College, Monterey County Department of Social Services offices, and King City Monterey County Branch Library.

Broadway Street features a mix of contemporary buildings, older blighted buildings, and historical structures. Though many buildings are occupied, vacancies are sprinkled along the corridor and



Dash yellow line identifies the project area.





*Clockwise from top left: Buildings along Broadway, existing bulb-out, roadway width, vacant lot at Second St. intersection*

several vacant lots are located on the 100 and 300 blocks of Broadway.

an average curb to curb width varying 66-68'. The wide roadway results in a greater crossing distance for pedestrians.

## EXISTING BULB-OUTS

Previous redevelopment efforts along Broadway Street constructed bulb-outs (curb extensions) at intersections between Second Street and Russ Street. The existing conditions of the bulb-outs include turf grass, mature olive tree plantings, and flush curbs at the corners paved with exposed aggregate. Concerns at the existing street corners include run-off draining across the flush curbs and the fruit drop from the mature olives.

## CROSSINGS

An existing mid-block crossing is located approximately 90' west of the intersection at First St. This crosswalk does not align with businesses attracting pedestrian-oriented patrons and is redundant to the intersection crosswalk located nearby.

## ROADWAY WIDTH

Having been constructed as a highway, the width of the roadway across Broadway is generous with

## SIDEWALK CONDITION

At 11' wide, the existing sidewalks are adequately sized to accommodate pedestrian oriented uses. The condition of the sidewalks along Broadway Street is mixed, with some segments posing

grade differentials and in need of repair. The sidewalks along the south side of Broadway St. are in greater need of repair than the north side—specifically the 200 to 300 block of Broadway. The existing overhang located on the buildings between 302-320 Broadway limits visibility, reduces sidewalk width, restricts tree canopies, and darkens the pedestrian zone. As mentioned previously, the drainage issue at the street corners pose an obstacle to pedestrians.

### STREET MEDIANS

Existing street medians are located on the 100 and 200 block of Broadway St. The medians are constructed of pavers with shrub planting areas. The sewer line runs beneath Broadway and is too shallow in depth to accommodate planting trees.



Above: Building overhang reduces usable width of sidewalk. Below: Existing crosswalk

### ON-STREET PARKING

Existing parking along Broadway St. is diagonally oriented (30-degrees) between the 200 to 400 block. Parallel parking is located on the 100 block and 500 block. Parking is most impacted in the 200 block of Broadway and fluctuates throughout the day. Demand peaks while the college is in session with impacts to parking along Broadway and side streets.

### STREET FURNISHINGS

Street furnishings are limited to existing trash receptacles. The streetscape is limited on seating and void of wayfinding signage.



Above: Liquidambar have overgrown site conditions. Below: Patched existing sidewalk



*Mature olive and turf planted in bulb-out*



*Stain from drainage across existing sidewalk corner*

## STREET TREES AND LANDSCAPING

The urban tree canopy along Broadway St. is a combination of mature olives, liquidambar, and magnolias. Concerns regarding the existing olives include litter that pose a trip hazard and sidewalks stains. Several of the existing liquidambar have out grown the conditions and are crowding the building overhang on the 300 block of Broadway. Many of the magnolias have a nicely shaped form. Beyond trees, landscaping is primarily limited to turf grass.

## NIGHT SETTING

The City is currently replacing the existing street lights with new poles and LED high efficient fixtures. Existing street lights are located approximately 80-130' apart and alternate sides along the street. At intersections, street lights are located at two of the four corners.

## DRAINAGE

Broadway St. has a centerline crown which sheds water to gutters on both sides of the roadway. The longitudinal slope of the street sheds water in a southwestern direction towards San Lorenzo Ave. Existing storm drains are located beneath the sidewalk adjacent the bulb-outs on the western end of each block on the north and south side of the street.

## PUBLIC TRANSIT

King City is serviced by Monterey Salinas Transit bus line #23. The route provides service to Salinas. A bus stop with shelter is on the south side of Broadway east of the Second St. intersection. A multi-modal transit station is planned in close proximity north of the project area.



## 3 | DESIGN PROCESS

Step one of the design process was connecting with City staff and the public to gather input on the ideas, needs, and desires of the community. A series of meetings with City staff, stakeholder interviews, two community workshops, and one City Council meeting were conducted as part of the outreach process. In addition, the design team reviewed the following planning documents:

- Downtown Addition Specific Plan Landscape Master Plan (2014)
- City of King First Street Corridor Master Plan (2013)
- City of King Historic Corridor Revitalization Plan and Form-based Code (2011),
- City of King West Broadway Master Plan (2011)
- Central Business District Study (1966)

### STAKEHOLDER INTERVIEWS

Four stakeholder interviews were conducted on Monday, September 12, 2016. The list of stakeholders was provided by the City staff. Stakeholders interviewed included Broadway Street property owners, councilmembers, and King City in Bloom.

Concerns expressed by the stakeholder group included low lighting conditions at night, impacted parking along Broadway Street, the blighted condition of the 300 block, concerns with the existing olives and other street trees, and sidewalk tripping hazards. Ideas suggested by the stakeholders included proposing additional parking, wayfinding signage, street trees to provide color to the streetscape, and a downtown plaza or park.

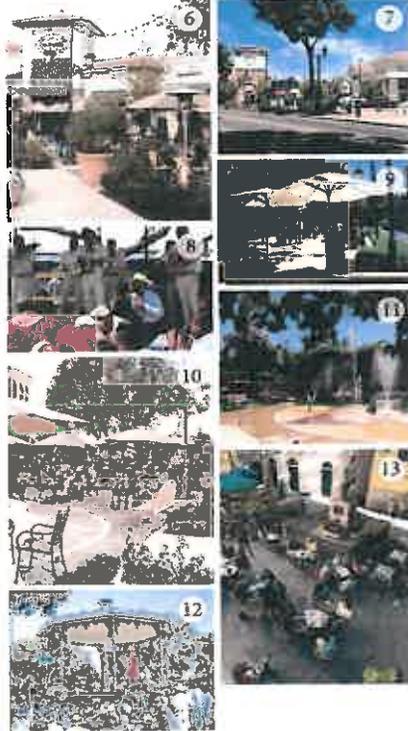
### COMMUNITY WORKSHOP 1

The first community workshop was hosted at City Hall on Monday, September 12th, at 6:30 pm. Spanish translation was provided.

Crossings



Town Square



Bulb-out



Photo	Votes
<b>Crossings</b>	
1	
2	●●●●●
3	
4	
5	●
<b>Town Square</b>	
6	
7	●
8	
9	
10	●●
11	
12	●●●●●●●●●●●●●●●●
13	
<b>Bulb-out</b>	
14	
15	●●
16	●
17	●●●●
18	

**KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN**  
*Plan Paisaje Urbano Centro De La Ciudad*  
 COMMUNITY WORKSHOP #1, SEPTEMBER 12, 2016, LOCAL 111 MASSIVE



Character image board from Workshop #1. Green dots represent community opinions on priorities.



Participants reviewing boards at Worskhop #1



Participants selecting preferences at Worskhop #1

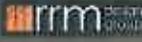
## KING CITY DOWNTOWN STREETSCAPE CONCEPTUAL PLAN Plan Paisaje Urbano Centro De La Ciudad

► GOALS AND OBJECTIVES: BIG PICTURE  
COMMENTS

● Place a sticker next to your first and second priority.

Vintage Character/A	Wind Turbines
Promote Safety, Lighting	Sports Bars
Inviting to attract people	Dance Venues
Generate Night Life	Gang Activity Control
Need activities for young/middle generation	Overnight Accommodations
King City theme-culture, people windmills	Low hanging branches, <sup>Sidewalk</sup> tripping hazards
Visual Enhancement - Wow Factor	Remove problematic trees
Pedestrian & Bicycle Safety	
Upgrade existing facilities	

COMMUNITY WORKSHOP #1  
SEPTEMBER 22, 2016

Goals and Objectives board from Workshop #1. Cream colored dots represent community opinions on priorities.

The goal of this meeting was to gather initial feedback on the condition of Broadway Street and hear directly from the community the vision they hold for Broadway Street.

Community participants had several opportunities to contribute during the workshop. Upon arriving to the workshop, a poster board with the question “What’s Important to you” offered participants an opportunity for comment. Lighted trees, street furniture, and seating were among some of the suggestions.

During the workshop, participants brainstormed on the goals and objectives for the streetscape. Later in the workshop, community members selected their favored goal and objective by placing dots next to their preferences. “Visual Enhancement-Wow Factor”, “Generate Night Life”, “King City Theme-culture people windmills”, and “Promote pedestrian & bicycle safety” were popular.

For the closing workshop activity, poster boards with streetscape element ideas to consider were presented and participants again marked their preferences with dots. A bandstand, crosswalks with decorative patterns, wall murals, a gateway,

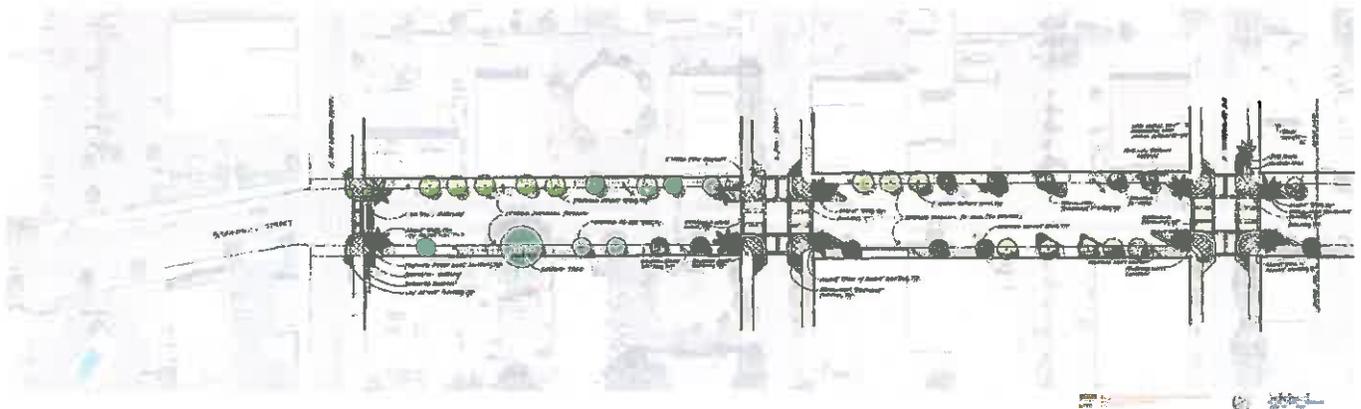
café seating, and sitting areas were popular selections.

## COMMUNITY WORKSHOP 2

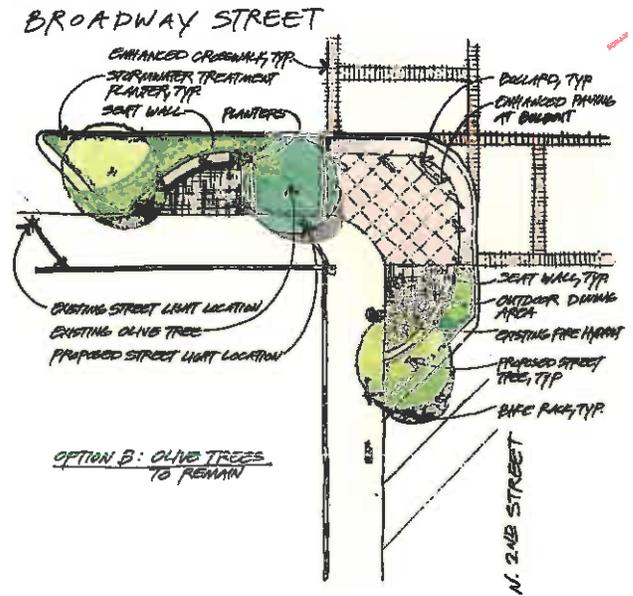
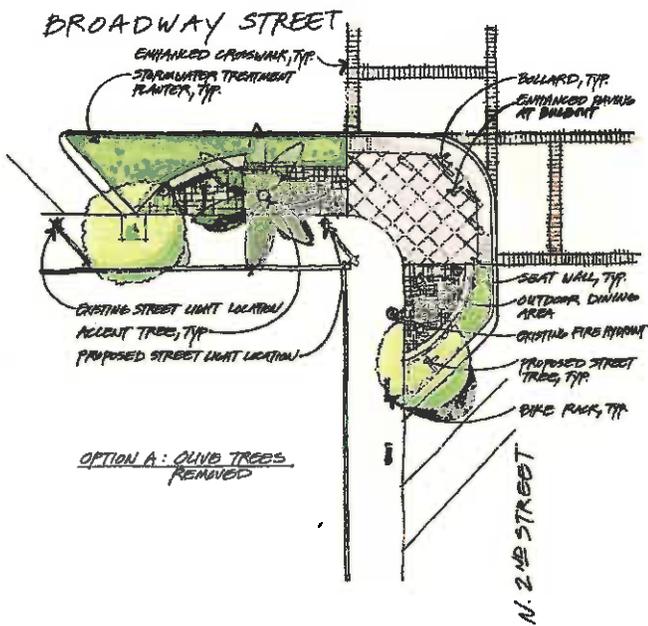
The second community workshop was hosted at City Hall on Thursday, November 3, at 6:00 PM and Spanish translation was again provided.

After the first workshop, the design team integrated the initial community input and developed a preliminary streetscape concept. The goal of the second meeting was to present this initial concept to the community for feedback.

Graphics presented at the meeting included a concept for Broadway from San Lorenzo to First Street and two enlargement plan alternatives studying options for the accent trees at the corner bulb-outs: one option for keeping the existing olives, and a second option proposing a new accent tree. Lastly, two-character image boards were presented updated in response to input received from the previous workshop.



*Broadway Streetscape Preliminary Concept presented at Community Workshop #2. (Above: San Lorenzo Ave. to Vanderhurst Ave. Opposite page below: Third St. to First St.)*



King City Downtown Streetscape Conceptual Plan  
 Preliminary Concept Workshop #2  
 November 2016

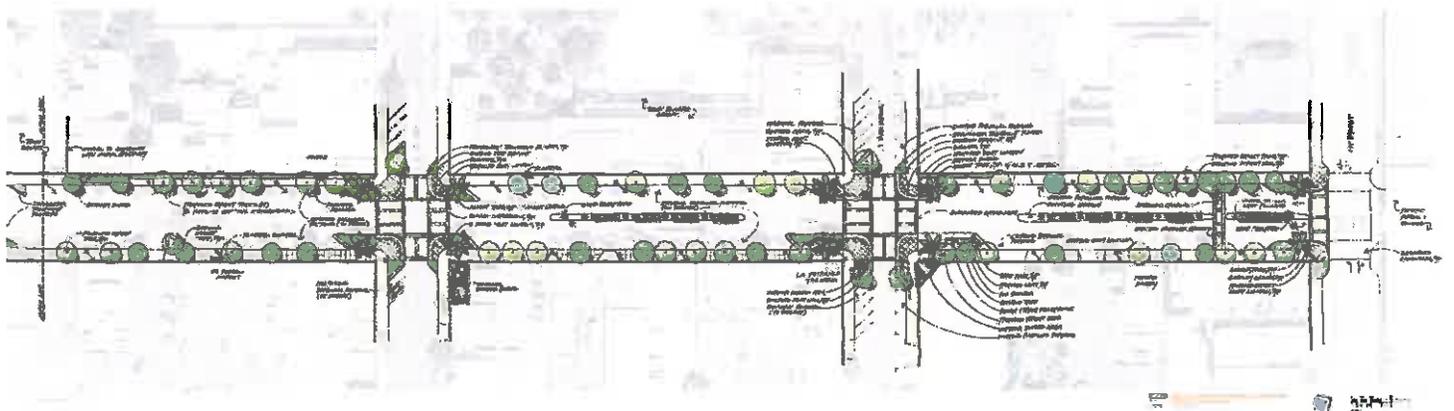


Bulb-out Option A: Illustrates new accent tree to replace existing olive. Presented at Community Workshop #2

King City Downtown Streetscape Conceptual Plan  
 Preliminary Concept Workshop #2  
 November 2016



Bulb-out Option B: Illustrates keeping existing olive. Presented at Community Workshop #2



Some of the public comments in response to the preliminary concepts included:

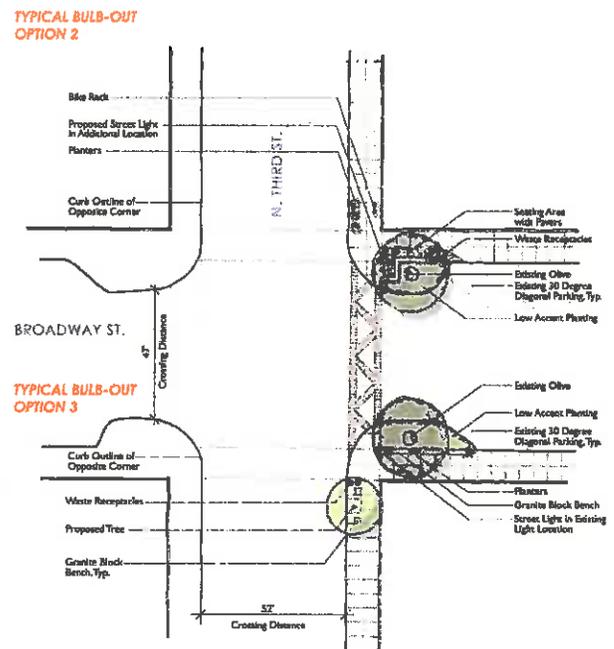
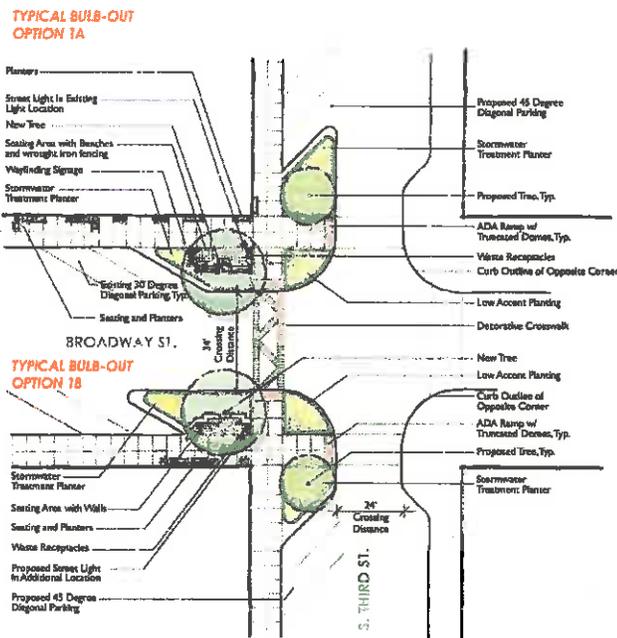
- Incorporate local artisan craftsmanship such as local iron fabricators into design
- Consider proposing wind breaks along streetscape
- Create a list of suggested street trees considering species that do no block business signs or lighting, have low to no litter, and provide seasonal interest

- Keep historic beautiful buildings as visible as possible.

## CITY COUNCIL MEETING

Succeeding the community workshops, the design team developed a preferred streetscape concept in response to the gathered community input. The preferred concept was presented to the City Council on Tuesday, January 10, at 6:00 pm.

The preferred plan presented included three



Typical Bulb-out Options 1A & 1B: Presented at the City Council meeting.

Typical Bulb-out Options 2 & 3: Presented at the City Council meeting.

options for design treatments at the bulb-outs:

- *Options 1A and 1B*: presented a full curb extension with varied paving and furnishing arrangements.
- *Option 2 and 3*: explored the possibilities of working within the existing curb-line in an effort to incur as little cost as possible. These options sought to keep the existing olives and propose minimal changes to the existing bulb-out and planting area. Option 2 proposed keeping the existing olives and installing pavers into the existing planting area to the extent possible to accommodate seating. Option 3 addressed the concerns in which the existing planting areas are too mounded to add pavers and seating. This option sought to maintain the existing curb-line and olive tree and proposed granite block benches be placed on the adjacent sidewalk and turf replacement with low drought tolerant planting.

The presentation concluded with a discussion of the projected construction costs and potential project phasing possibilities. The preferred conceptual plan and Option 1A were approved by the City Council.

## HOW COMMUNITY INPUT INFORMED THE PLAN

The goals and objectives for the streetscape concept were directly identified through the “Goals & Objective” exercise during Community Workshop 1. The results from this activity were then combined with other comments received through the public outreach process to identify the following goals and objectives for the project.

### GOALS

- Promote a vibrant public life in the historic downtown
- Prioritize the pedestrian
- Improve the street ecology

### OBJECTIVES

- Provide safe areas to sit and gather that are conveniently located to established businesses; identify additional locations for public use to attract future businesses; update facilities; improve aesthetics through landscaping improvements; and encourage property owners and shopkeepers to participate in improvement efforts.
- Improve pedestrian safety by calming traffic, decreasing pedestrian exposure to traffic, eliminating sidewalk obstacles, and improve sidewalk lighting at night; increase convenience and ease of use for pedestrian and bicyclists visiting the downtown; provide universal access through barrier free sidewalks and curb ramps.
- Provide methods for accommodating on-site stormwater management.

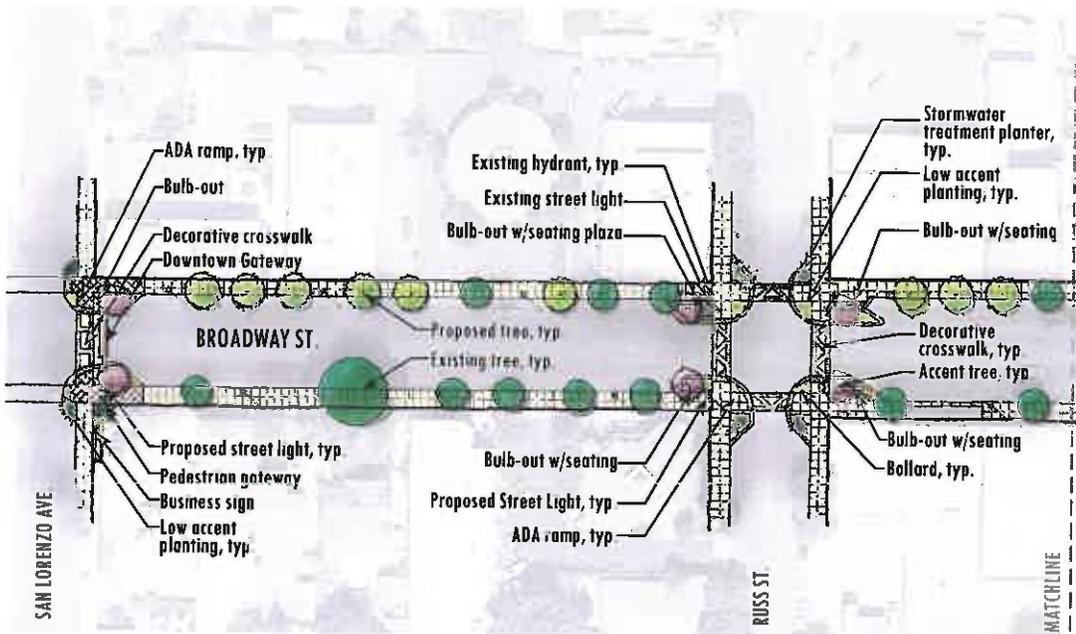
With the framework established by the project’s Goals and Objectives, the design team then synthesized the community’s input on specific streetscape elements. The preferences identified through the priority setting exercises during Community Workshop 1 were combined with community comments and input gathered during the entire outreach process. This input was combined with City staff input, then integrated into the design concepts and final preferred master plan.



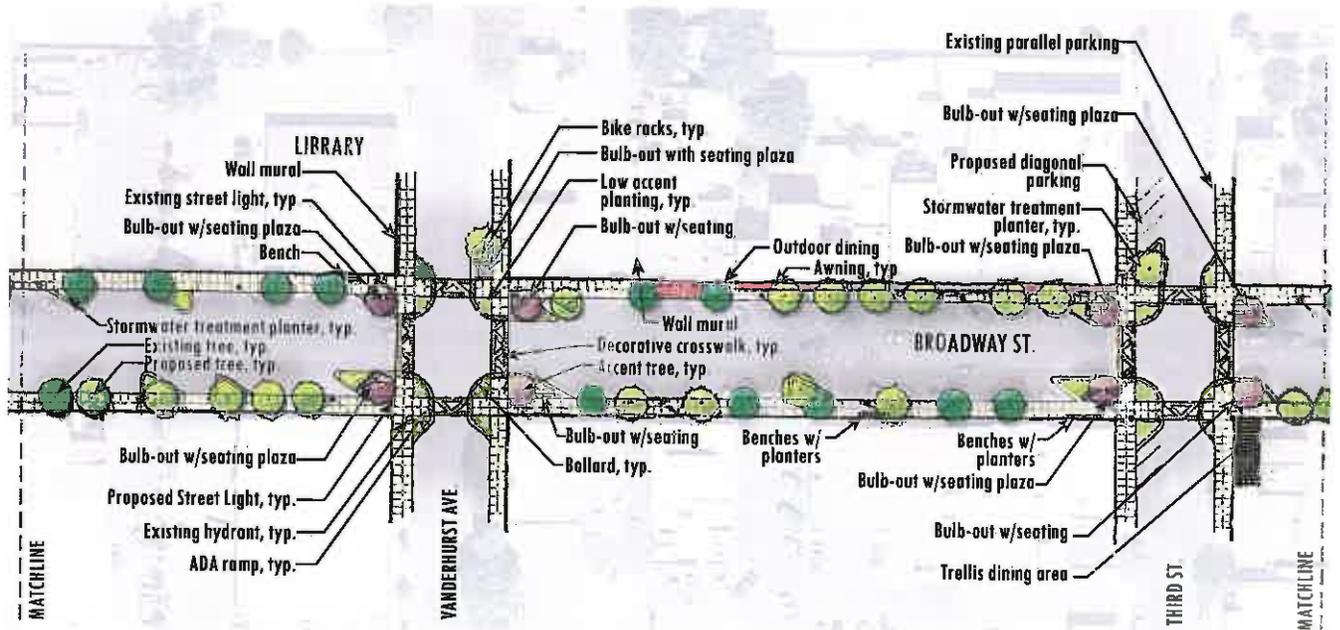
## 4 | FINAL MASTER PLAN

### CHARACTER AND DESIGN INTENT

The intent of the master plan is to enrich the streetscape experience for those users who currently venture to downtown King City, while also attracting more people, both from within the community and beyond the region, to visit the historic Broadway Street neighborhood. The master plan aims to enliven the Downtown and improve the pedestrian experience by recapturing some of the land currently dedicated to vehicular uses and restore it to the public domain to be used for social and pedestrian uses. Through the reallocation of space, the design intends to increase safety, improve the environment, and ignite community interest in participating in the Historic Downtown streetscape improvement process.

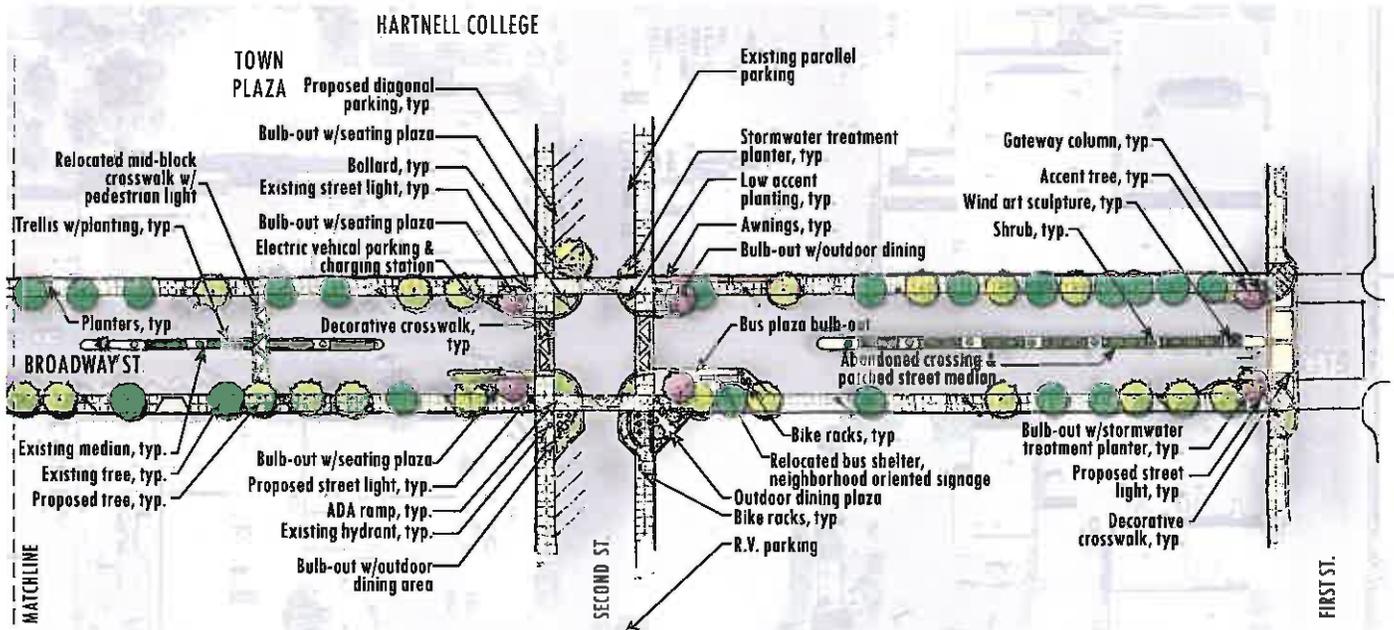


Broadway St. Streetscape Master Plan:  
San Lorenzo Ave. to Russ St.

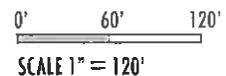


Broadway St. Streetscape Master Plan:  
Vanderhurst Ave. to Third St.

# KING CITY DOWNTOWN STREETScape MASTER PLAN



Broadway St. Streetscape Master Plan:  
Second St. to First St.



## PLAN FEATURES

### EXTENDED BULB-OUTS

Increase space for public use is a top priority of the master plan. By extending the existing curbs, space is recaptured from the vehicular sphere and can be repurposed as places for people to gather. The master plan designates gathering areas for seating while also opening space to accommodate the overflow of people from the sidewalk. These overflow areas are designed to be briefly occupied as people travel through the streetscape—allowing, for example, the impromptu meeting of neighbors or a pedestrian who is waiting to cross the street.

Extending the bulb-outs improves pedestrian safety as well. The bulb-outs calm traffic by physically narrowing the lanes of the roadway and reducing the effective turning radius at the corners. The reduction in the road width and sharper corners cause drivers to slow down as they navigate the narrower roadway. Furthermore, bulb-outs reduce the crossing distance of the

street decreasing the time a pedestrian is in the path of vehicles. Across Broadway, the master plan crossing distances are decreased by as much as 30' and the crossing distance on side streets is cut in half. Lastly, improved sight lines increase pedestrian visibility.

The extended bulb-out provides for an increased planting area that also function as stormwater treatment planters. Existing drainage issues are resolved as nuisance water flows into the planters and is pretreated before entering the storm drain system.

### STREET CROSSINGS

The master plan proposes two street crossing improvements: decorative crosswalks and a relocated mid-block crossing. Decorative crosswalks help drivers identify the pedestrian zone of the roadway.

These decorative crosswalks can be designed by a local artisan incorporating motifs reflective of the local culture. Materials can be stamped asphalt inlaid with a thermoplastic material or pavers.



*Bulb-out with seating area*



*Bulb-out with bench, seat wall, and planting area*

Decorative crosswalks are proposed at each intersection within the project area.

The master plan proposes relocating the existing mid-block crossing near First St. to the 200 block of Broadway between Second and Third St. This location aligns with the entrance to the Town Square, the theatre, and improves access to Hartnell College campus beyond. The existing median provides mid-crossing refuge for pedestrians and a pedestrian activated light increases the visibility of those crossing Broadway.

### SIDEWALK IMPROVEMENTS

The recommendation of the master plan is to replace sidewalks in poor condition or that pose a tripping hazard. Priority will be given to the higher trafficked stretches of sidewalk as funding becomes available or as development is initiated on adjacent parcels. The 200 and 300 block on the south side of Broadway is an example of a highly-used stretch of sidewalk that needs repair.

### PARKING IMPROVEMENTS

The master plan proposes adding diagonal parking on the side streets of Second and Third to help ease congestion on Broadway at the busiest blocks. At just over 50', the curb-to-curb width of the side streets is too narrow to add diagonal parking on both sides of the street. The design solution maintains the existing parallel parking on the east side of the street with 45-degree diagonal parking added to the west. While the curb extensions on Broadway propose removing a nominal number of parking spaces on Broadway, the additional diagonal parking on Second and Third Streets will place approximately 30 spaces in to use. Further study of street conditions and engineering will be necessary before a final design for new parking can proceed.

Additional parking improvements include adding RV parallel parking spaces on east side of Second Street between Bassett and Broadway to accommodate the oversized tourist vehicles that come through the Downtown district. An electric vehicle charging station is proposed at the 200 block of Broadway—a location selected for its prominence and convenience.



Custom decorative crosswalk in San Jose, CA, designed by artist Lacey Bryant



Thermoplastic stamped asphalt decorative crosswalk in San Leandro, CA



Concrete with integral color

## STREET MEDIANS

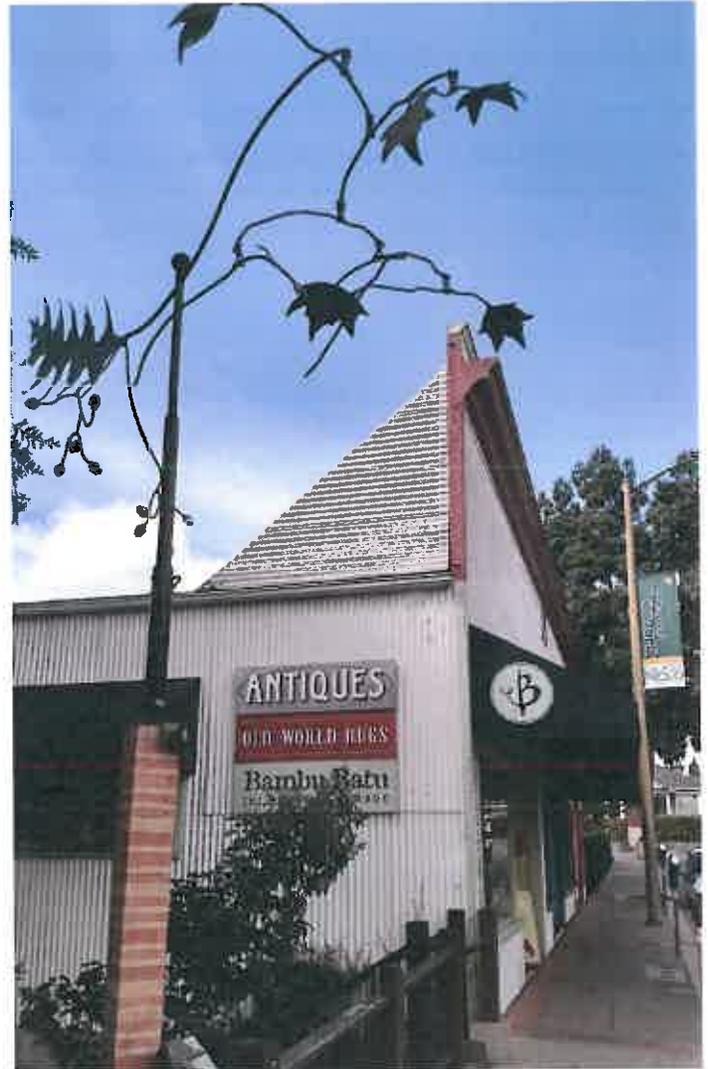
Trellises and wind-art sculptures are proposed to embellish the existing street medians on the 100 and 200 block of Broadway. Constrained by the shallow sewer line beneath Broadway, the trellises provide an overhead element to frame the view and support vegetation without the risk of tree roots damaging the shallow sewer line beneath the street. The wind art sculpture incorporated into the end of the street medians celebrates the diurnal wind that sweeps down Broadway and can be commissioned by a local artist to showcase regional talent. Consideration for visibility and traffic safety will be required prior to finalizing concepts for improvements in the medians.

## OUTDOOR SEATING AND DINING AREAS

Introducing outdoor seating and dining areas will enliven the downtown core. Benches and street furniture have been strategically located near places people gather: grocery stores, places of worship, restaurants, and the library. Available seating areas along Broadway can be expanded by allowing restaurateurs to set-up sidewalk bistro tables for outdoor dining. The master plan proposes an outdoor corner seating plaza be incorporated into the redevelopment plans for the vacant lot at Broadway and Second St.

## STREETScape CHARACTER AND STREET FURNISHINGS

The design intent of the streetscape is to reinforce the historic charm of the neighborhood through the selection of street furnishings with classic embellishment. The streetscape is to be free of clutter—furnishings and signage is to be consolidated, when possible, and located outside the 6' wide pedestrian sidewalk zone.



Above: wind art sculpture by Jim Jacobson in San Luis Obispo, CA; below: outdoor dining area



Concrete planter



## STREET FURNISHINGS

The master plan proposes a variety of seat walls and benches to provide options for seating. Benches can be locally fabricated. Bike Racks are to be located at each intersection out of the pedestrian zone but within viewing distance for added security. Trash and recycling receptacles are to be located adjacent seating areas. Planters are identified on the master plan to add greenery and texture to the streetscape with additional areas for landscaping. Building awnings are proposed to add interest and color to the facades.



Business and property owners are encouraged to work with the City to make improvements to their property by providing furnishings, for example, setting out bistro tables, chairs, or planters outside shops. Specific suggestions include installing an outdoor dining trellis at the restaurant on the corner of Third Street and Broadway, and replacing the overhang with awnings on the buildings at 302-320 Broadway St.



From top to bottom: awning, bulb-out with bistro table, bench with fencing, granite block

## STREET TREES

An urban streetscape imposes unique demands on trees; pavement restricts the soil area around a tree and its ability to absorb water and nutrients, passing vehicles can tear off tree limbs, and tree trunks are damaged by car doors, to list but a few issues. Many trees are unable to thrive in such conditions.

Much interest was expressed during the community outreach process in the selection of trees for Broadway Street. Though a perfect street tree is unlikely, the design team carefully considered all input while incorporating professional expertise. In addition to the typical considerations for street trees, the following criteria were included in the development of a tree species list for Broadway Street:

- Tree species with little to no litter
- Species tolerant of winds
- An upright form
- A species not disruptive of sidewalks
- Smaller to mid-size tree to maintain visibility



From left to right: crape myrtle, ginkgo, chitalpa

## ACCENT TREES

The accent trees at the intersections are proposed to add a pop of color and interest at the street corners. The following trees species are suggested for consideration:

- Chitalpa tashkentensis 'Morning Cloud', chitalpa
- Lagerstroemia indica, crape myrtle
- Pistacia chinensis, Chinese pistache

## MID-BLOCK TREES

The design intent of the mid-block trees is to provide a uniform visual backdrop to the streetscape. Species suggested are:

- Zelkova serrata 'City Sprite' or 'Musashino', zelkova
- Celtis occidentalis, common hackberry
- Ulmus parvifolia 'Drake', Chinese elm



Stormwater treatment planter

- Quercus virginiana, southern live oak
- Ginkgo biloba 'Autumn Gold', ginkgo

In addition, the plan recommends specifying tree wells to be as generously sized as possible<sup>1</sup> at a minimum of 5' wide x 5' long tree well.

## STORMWATER TREATMENT PLANTERS

Curb cuts in the extended bulb-outs allow for nuisance and stormwater to flow through the planting area before entering the storm drain system. These stormwater treatment planters allow for pretreatment and infiltration of run-off improving the quality of stormwater and reducing total run-off volume. Plantings are to be low to maintain visibility.

In addition to the bulb-outs stormwater treatment planters are proposed at the existing striped "no parking" areas adjacent driveways.

<sup>1</sup> Research indicates optimal soil volume conditions are tree wells with a total area of 1000 cf of loam soil. ASLA Staff. (2016, January 5). *Urban Design and Tree Planting Spaces*. Retrieved from: <https://thefield.asla.org>.

## DOWNTOWN GATEWAY AND SIGNAGE

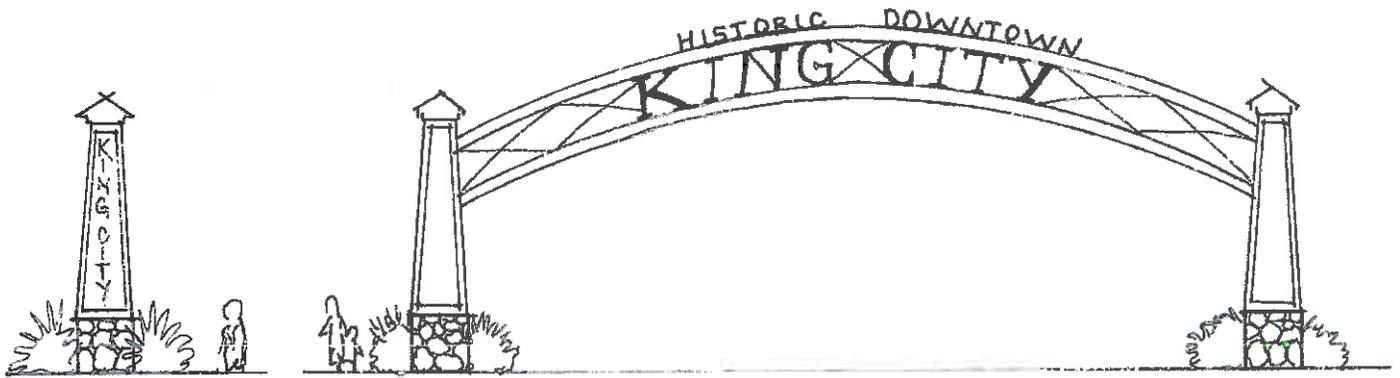
Streetscape signage is used to establish an image for a district, mark entry points, and provide directional information for nearby destinations.

A gateway arch at the intersection of Broadway and San Lorenzo Street announces the arrival to downtown King City at the main approach from the highway. The approach to Broadway at First Street is distinguished with gateway columns.

District orientation signs are proposed at the Corner of Broadway and First St, at the Downtown Plaza, and near to the corner seating plaza and the bus stop at Second Street. These signs are oriented for pedestrians and provide information on the Historic Downtown, neighborhood map, and list of destinations.



Directional signage, designed by Pierre Rademaker



Gateway features: column, left; proposed for First St. intersection; arch, right, proposed for San Lorenzo Ave. intersection

Smaller directional signs, providing place names and wayfinding information, are proposed at the intersections of Broadway and First, San Lorenzo, Second, and Third Street intersections.

## BICYCLE FACILITIES

Bicycle racks have been included at each corner of the intersection and at key points along Broadway Street, such as the bus plaza bulb-out. Bicycle lockers installed at Hartnell College or Town Plaza property would increase accommodation of the bicycling community while decreasing the demand for parking and property owners are encouraged to work with the City to add lockers to their properties. "Sharrows" painted on the street call drivers' attention to the shared use of travel lanes with bicycles on Broadway and the adjacent side streets.

## NIGHT LIGHTING IMPROVEMENTS

To improve safety, the master plan proposes street lights for each corner from San Lorenzo Avenue to First Streets amounting to an additional 10 street lights along Broadway. Twinkle lights on accent trees planted at the intersections add ambiance and light to the bulb-out seating areas.



*"Sharrow" painted on street marking a shared lane*



*Trees with twinkle lights*



*Bicycle lockers*



*A bike plaza with facilities to secure bicycles: bike racks and a covered area with bike lockers*



*Inspiration for curved trellis featured in Downtown Plaza concept*



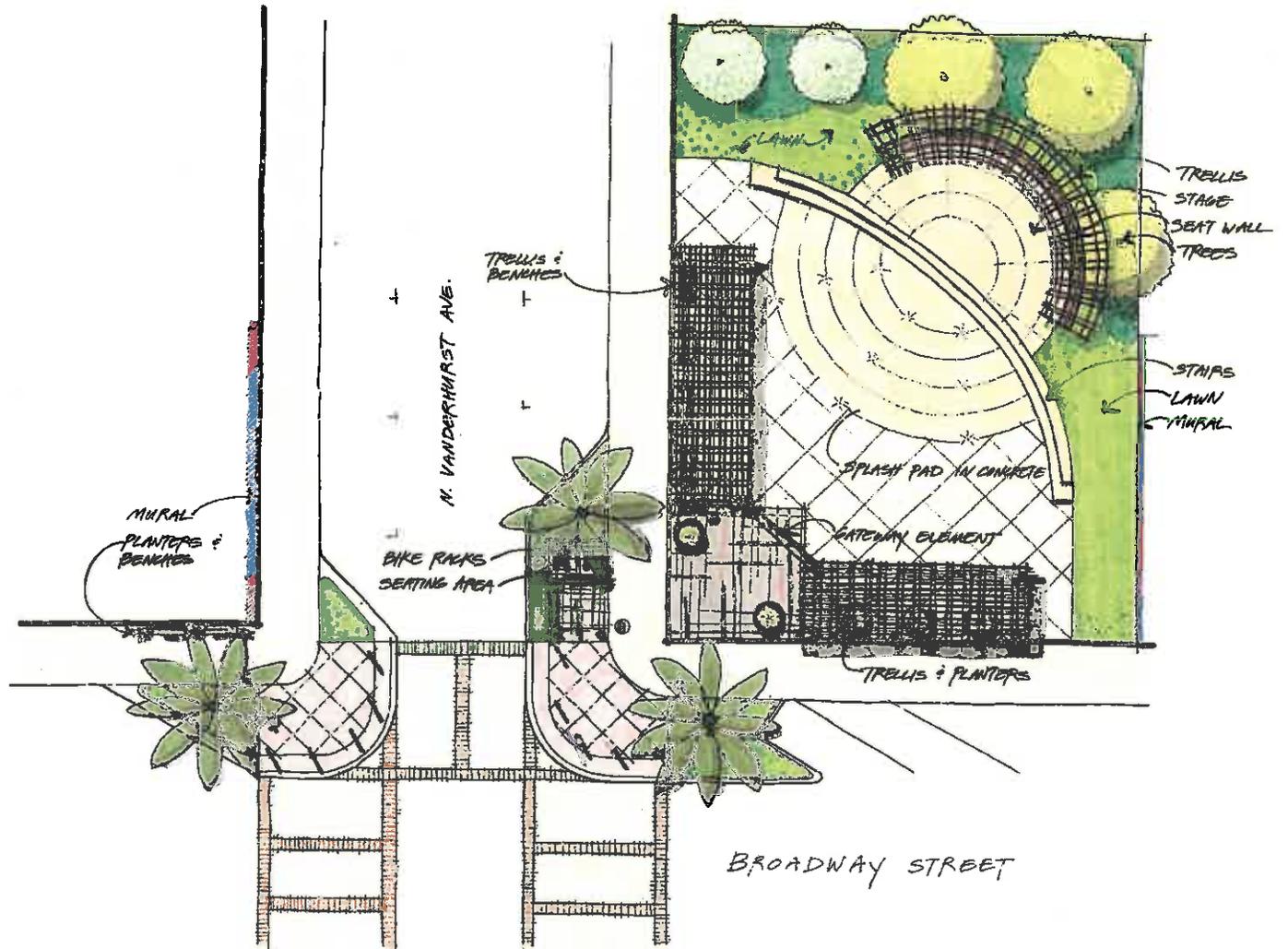
*Local artists can be commissioned to paint wall murals on blank walls along Broadway*



*A downtown plaza with seating, trellis, and splash pad*

## **DOWNTOWN PLAZA**

A preliminary concept was explored for a Downtown Plaza for the lot at the corner of Vanderhurst and Broadway. Though the detail design for the plaza is beyond the scope of this project, feedback gathered during the community outreach process was referenced to develop this schematic concept. Plaza features could include a stage area for performances, a splash pad, a clock archway to replace the clock on the Meyer Building that will be lost to the Downtown Extension, iron work showcasing local craftsmanship, and trellises to mirror those proposed for the Broadway street medians. Additional study of the property lines, acquisition, entitlements, existing conditions and utilities, are required to advance the plaza concept on this parcel.



Downtown Plaza Preliminary  
Concept



# 5 | IMPLEMENTATION STRATEGY

Though the Broadway Streetscape improvements could be conceivably constructed all at once, it will likely be implemented over a period of years in phases. The order of construction phases will be the result of available funding.

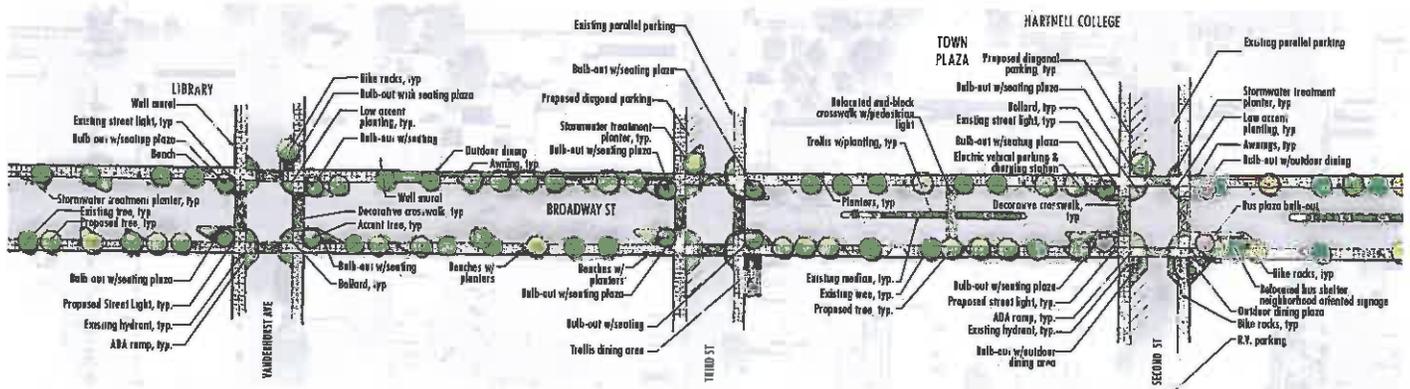
One strategy is to implement several key blocks of the Broadway Streetscape master plan. Under this strategy, the Phase 1 project identifies the blocks in both greatest need and most heavily used for the first stage of construction: the three blocks from Vanderhurst Avenue through Second Street. Future phases could then implement the gateway and streetscape improvements from San Lorenzo to Vanderhurst, and finally completing the improvements from First to Second streets.

When funds are available to prepare construction documents of a specific planning area, careful forethought will be given to which elements are intrinsically connected to others from not only a

planning standpoint, but also from a construction perspective. This will help to minimize the need for spending more money than is necessary later when subsequent phases are built.

## PHASE 1 FUNDING PLAN

Funding allocated from sale of Rule 20A Credits: \$100,000	
FY 2016-17 funding to be allocated from sale of property: \$300,000	
FY 2017-18 funding to be allocated from sale of property: \$400,000	
Grant funding: \$900,000	
<b>Total</b>	<b>\$1,700,000</b>



Master Plan Phase 1

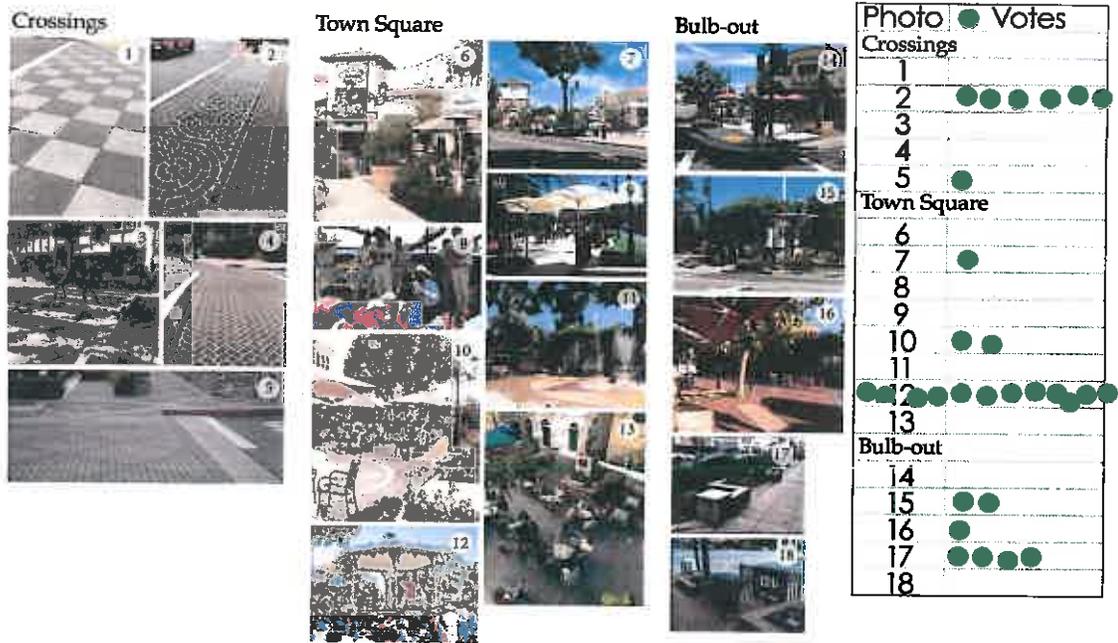


## 6 | APPENDIX

### APPENDIX OF PRESENTED MATERIALS

The following pages catalogs the various image poster boards and concepts as presented to the community during the two community workshops.

# COMMUNITY WORKSHOP #1



**KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN**  
*Plan Paisaje Urbano Centro De La Ciudad*  
COMMUNITY WORKSHOP #1 FEBRUARY 2016




*Above and left: Character image boards, green dots represent community opinions on priorities*

Trees



Tree Wells



Street Furniture



Photo	● Votes
<b>Trees</b>	
19	●
20	●●●●●
21	●●
22	●
23	●●●
<b>Tree Wells</b>	
24	●●●●●●●
25	●●
26	
27	●
<b>Street Furniture</b>	
28	●●●●●
29	●●●●●
30	
31	●
32	●●
33	
34	●

**KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN**  
*Plan Paisaje Urbano Centro De La Ciudad*  
 COMMUNITY WORKSHOP #1, SEPTEMBER 12, 2016, CHARACTER IMAGE




Placemaking

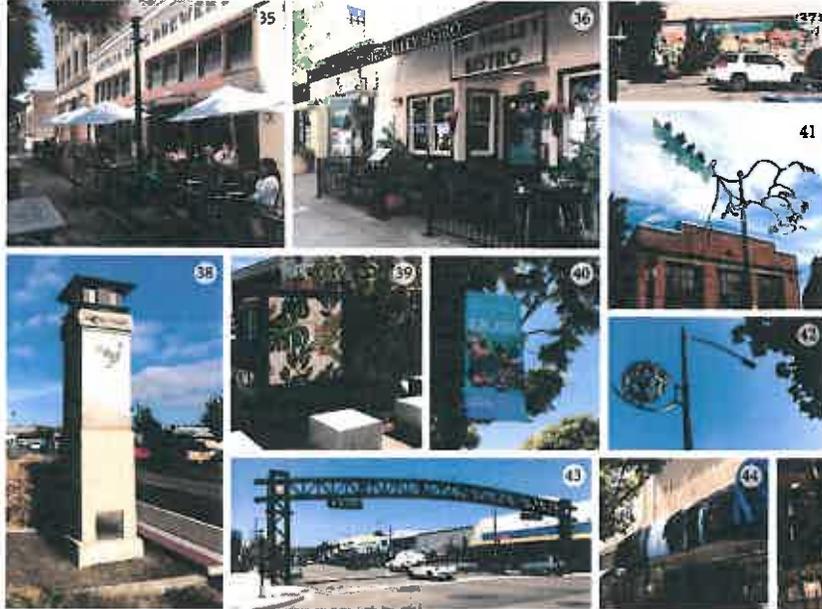


Photo	● Votes
<b>Placemaking</b>	
35	●●●●●
36	●●●●●●●●
37	●●●●●●●●
38	
39	●●
40	●●●●●
41	●●
42	●●
43	●●●●●●
44	
45	●●●●●
46	

**KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN**  
*Plan Paisaje Urbano Centro De La Ciudad*  
 COMMUNITY WORKSHOP #1, SEPTEMBER 12, 2016, CHARACTER IMAGE




# COMMUNITY WORKSHOP #1

## KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN Plan Paisaje Urbano Centro De La Ciudad

▶ GOALS AND OBJECTIVES: BIG PICTURE  
COMMENTS

● Place a sticker next to your first and second priority.

Vintage Character/A	Wind Turbines
Promote Safety, Lighting	Sports Bars
Inviting to attract people	Dance Venues
Generate Night Life	Gang Activity Control
Need activities for young/middle generation	Overnight Accommodations
King City theme-culture, people windmills	Low hanging branches, tripping hazards Sidewalk
Visual Enhancement-Wow Factor	Remove problematic trees
Pedestrian & Bicycle Safety	
Upgrade existing facilities	

COMMUNITY WORKSHOP #1  
SEPTEMBER 12, 2016




Goals and objectives board, cream colored dots represent community opinions on priorities

# KING CITY DOWNTOWN STREETSCAPE CONCEPTUAL PLAN

## Plan Paisaje Urbano Centro De La Ciudad

► What's Important to you?

Dynamite Entrance

Color

Street furniture (benches, planters)  
protected bike lanes

Bricks  
Spanish tile  
Roses

great color  
Lighted Trees - Downtown!

New curbs & sidewalks.

Proper Business Signage

Trees  
x magnolia, liquid amber  
x olive - trim, thin  
x tree groves + guards for new, smaller street trees  
A-men

Awesome Vintage Lamp Post!  
Great ideas lighting is really interesting:-

Twinkle Lights

Seating Benches  
Concrete/Stone Blocks  
Seating Walls @ Trees

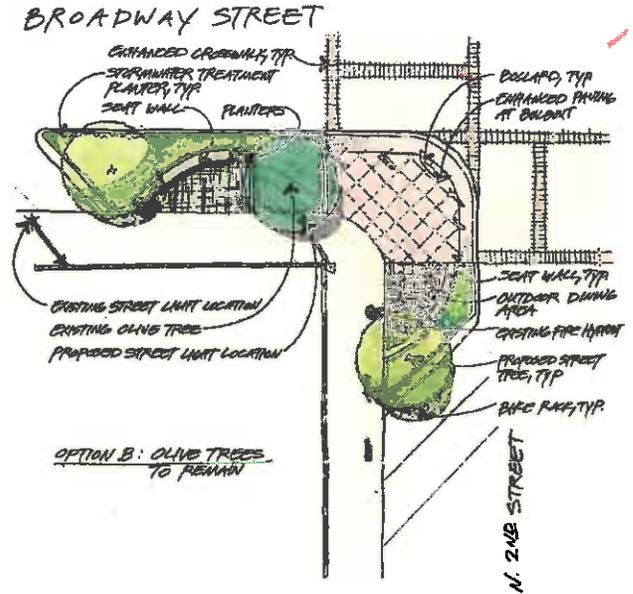
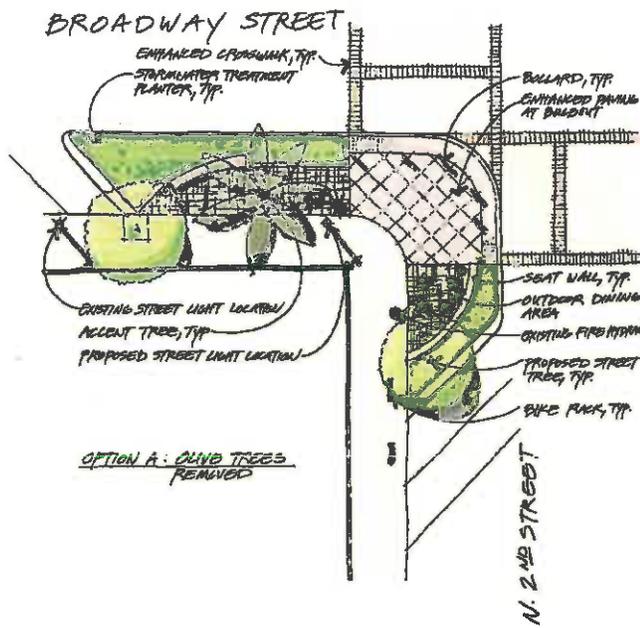
Old bank across from other bank make into a AT Spout type of restaurant

COMMUNITY WORKSHOP #1  
SEPTEMBER 11, 2015




"What's important to you? board





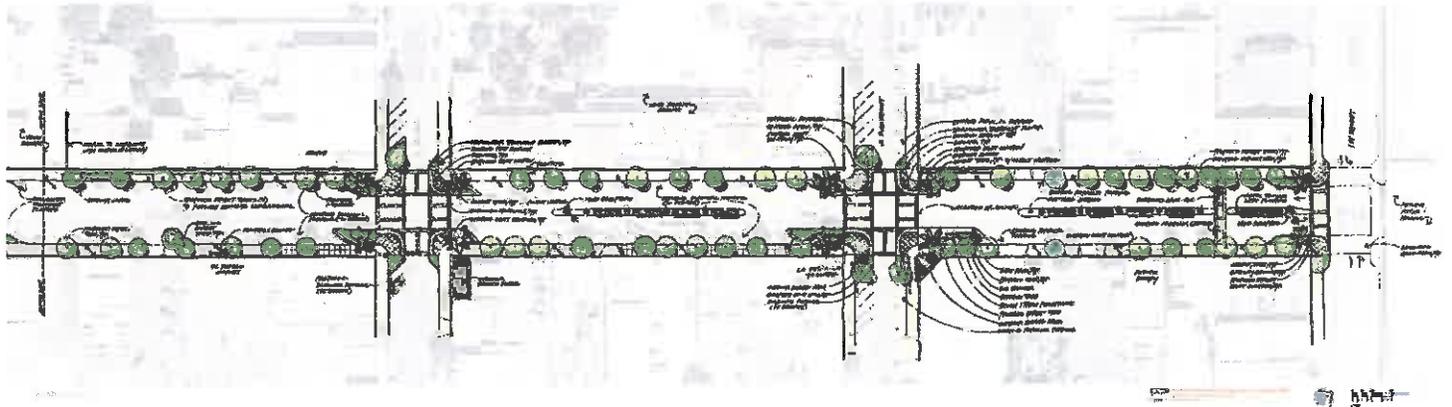
King City Downtown Streetscape Conceptual Plan  
Preliminary Concept Workshop #2  
November 2016



King City Downtown Streetscape Conceptual Plan  
Preliminary Concept Workshop #2  
November 2016



Preliminary concept for  
Option A & B presented at  
Community Workshop #2



# COMMUNITY WORKSHOP #2

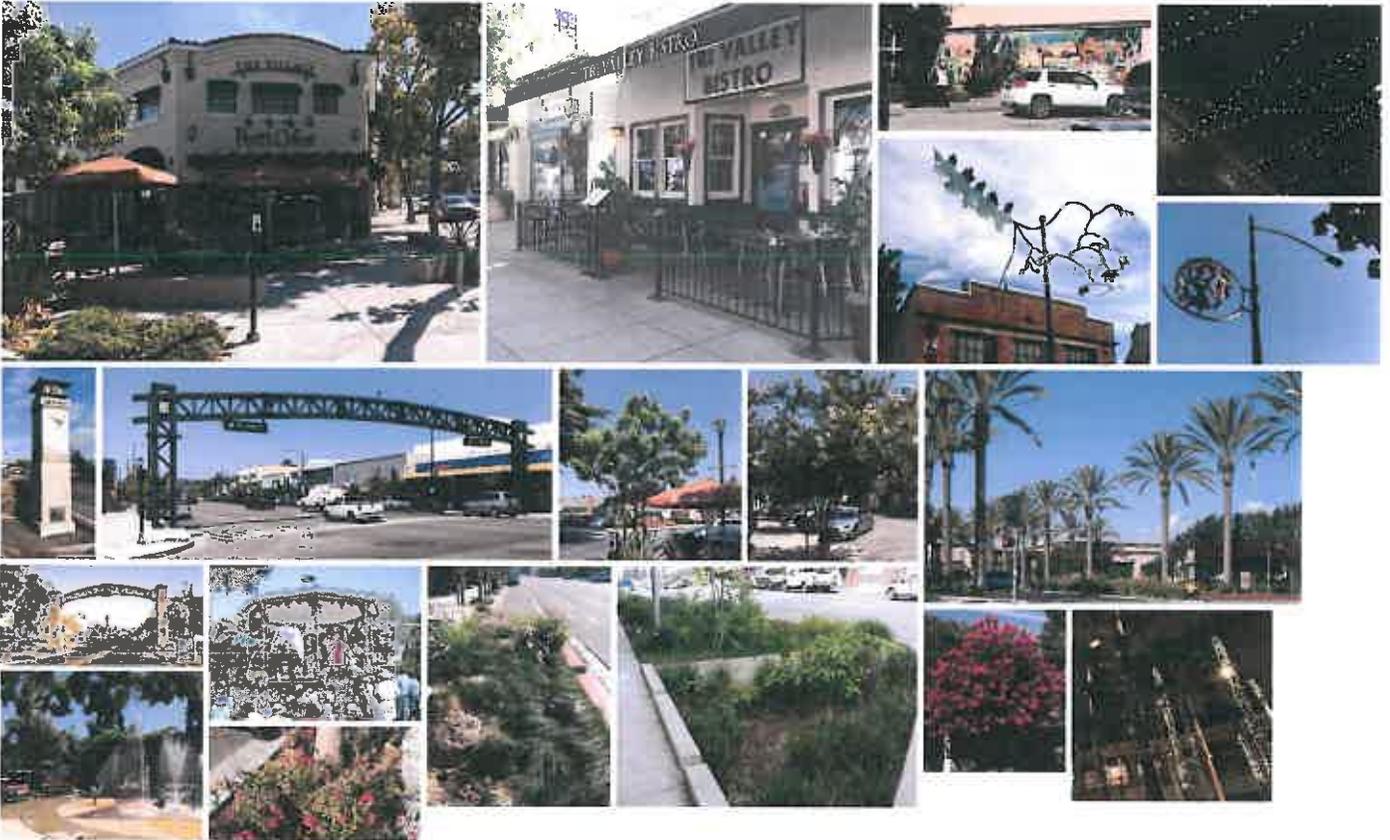


## KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN *Plan Paisaje Urbano Centro De La Ciudad*

COMMUNITY WORKSHOP #2 | NOVEMBER 1, 2016



*Above & right: Character image boards presented at Community Workshop #2*



**KING CITY DOWNTOWN STREETScape CONCEPTUAL PLAN**  
*Plan Paisaje Urbano Centro De La Ciudad*

COMMUNITY WORKSHOP #2 (NOVEMBER) 2016



# COST ESTIMATES

ITEM	DESCRIPTION	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
<b>INTERSECTION - KING CITY DOWNTOWN STREETScape PLAN</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$30,000	\$30,000	
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	LS	\$3,700	\$3,700	
	RELOCATE BUS SHELTER & STREET SIGNS	1	LS	\$2,800	\$2,800	
	STREETLIGHTS	3	EA	\$12,000	\$36,000	
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	SEAT WALL	66	LF	\$175	\$11,550	
	ART CROSSWALK	1,275	SF	\$25	\$31,875	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$96,970	\$96,970	
	STREET FURNISHINGS	1	ALLOW	\$58,400	\$58,400	CAFE TABLES TO BE PROVIDED BY OTHERS
	LANDSCAPING & IRRIGATION	1	ALLOW	\$17,870	\$17,870	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$314,665</b>	
<b>INTERSECTION - 3 INTERSECTIONS</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$30,000	\$30,000	
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	LS	\$3,700	\$3,700	
	RELOCATE STREET SIGNS	1	LS	\$300	\$300	
	STREETLIGHTS	2	EA	\$12,000	\$24,000	
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	GRANITE BLOCK SEATING	24	LF	\$600	\$14,400	
	ART CROSSWALK	1,275	SF	\$25	\$31,875	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$96,970	\$96,970	
	STREET FURNISHINGS	1	ALLOW	\$55,750	\$55,750	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$17,870	\$17,870	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$296,365</b>	
				<b>Subtotal for 3 Intersections:</b>	<b>\$889,095</b>	
<b>INTERSECTION - 1 INTERSECTION</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$55,000	\$55,000	
	ASPHALT PATCHBACK & STRIPING	1	ALLOW	\$3,000	\$3,000	
	WAYFINDING SIGNAGE	10	EA	\$1,000	\$10,000	
	ART CROSSWALK - THERMOPLASTIC	761	SF	\$25	\$19,025	EXCLUDES ARTIST'S DESIGN FEES
	SIDEWALK REPLACEMENT	9,300	SF	\$7	\$65,100	
	CONCRETE CURB & GUTTER	250	LF	\$30	\$7,500	
	STREET FURNISHINGS	1	ALLOW	\$93,000	\$93,000	EXCLUDES CAFÉ TABLES
	TREE GRATES	88	EA	\$2,500	\$220,000	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$36,405	\$36,405	
				<b>Subtotal:</b>	<b>\$509,030</b>	
<b>INTERSECTION - 2 INTERSECTIONS</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$15,000	\$15,000	DEMO PAVING, VEGETATION; EXCLUDES DEMO OF CURB & GUTTER
	PUBLIC ART - WIND SCULPTURES	1	ALLOW	\$100,000	\$100,000	2 SCULPTURES
	TRELLISES	1	ALLOW	\$200,000	\$200,000	8 3-POST TRELLISES, 1 5-POST TRELLIS
	PAVING	1	ALLOW	\$8,150	\$8,150	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$1,463	\$1,463	
				<b>Subtotal:</b>	<b>\$322,613</b>	
<b>INTERSECTION - 3 INTERSECTIONS</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$15,000	\$15,000	EXISTING PAVING, VEGETATION,
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	ALLOW	\$1,996	\$1,996	
	RELOCATE STREET SIGNS	1	EA	\$150	\$150	
	GATEWAY COLUMNS	1	ALLOW	\$6,500	\$6,500	EXCLUDES ASSOCIATED ELECTRICAL
	STREETLIGHTS	1	EA	\$12,000	\$12,000	
	WAYFINDING SIGNAGE	2	EA	\$1,000	\$2,000	
	CUSTOM ART CROSSWALK - THERMOPLASTIC	1,020	SF	\$25	\$25,500	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$21,670	\$21,670	
	STREET FURNISHINGS	1	ALLOW	\$11,300	\$11,300	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$7,840	\$7,840	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$125,456</b>	



123 Estudillo Ave. Suite 200  
San Leandro, CA 94577  
Ph: (510) 751-4910 www.rmdesign.com

CONTINUED ON PAGE 2

Above & right: Cost estimate for Master Plan

DATE: Dec 12, 2016  
 JOB No.: 0597-01-UR16  
 JOB NM: King City Downtown Streetscape Conceptual Plan  
 CALC BY AM  
 CHK BY: JF



123 Estudillo Ave. Suite 200  
 San Leandro, CA 94577  
 Ph: (510) 751-4810 www.rmdesign.com

DEMOLITION & SITE PREPARATION	1	ALLOW	\$15,000	\$15,000	EXISTING PAVING, CLEARING & GRUBBING,
STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
ASPHALT PATCHBACK & RESTRIPIING	1	ALLOW	\$1,624	\$1,624	
RELOCATE STREET SIGNS	1	LS	\$150	\$150	
OVERHEAD GATEWAY SIGNAGE & BASE	1	ALLOW	\$18,000	\$18,000	EXCLUDES ASSOCIATED ELECTRICAL
PEDESTRIAN GATEWAY	1	ALLOW	\$4,500	\$4,500	EXCLUDES BUSINESS SIGNAGE
STREETLIGHTS	1	EA	\$12,000	\$12,000	
WAYFINDING SIGNAGE	2	EA	\$1,000	\$2,000	
CUSTOM ART CROSSWALK - THERMOPLASTIC	397	SF	\$25	\$9,925	EXCLUDES ARTIST'S DESIGN FEES
PAVING	1	ALLOW	\$24,875	\$24,875	
STREET FURNISHINGS	1	ALLOW	\$6,800	\$6,800	
LANDSCAPING & IRRIGATION	1	ALLOW	\$11,688	\$11,688	
ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL

Subtotal: \$128,062

Total: \$2,288,920

GENERAL CONDITIONS	6%	OF	\$2,288,920	\$137,335	
BONDS	2%	OF	\$2,288,920	\$45,778	
CONTRACTORS FEES	10%	OF	\$2,288,920	\$228,892	

Subtotal: \$2,700,926

DESIGN CONTINGENCY	20%	OF	\$2,700,926	\$540,185	
ESCALATION (PER YEAR)	4%	OF	\$2,700,926	\$108,037	

Subtotal: \$648,222

GRAND TOTAL: \$3,349,148

EXCLUSIONS: BUILDING AWNINGS, REPLACEMENT COST FOR EXISTING STREETLIGHTS, CAFÉ TABLES

NOTE: THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ARCHITECT SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.

NOTE: THIS ARCHITECT'S ESTIMATE IS PREPARED AS A GUIDELINE AND DOES NOT CONSTITUTE THE BASIS FOR BID. THE CONTRACTOR IS TO PERFORM HIS/HER OWN QUANTITY TAKE-OFF AND TO BID ACCORDINGLY. IN THE EVENT THAT ERRORS OR OMISSIONS ARE ENCOUNTERED THROUGH THE BIDDING PROCESS, PLEASE CONTACT THE ARCHITECT FOR CLARIFICATION.

DATE PALMS	19	EA	\$6,000	\$114,000	
LANDSCAPE TREE CREDIT FOR LINE ITEM	19	EA	\$500	-\$9,500	

Subtotal: \$104,500

GENERAL CONDITIONS	6%	OF	\$104,500	\$6,270	
BONDS	2%	OF	\$104,500	\$2,090	
CONTRACTORS FEES	10%	OF	\$104,500	\$10,450	

Subtotal: \$123,310

DESIGN CONTINGENCY	20%	OF	\$123,310	\$24,662	
ESCALATION (PER YEAR)	4%	OF	\$123,310	\$4,932	

Subtotal: \$29,594

ADD TO GRAND TOTAL: \$152,904

\*\*COST ESTIMATE PREPARED IN DECEMBER 2016 AND MAY NOT REFLECT COSTS AT A FUTURE DATE DUE TO FLUCTUATING MARKET CONDITIONS.\*\*

# COST ESTIMATES

DATE: Feb 14, 2017 JOB No.: 0597-01-UR16 JOB NM: King City Downtown Streetscape Conceptual Plan CALC BY: AM CHK BY: JF						 123 Estudillo Ave. Suite 200 San Leandro, CA 94577 Ph: (510) 751-4910 www.rrmdesign.com	
<b>COST ESTIMATE: KING CITY DOWNTOWN PLAZA</b>							
ITEM	DESCRIPTION	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION	
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$90,000	\$90,000		
	METAL TRELLISES - RECTANGULAR	2	EA	\$15,000	\$30,000		
	METAL TRELLIS - CIRCULAR	1	EA	\$25,000	\$25,000		
	ARCHWAY W/ CLOCK	1	ALLOW	\$10,000	\$10,000		
	CIRCULAR SEAT WALL	70	LF	\$150	\$10,500		
	FLATWORK	6,500	SF	\$10	\$65,000		
	STAIRS	90	LF	\$150	\$13,500	includes 2 steps	
	BENCHES	4	EA	\$1,000	\$4,000		
	PLANTERS	5	EA	\$750	\$3,750		
	TRASH/RECYCLING RECEPTACLES	4	EA	\$1,000	\$4,000		
	LANDSCAPING & IRRIGATION	3,200	SF	\$5	\$16,000		
	TREES	5	EA	\$600	\$3,000		
					<b>Subtotal:</b>	\$274,750	
					<b>Total:</b>	\$274,750	
	GENERAL CONDITIONS	6%	OF	\$274,750	\$16,485		
	BONDS	2%	OF	\$274,750	\$5,495		
	CONTRACTORS FEES	10%	OF	\$274,750	\$27,475		
					<b>Subtotal:</b>	\$324,205	
	DESIGN CONTINGENCY	20%	OF	\$324,205	\$64,841		
	ESCALATION (PER YEAR)	4%	OF	\$324,205	\$12,968		
					<b>Subtotal:</b>	\$77,809	
					<b>GRAND TOTAL:</b>	\$402,014	
EXCLUSIONS: UTILITIES, SPLASH PAD & RELATED MECHANICAL, RESTROOMS, & SHOWERS; WALL MURAL; DECORATIVE IRON WORK							
NOTE: THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ARCHITECT SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.							
NOTE: THIS ARCHITECT'S ESTIMATE IS PREPARED AS A GUIDELINE AND DOES NOT CONSTITUTE THE BASIS FOR BID. THE CONTRACTOR IS TO PERFORM HIS/HER OWN QUANTITY TAKE-OFF AND TO BID ACCORDINGLY. IN THE EVENT THAT ERRORS OR OMISSIONS ARE ENCOUNTERED THROUGH THE BIDDING PROCESS, PLEASE CONTACT THE ARCHITECT FOR CLARIFICATION.							
	SPLASH PAD	1	ALLOW	\$100,000	\$100,000	EXCLUDES RESTROOMS, SHOWERS. ASSUMES ABOVE GRADE MECHANICAL.	
					<b>Subtotal:</b>	\$100,000	

\*\*COST ESTIMATE PREPARED IN FEBRUARY 2017 AND MAY NOT REFLECT COSTS AT A FUTURE DATE DUE TO FLUCTUATING MARKET CONDITIONS.\*\*

Above: Cost estimate for Downtown Plaza Preliminary Concept  
 Right: Cost Estimate for Phase 1

DATE: Dec 12, 2016  
 JOB No.: 0597-01-UR16  
 JOB NM: King City Downtown Streetscape Conceptual Plan  
 CALC BY AM  
 CHK BY: JF

**rrm design group**  
 123 Estudillo Ave. Suite 200  
 San Leandro, CA 94577  
 Ph: (510) 751-4910 www.rrmdesign.com

ITEM	DESCRIPTION	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION
<b>PHASE 1 - GRAND TOTAL</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$30,000	\$30,000	
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	LS	\$3,700	\$3,700	
	RELOCATE BUS SHELTER & STREET SIGNS	1	LS	\$2,800	\$2,800	
	STREETLIGHTS	3	EA	\$12,000	\$36,000	
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	SEAT WALL	66	LF	\$175	\$11,550	
	CUSTOM ART CROSSWALK	1,275	SF	\$25	\$31,875	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$96,970	\$96,970	
	STREET FURNISHINGS	1	ALLOW	\$58,400	\$58,400	CAFÉ TABLES TO BE PROVIDED BY OTHERS
	LANDSCAPING & IRRIGATION	1	ALLOW	\$17,870	\$17,870	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$310,665</b>	
<b>PHASE 2 - GRAND TOTAL</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$30,000	\$30,000	
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	LS	\$3,700	\$3,700	
	RELOCATE STREET SIGNS	1	LS	\$300	\$300	
	STREETLIGHTS	2	EA	\$12,000	\$24,000	
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	GRANITE BLOCK SEATING	24	LF	\$600	\$14,400	
	CUSTOM ART CROSSWALK	1,275	SF	\$25	\$31,875	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$96,970	\$96,970	
	STREET FURNISHINGS	1	ALLOW	\$55,400	\$55,400	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$17,870	\$17,870	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$296,015</b>	
<b>PHASE 3 - GRAND TOTAL</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$30,000	\$30,000	
	STORM DRAINAGE & SITE UTILITIES	1	ALLOW	\$17,500	\$17,500	
	ASPHALT PATCHBACK & RESTRIPIING	1	LS	\$3,700	\$3,700	
	RELOCATE STREET SIGNS	1	LS	\$300	\$300	
	STREETLIGHTS	2	EA	\$12,000	\$24,000	
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	GRANITE BLOCK SEATING	24	LF	\$600	\$14,400	
	CUSTOM ART CROSSWALK	1,275	SF	\$25	\$31,875	EXCLUDES ARTIST'S DESIGN FEES
	PAVING	1	ALLOW	\$96,970	\$96,970	
	STREET FURNISHINGS	1	ALLOW	\$56,400	\$56,400	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$17,870	\$17,870	
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
				<b>Subtotal:</b>	<b>\$297,015</b>	
<b>PHASE 4 - GRAND TOTAL</b>						
	DEMOLITION & SITE PREPARATION	1	ALLOW	\$29,500	\$29,500	DEMO PAVING, VEGETATION; EXCLUDES DEMO OF CURB & GUTTER
	ASPHALT PATCHBACK & STRIPING	1	ALLOW	\$1,980	\$1,980	INCLUDES STRIPING ANGLED PARKING ON 2ND & 3RD ST.
	WAYFINDING SIGNAGE	4	EA	\$1,000	\$4,000	
	SIDEWALK REPLACEMENT	4,450	SF	\$7	\$31,150	
	CONCRETE CURB & GUTTER	250	LF	\$30	\$7,500	
	STREET FURNISHINGS	1	ALLOW	\$18,600	\$18,600	CAFÉ TABLES TO BE PROVIDED BY OTHERS
	TREE GRATES	34	EA	\$2,500	\$85,000	
	LANDSCAPING & IRRIGATION	1	ALLOW	\$14,900	\$14,900	2 PLANTER, 19 SIDEWALK TREES, 2 PLANTER TREES
	ACCENT TREE LIGHTING	4	EA	\$1,000	\$4,000	EXCLUDES ASSOCIATED ELECTRICAL
	PUBLIC ART - WIND SCULPTURES	1	ALLOW	\$50,000	\$50,000	1 SCULPTURE
	STREET MEDIAN TRELLISES	1	ALLOW	\$88,000	\$88,000	4 3-POST TRELLISES
	STREET MEDIAN PAVING	1	ALLOW	\$2,290	\$2,290	
	STREET MEDIAN LANDSCAPING & IRRIGATION	1	ALLOW	\$700	\$700	
				<b>Subtotal:</b>	<b>\$337,620</b>	
				<b>Total:</b>	<b>\$1,241,315</b>	
<b>PHASE 5 - GRAND TOTAL</b>						
	GENERAL CONDITIONS	6%	OF	\$1,241,315	\$74,479	
	BONDS	2%	OF	\$1,241,315	\$24,826	
	CONTRACTORS FEES	10%	OF	\$1,241,315	\$124,132	
				<b>Subtotal:</b>	<b>\$1,464,752</b>	
	DESIGN CONTINGENCY	20%	OF	\$1,464,752	\$292,950	
	ESCALATION (PER YEAR)	4%	OF	\$1,464,752	\$58,590	
				<b>Subtotal:</b>	<b>\$351,540</b>	
				<b>PHASE 1 GRAND TOTAL:</b>	<b>\$1,816,292</b>	

EXCLUSIONS: BUILDING AWNINGS, REPLACEMENT COST FOR EXISTING STREETLIGHTS, CAFÉ TABLES

NOTE: THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ARCHITECT SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.

NOTE: THIS ARCHITECT'S ESTIMATE IS PREPARED AS A GUIDELINE AND DOES NOT CONSTITUTE THE BASIS FOR BID. THE CONTRACTOR IS TO PERFORM HIS/HER OWN QUANTITY TAKE-OFF AND TO BID ACCORDINGLY. IN THE EVENT THAT ERRORS OR OMISSIONS ARE ENCOUNTERED THROUGH THE BIDDING PROCESS, PLEASE CONTACT THE ARCHITECT FOR CLARIFICATION.

**"COST ESTIMATE PREPARED IN DECEMBER 2016 AND MAY NOT REFLECT COSTS AT A FUTURE DATE DUE TO FLUCTUATING MARKET CONDITIONS."**



Item No. 9(H)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2016**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CONSIDERATION OF KING CITY CHAMBER OF COMMERCE & AGRICULTURE CITY-WIDE YARD SALE AND SIDEWALK SALE**

---

**RECOMMENDATION:**

It is recommended the City Council: 1) approve the King City Chamber of Commerce & Agriculture special event permit request for a City-wide Yard Sale and Sidewalk Sale on June 23, 2017 to June 25, 2017; 2) waive all garage sale permit fees and requirements during those days; and 3) waive fees for the special event permit.

**BACKGROUND:**

The King City Chamber of Commerce & Agriculture has submitted a special event permit request for a City-wide Yard Sale and Sidewalk Sale on June 23, 2017 to June 25, 2017. A copy of the request letter is attached. They have asked for Council authorization to promote the event and to waive any garage sale permit fees and requirements during those three days. They have also requested the special event permit fee be waived.

**DISCUSSION:**

The event is part of Beautification Week activities. The purpose is to enable residents and businesses to conveniently and successfully dispose of unwanted items, while diverting them from the landfill. Meanwhile, by encouraging residents and businesses to conduct them concurrently as part of a citywide event, it will help bring customers to the City. Therefore, there is a public benefit from the program and the City has approved this event and waiving the permit fees in the past.

**CITY COUNCIL  
CONSIDERATION OF KING CITY CHAMBER OF COMMERCE &  
AGRICULTURE CITY-WIDE YARD SALE AND SIDEWALK SALE  
MAY 23, 2017  
PAGE 2 OF 2**

**COST ANALYSIS:**

The permit fee is \$26. Garage sale permit fees are \$15. Therefore, there will be a minor loss of revenue, but the fee is set an amount to reimburse the City for staff costs. As a result, the loss of revenue is offset by the staff time saved in not having to process the permits.

**ALTERNATIVES:**

The following alternatives are provided for City Council consideration:

1. Approve staff's recommendations;
2. Approve the event, but do not waive the permit fees;
3. Do not approve the event; or
4. Provide staff other direction.

**ENVIRONMENTAL REVIEW:**

No environmental review is required for this item.

Exhibits:

1. May 9, 2017 Letter from King City Chamber of Commerce & Agriculture

Prepared and Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager



# KING CITY

Chamber of Commerce & Agriculture

200 Broadway St., Suite 40

King City, CA 93930

Phone (831) 385-3814

Fax (831) 386-9462

[www.kingcitychamber.com](http://www.kingcitychamber.com) [kcchambermanager@kingcitychamber.com](mailto:kcchambermanager@kingcitychamber.com)

May 9, 2017

## Executive Officers

### President

Erin King

### Vice President

TJ Plew

### Treasurer

Kathy Garcia

### Secretary

Becky Garcia

Steve Adams

City of King

212 S. Vanderhurst St.

King City, CA 93930

## Board of Directors

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Melissa Grindstaff

Kate Hestand

Jessica Potts

Sharon Pursley

Hermie Robles

Alejandrina Tirado

Subject: City-Wide Yard Sale 2017

Honorable Mayor and Councilmembers:

The King City Chamber of Commerce & Agriculture requests permission again to promote a City-Wide Yard Sale and Sidewalk, June 23<sup>rd</sup> – June 25<sup>th</sup>. The event would coincide with Beautification Week June 24<sup>th</sup> - July 2<sup>nd</sup>. The intent of the City-Wide Yard Sale and Sidewalk Sale is threefold; it would allow residents and businesses to dispose of items and sell excess stock reducing the impact on landfill; it would attract people from neighboring areas to attend; and would kick off Beautification Week.

## Interim Chamber Assistant

Erin Garcia

The Chamber requests that the City waive all Yard Sale and Sidewalk Sale fees during the event.

We request that the council consider and grant our request at its earliest convenience.

Thank you for your time and support.

## Premier Sponsors

A&G Pumping.

California Water Service

Calpine Corporation

Casey Printing Co.

Chevron

City of King

Dataflow Business

Systems

Fresh Farms

Mesa Business Park

Rava Ranches

South County

Packing

Hayashi Wayland

Accounting &

Consulting

L. A. Hearne Co.

McDonalds

Mee Memorial

Hospital

Mitchell Technologies

Rio Farms &

Gill Ranches

Salinas Valley Fair

San Bernabe

A Delicato Family

Vineyard

South County

Newspapers

Sincerely,

Erin King

Chamber President



Item No. 9(I)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: ANDREA WASSON, RECREATION COORDINATOR**

**RE: CONSIDERATION OF UPDATING POLICIES AND PROCEDURES FOR RECREATION HALL RENTAL**

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**RECOMMENDATION:**

It is recommended City Council approve by motion updating the Rental Agreement for the Recreation Center.

**BACKGROUND:**

The Recreation Center is rented for events such as parties, quinceneras, weddings and meetings. Recent rentals have elicited complaints from neighbors about loud noise past 10:00 p.m., trash and traffic at the Recreation Center. Staff requests updating the rental policies and procedures to better protect the City and renters from liability, the building from damages and the neighbors from disturbances.

**DISCUSSION:**

Rentals at the Recreation Center are increasing each year. A revised Rental Agreement is needed to protect the City, residents who live near the Recreation Center, renters and their guests. The revised agreement includes Police Department review and approval of the event and requires security guards for events with large groups, live music and alcohol. Currently, there is no staff on site during rental events.

Advantages

The advantage to revising the agreement is increased protection for the City, renters and their guests. By requiring security, the chances the event may get too large, underage drinking may occur or the party may get too loud are diminished. Security guards will be contracted with the City, not the renter and

**CITY COUNCIL  
CONSIDERATION OF RESOLUTION UPDATING POLICIES AND  
PROCEDURES RECREATION CENTER RENTAL  
MAY 23, 2017 PAGE 2 OF 2**

have the authority to contact the Police Department or stop the party if necessary.

Disadvantages

The disadvantage is that rental costs will increase when the City requires security for events and may prohibit some from using the facility, which could lead to decreased revenues for the City.

**COST ANALYSIS:**

The average cost for one security guard is \$25 per hour. The standard rate is one security guard for every 50 guests, and events where alcohol is served, one security guard is assigned specifically to the bar area. The Recreation Center has between 150 – 200 people per event, which would cost the renter an extra \$100 per hour to rent the facility.

**ENVIRONMENTAL REVIEW:**

No environmental review is required.

**ALTERNATIVES:**

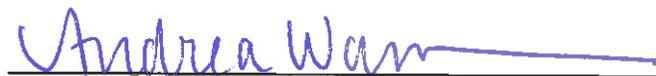
The following alternatives are provided for Council consideration:

1. Adopt the Resolution;
2. Modify and adopt the Resolution
3. Do not approve the resolution; or
4. Provide other direction to staff.

Exhibits:

1. Revised Rental Agreement
2. City Rental Form

Submitted by:

  
Andrea Wasson, Department Director

Approved by:

  
Steven Adams, City Manager

## FACILITY USE AGREEMENT

This Facility Use Agreement (“Agreement”) is made and entered into \_\_\_\_\_ (“Agreement Date”) between the CITY OF KING, a municipal corporation (“City”) and \_\_\_\_\_ (“Authorized User”), pursuant to the following recitals, which are a substantive part of this Agreement. City and Authorized User are sometimes individually referred to as a (“Party”) and jointly as the (“Parties”).

### RECITALS

A. The City owns real property located at \_\_\_\_\_ in the City of King, as more particularly described and depicted in **Exhibit A** (“Premises”).

B. Authorized User wishes to use the Premises owned by the City.

C. The City and Authorized User desire to enter into a use agreement granting Authorized User access to the Premises in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, City and Authorized User agree as follows:

### AGREEMENT

1. Access. The City hereby grants to Authorized User access to the Premises beginning on \_\_\_\_\_ and expiring on \_\_\_\_\_.

2. Use of Premises AS IS. Authorized User acknowledges it has and shall accept the Premises from City in its “AS IS” condition without representation or warranty. Authorized User acknowledges it has inspected the Premises and is aware of its condition. Pursuant to California Civil Code Section 1938, Authorized User is advised that the Premises have not undergone an inspection by a Certified Access Specialist, and, therefore, the City is not aware if the Premises comply with the applicable construction-related accessibility standards pursuant to Civil Code Section 55.53.

3. Access Fee. Authorized User, as consideration for the use and occupancy of the Premises, shall pay an access fee to the City in the amount of \_\_\_\_\_ dollars (\$0.00). Authorized User shall tender payment-in-full of the access fee by personally delivering or mailing it to the City at 212 S. Vanderhurst Avenue, King City, CA 93930 or any other place or places that the City may designate by written notice to Authorized User. Authorized User shall tender payment in full of the access fee to the City prior to utilizing the Premises.

4. Use of Premises.

a. Purpose. Authorized User shall have access to use the Premises as established within **Exhibit B** (“Permitted Uses”). The Premises shall not be used for any other purpose other than the Permitted Uses without the prior written consent of the City, which may be granted or withheld in the City’s sole discretion.

b. City Use of Premises. Authorized User acknowledges and agrees that the City shall have the right to utilize the Premises at any time when not in use by Authorized User.

c. No Alterations or Improvements. No alterations or improvements shall be made to the Premises without the advance and express written consent of the City, and upon such terms and conditions as the City may require.

d. Removal. Upon termination of this Agreement, unless otherwise agreed, Authorized User shall remove Authorized User owned structures and/or improvements and restore the Premises to substantially the same condition at the time Authorized User took possession of the Premises. Upon Authorized User’s failure to remove structures and/or improvements, the property shall, at the option of the City, become the sole property of the City; or, at the expense of Authorized User, the City may remove said structures and/or improvements to restore the Premises to substantially the same condition in which it existed at the time Authorized User took possession of the Premises.

e. Compliance with Laws. Authorized User shall comply with all state and federal statutes, ordinances, regulations, and requirements of all governmental entities (including the City of King), relating to

Authorized User's use and occupancy of the Premises, whether those statutes, ordinances, regulations, and requirements are now in force or are subsequently enacted. Authorized User shall comply with all applicable requirements of the Americans with Disabilities Act of 1990, California Disabled Persons Act and the California Building Code. Further, Authorized User, its successors, heirs, executors, administrators and assigns, and all persons claiming under or through the Authorized User, shall not discriminate against or segregate any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the use, occupancy, tenure or enjoyment of the Premises.

f. Permits. Authorized User shall procure and maintain all required permits governing the use of the Premises.

g. Waste and Nuisance. Authorized User shall not use the Premises, or allow the Premises to be used, in any manner that will constitute a waste, nuisance, or unreasonable annoyance to the neighborhood adjacent to the Premises. The Premises shall not be used for displaying signs and notices other than those connected with the Program. Such notices and signs shall be neat and properly maintained, and shall be in compliance with the King City Municipal Code and all applicable laws and regulations.

h. Maintenance. Authorized User, at its sole cost and expense, shall keep and maintain the Premises in good order and condition, and free from rubbish, to the satisfaction of the City. Upon notice from Authorized User, the City shall be responsible for the operational maintenance of the Premises, including but not limited to, plumbing, electrical, exterior painting and repairs, roofing, HVAC, interior, and alarm systems (if any). Additionally, the City shall maintain the Premises landscaping and parking lot.

i. Live Music. Neither Authorized User and/or individuals attending the event shall install, use or operate sound-amplifying equipment, or perform, or allow to be performed, live music which before 9:00 p.m. exceeds 73 decibels measured 25 feet or more from the source, between 9:00 p.m. and 10:00 p.m. exceed 70 decibels measured 25 feet or more from the source, and after 10:00 p.m., music may not be louder than 60 decibels measured 25 feet or more from the source. Outdoor live and/or recorded music may be allowed upon the Premises by special permit on Fridays, Saturdays, and Sundays. Live music and/or recorded music may be allowed inside the Premises; however, after 9:00 p.m., all windows and doors of the Premises must be closed while music is being played.

j. Use of Alcohol. Authorized User shall obtain a permit from the King City Police Department prior to serving or permitting to be served any beverage or food containing alcohol upon the Premises or any adjacent property, parking facility or walkway utilized by the Premises. Authorized User shall not provide or permit to be provided any alcoholic beverage or food to individuals under twenty-one (21) years of age.

k. Use of Narcotics. Authorized User and/or individuals attending the event upon the Premises shall not ingest, including but not limited to smoking, eating, vaping or injecting, any illegal narcotics as defined by the California Penal Code and the Federal Controlled Substance Act. The ingesting, including but not limited to smoking, eating or vaping, of medical or recreational cannabis shall be prohibited upon the Premises, including any adjacent property, parking facility or walkway utilized by the Premises.

l. Security Personnel. Security personnel shall be required at any event upon the Premises where alcoholic beverages or food are being served. Authorized User shall pay the City a fee in the amount of \_\_\_\_\_ (\$0.00) for the cost of the security personnel, the number of required security guards will be based upon the size of the event, to protect the welfare and safety of the individuals attending the event and the Premises. Further, security personnel shall have the authority to shut down the event if based upon their sole discretion the event poses a danger to the health and safety of the individuals attending the event, the Premises, or for violating any of the terms of this Agreement. In addition, the security personnel shall have the authority to shut down the event if the Authorized User and/or any individual attending the event ingests illegal narcotics or medical or recreational cannabis upon the Premises, including the parking areas, walkways or any connecting property.

5. Utilities. The City shall make all arrangements for and pay for any applicable utilities and services furnished to or used by Authorized User, including but not limited to water and electric services.

6. Indemnification. Authorized User shall indemnify, protect, defend and hold harmless the Premises, the City and its managers, officers, directors, members, employees, agents, contractors, partners and lenders, from

and against any and all claims, and/or damages, costs, liens, judgments, penalties, permits, reasonable attorneys' and consultant's fees, expenses and/or liabilities arising out of, involving, or in dealing with (1) the use or occupancy of the Premises by Authorized User and use of the parking lot and access way, the conduct of Authorized User's event or program, any act, omission or neglect of Authorized User, its officers, directors, members, employees, agents, contractors or guests; (2) out of any breach by Authorized User in the performance in a timely manner of any obligation on Authorized User's part to be performed under this Agreement; (3) any acts, omissions or negligence of Authorized User or any person or entity claiming through or under Authorized User, or Authorized User's agents, employees, contractors, invitees or visitors; (4) any claim arising under the Americans With Disabilities Act of 1990, California Disabled Persons Act and/or similar laws; or (5) any claims and/or liability arising or governed by Workers Compensation law. The foregoing shall include, but not be limited to, all costs of the defense or pursuit of any claim or any action or proceeding involved therein, and whether or not (in the case of claims made against City) litigated and/or reduced to judgment. In case any action or proceeding is brought against City by reason of any of the foregoing matters, Authorized User upon notice from the City shall defend the same at Authorized User's expense by counsel reasonably satisfactory to the City and the City shall cooperate with Authorized User in such defense. The City need not have first paid any such claim in order to be so indemnified. In addition, the City may require Authorized User to pay the City's attorneys' fees and costs in defending against or participating in such claim, action or proceeding if the City shall decide, in its exercise of reasonable judgment, it is unsatisfied with the representation of its interest by Authorized User or its counsel.

The City shall not be liable for security, injury or damage to the person or goods, wares, merchandise or other property of Authorized User, Authorized User's employees, contractors, invitees, customers, or any other person in or about the Premises, whether such damage or injury is caused by or results from fire, earthquake, flood, terrorism, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other any other cause, including the commission of a crime, whether the said injury or damage results from conditions arising upon the Premises or from other source or places except if such injury or damage is the result of the gross negligence or willful misconduct of the City or the City's employees, contractors or agents.

The provisions of this section shall survive the expiration or termination of this Agreement.

7. Insurance Requirements.

a. General Liability Insurance. Authorized User shall obtain, pay for and maintain in effect during the life of this Agreement, a policy of commercial general liability insurance issued by an insurance company rated not less than "A-VII" in Best Insurance Rating Guide and admitted to do business in California with combined single limits of liability of not less than \$1,000,000.00 per occurrence. The policy shall contain an endorsement naming the City as an additional insured insofar as this Agreement is concerned, and provide that written notice shall be given to the City at least 10 days prior to cancellation or material change in the form of the policy or reduction in coverage.

b. General Provisions. All of the policies of insurance required to be procured by Authorized User pursuant to this Section shall be primary insurance and shall name the City, its employees and agents as additional insureds. Any insurance or self-insurance maintained by City, its officers, officials, employees, agents, or volunteers shall be in excess of Authorized User's insurance and shall not contribute with it. All policies shall waive all rights of subrogation and provide that said insurance may not be amended or canceled without providing thirty (30) days prior written notice by registered mail to the City. Within ten (10) business days of execution of this Agreement by the last Party to sign, and at least thirty (30) days prior to the expiration of any insurance policy, Authorized User shall provide the City with certificates of insurance and full copies of the insurance policies evidencing the mandatory insurance coverages written by insurance companies acceptable to the City, licensed to do business in California and rated A:VII or better by Best's Insurance Guide.

8. Liens and Claims. Authorized User shall not suffer any mechanics' or materialmen's liens of any kind to be enforced against the Premises for any work done or materials furnished at Authorized User's request. Should Authorized User fail, neglect, or refuse to remove said lien, the City shall have the right to pay any amount required to release any such liens, or to defend any action brought thereon, and to pay any judgment entered therein; and Authorized User shall be liable to the City for all costs, damages, reasonable attorneys' fees,

and any amounts expended in defending any proceedings or in the payment of any of said liens or any judgment obtained therefor.

9. **Encumbrances.** Authorized User shall not encumber by deed of trust, mortgage or other security instrument, all or a part of Authorized User's interest under this Agreement without the advance and express written consent of the City, and upon such terms and conditions as the City may require.

10. **Condemnation.** In the event of the taking or condemnation of all or any part of the Premises, Authorized User may receive compensation only for any taking of or damage to Authorized User-owned improvements. Any compensation awarded and interest thereon, including the compensation for the land value and interest thereon, shall belong to the City. Authorized User shall not receive any value related to the leasehold value of the property which shall be paid solely to the City. In the event a condemnation or transfer in lieu thereof results in a taking of any substantial and/or material portion of the Premises, the City or Authorized User may, upon written notice given to the other Party within thirty (30) days after such taking or transfer in lieu thereof, terminate this Agreement

11. **Default.**

a. **Authorized User's Default.** The occurrence of any of the following shall constitute a default by Authorized User: (1) failure to pay in full the access fee, insurance premiums or taxes, or any other sums due hereunder as a result of Authorized User's use of the Premises; (2) abandonment of the Premises; and (3) failure to perform any other provision of this Agreement.

b. **Termination.** The City may terminate this Agreement immediately upon notice to Authorized User if Authorized User defaults on any obligation under this Agreement. Upon termination of this Agreement, Authorized User shall immediately vacate the Premises, including removing any and all items or materials brought to the Premises by Authorized User and/or any individual attending the event. If Authorized User fails to immediately vacate the Premises after notice of termination, the City may regain possession of the Premises in the manner provided by the laws of the State of California. At the City's option, if Authorized User has breached this Agreement, the City may enforce all rights and remedies under this Agreement, including the right to recover the costs the City incurred to terminate this Agreement. Further, the City shall be entitled to recover from Authorized User damages, attorney's fees and to exercise such other rights and remedies as provided to the City under the laws of the State of California.

12. **Waiver.** No delay or omission in the exercise of any right or remedy of the City on any default by Authorized User shall impair such right or remedy or be construed as a waiver. Any waiver by the City of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

13. **Entry and Inspection of Premises.** The City and its authorized representatives shall have the right to enter and inspect the Premises at any time to determine whether the Premises are in good condition and whether Authorized User is complying with its obligations under this Agreement.

14. **Relationship of Parties.** The City is not, nor shall it become or be deemed to be, a partner or a joint venturer with Authorized User by reason of the provisions of this Agreement nor shall this Agreement be construed to authorize either party to act as the agent for the other.

15. **Effect of Termination of Agreement.** Termination of this Agreement shall not release any party hereto from any liability or obligation hereunder, whether of indemnity or otherwise, resulting from any acts, omissions or events happening prior to such termination or expiration, or thereafter in case by the terms of this Agreement it is provided that anything shall or may be done after termination or expiration hereof.

16. **Amendments.** This Agreement shall not be modified or amended in any way except in writing signed by the parties hereto.

17. **Interpretation.** This Agreement shall be construed and interpreted in accordance with the laws of the State of California. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it.

18. **Entire Agreement.** This Agreement contains all the agreements of the parties concerning the subject matter of it and cannot be amended or modified except by a subsequent written agreement.

19. **Severability.** The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render the other provisions unenforceable, invalid, or illegal.

20. **Attorney's Fees.** If either party commences an action against the other party arising out of or in connection with this Agreement, the party prevailing in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit.

21. **Voluntary Agreement; Authority to Execute.** Authorized User and the City each represent that they have read this Agreement in full and understand and voluntarily agree to all provisions herein. The parties further declare that prior to signing this Agreement they each had the opportunity to apprise themselves of relevant information, through sources of their own selection, including consultation with legal counsel of their choosing if desired, in deciding whether to execute this Agreement. The signatories to this Agreement represent that they have the proper authority to execute this Agreement on behalf of the respective party.

22. **Binding Effect; Choice of Law.** This Agreement shall be binding upon the Parties, their successors and assigns and be governed by the laws of the State of California. Any litigation between the Parties hereto concerning this Agreement shall be initiated in the Superior Court of the State of California for the County of Monterey.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the day and year first above written.

**CITY:**

**AUTHORIZED USER:**

**CITY OF KING CITY,  
a municipal corporation**

**NAME**

By: \_\_\_\_\_  
Steven Adams, City Manager

By: \_\_\_\_\_

\_\_\_\_\_, 2017

**APPROVED AS TO FORM:**

**ALESHIRE & WYNDER, LLP**

By: \_\_\_\_\_  
Shannon Chaffin, City Attorney

**EXHIBIT A**  
**DESCRIPTION OF THE "PREMISES"**

**EXHIBIT B**  
**PERMITTED USES**



**CITY OF KING CITY REC CENTER RENTAL AGREEMENT**

Recreation Center 401 Division King City, Ca. 93930 Ph. 831-385-6748  
 Recreation Coordinator Ph. 831-262 -5996

**PERMIT**

Date of Use	Start time	Finish time
Type of Activity/Event		
Name of Organization		
Contact Person:		
Mailing Address		
Cell Phone:		Other Phone:
Email Address:		
ORGANIZATION TYPE: <input type="checkbox"/> City/Government <input type="checkbox"/> Youth <input type="checkbox"/> Community <input type="checkbox"/> Private		
Estimated Attendance:		
Amplified Music/Sound	Alcohol Provided	<input type="checkbox"/> Sold <input type="checkbox"/> or Allowed <input type="checkbox"/>
ABC Permit Required <input type="checkbox"/>	Other Permits:	
Insurance Required Naming City of King as Additional Insured <input type="checkbox"/> Amount \$1,000,000.00 Liability, Property and Damage		
Date Received _____ Received By _____		
<input type="checkbox"/> Dunk Tank Rental		

**SPECIAL CONDITIONS:**

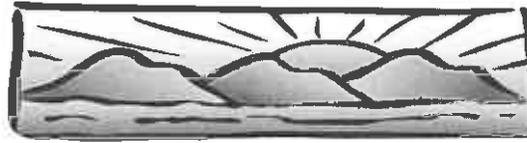
FEES AND CHARGES PER HOUR	\$
	\$
	\$
SECURITY DEPOSIT	\$
Set up Fee	\$
<b>TOTAL AMOUNT DUE</b>	<b>\$</b>

**PLEASE SIGN HERE**

\_\_\_\_\_  
 DATE \_\_\_\_\_

**Fee Schedule**

	<b>Private</b>	<b>Non-profit</b>
Rec Center	\$51.00/hour	\$15.50/hour
Setup per day	\$75.00	\$75.00
Security Deposit	\$200/event	\$200/event
Security Guard	\$25.00/hour	\$25.00/hour



**KING CITY**  
C A L I F O R N I A

Item No. 9(J)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**BY: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

**RE: CONSIDERATION OF INTENT TO VACATE A PORTION OF PUBLIC STREET RIGHT OF WAY (CORNER OF BROADWAY STREET AND SAN ANTONIO DRIVE) AND SETTING OF DATE, HOUR, AND PLACE FOR PUBLIC HEARING TO CONSIDER THE VACATION OF PUBLIC STREET RIGHT-OF-WAY**

**RECOMMENDATION:**

It is recommended the City Council approve Resolution No. 2017-4581, which makes an intent to initiate proceedings to vacate a portion of public street right-of-way and approve Resolution No. 2017-4582, which sets the date, hour, and place for a public hearing to consider the vacation of public street right-of-way.

**BACKGROUND:**

The City intends to vacate a portion of public right-of-way and retain a public service easement along the corner of Broadway Street and San Antonio Drive immediately adjacent to the City's gateway sign area. Resolution No. 2017-4581 authorizes the City Council to initiate proceedings to vacate the portion of public right-of-way and requesting the Planning Commission make a conformance determination on whether or not the proposed vacation is in conformance with the City's General Plan. Resolution No. 2017-4582 sets the date, hour, and place for the City Council public hearing to consider the public right-of-way vacation.

**DISCUSSION:**

In 1969, the City received property as a remnant piece of land from Caltrans that was no longer needed, which the City currently owns. The City is interested in potentially vacating this piece of land/portion of the public street right-of-way and

**CITY COUNCIL  
INTENT TO VACATE  
SETTING OF PUBLIC HEARING  
MAY 23, 2017  
PAGE 2 OF 3**

selling this portion of land. (*Reference Area Map Exhibit 3.*) The sale of the property would be subject to retention of a public service easement, and the proceeds would help fund a portion of the gateway sign improvements.

Section 65402 (a) of the California Government Code reads, in part, as follows: With few exceptions, "no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such as street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof."

The Planning Commission is scheduled to review the project's consistency with the General Plan on the June 6, 2017 meeting.

City Council needs to set a hearing date on the proposed vacation and authorize the posting of the notice of hearing. Per Streets and Highways Code 8322, the notice of hearing must be published for two consecutive weeks before the hearing. Additionally, notices of vacation must be posted along the line of the street proposed to be vacated.

Staff has prepared a resolution to set the hearing and authorize the posting and publishing of the notice of hearing for Council approval. Notices of the public hearing are advertised and posted along the route of the portion of the public right-of-way vacation so that members of the public who might be affected by the vacation will have the opportunity to attend the June 13, 2017 public hearing. Members of the public who attend the public hearing will be able to tell the City Council why they support or oppose the vacation of the portion of public right of way.

**COST ANALYSIS:**

The City anticipates sale of this land. The funds are anticipated to go towards making the necessary improvements to enhance the main entry point of Broadway Street and San Antonio Drive with a new sign, new lighting and new landscaping.

**ENVIRONMENTAL REVIEW:**

The street vacation and sale process will cause only a change in the ownership of the subject property, will not alter the existing physical conditions, and public utility easements will be retained. As such, the project has not potential for

**CITY COUNCIL  
INTENT TO VACATE  
SETTING OF PUBLIC HEARING  
MAY 23, 2017  
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resulting in either a direct or indirect adverse physical change in the environment, and is not a "project" for the purposes of the California Environmental Quality Act (CEQA). Even if it were, there is no possibility that this project may have a significant adverse effect on the environment. There is currently no street on the portion of the street easement sought to be vacated, no development of the project has been proposed to the City, and the mere transfer of title will not have a significant adverse effect. Finally, even if these were not applicable, the project would also be Categorical Exempt pursuant to Section 15312 (sale of surplus property). None of the exceptions to the Categorical Exemptions under CEQA Guidelines section 15300.2 are applicable.

**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Approve Resolution No. 2017-4581 and Resolution No. 2017-4582
2. Deny approval of Resolution No. 2017-4581 and Resolution No. 2017-4582
3. Provide other direction to staff.

**Exhibits:**

1. Resolution No. 2017-4581
2. Resolution No. 2017-4582
3. Area Map

Submitted by:

  
Doreen Liberto, AICP, Community Development Director

Approved by:

  
Steven Adams, City Manager

**RESOLUTION NO. 2017-4581**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF KING CITY, CALIFORNIA  
DECLARING THE CITY COUNCIL'S INTENT TO  
INITIATE PROCEEDINGS OF A VACATION OF PUBLIC STREET RIGHT OF WAY  
BETWEEN CORNER OF BROADWAY STREET AND  
SAN ANTONIO DRIVE**

**WHEREAS**, the City of King intends to improve the gateway sign area between corner of Broadway Street and San Antonio Drive; and

**WHEREAS**, the City of King received a remnant piece of land from Caltrans in 1969 for road widening that is no longer needed; and

**WHEREAS**, to help with the renovation of the gateway area, the portion of the public right-of-way between corner of Broadway Street and San Antonio Drive adjacent to the gateway area is no longer needed and must be vacated; and

**WHEREAS**, the proposed area to be vacated is that portion of public right-of-way between corner of Broadway Street and San Antonio Drive, as described in Exhibit "A" and depicted on Exhibit "B", attached hereto and incorporated herein ("Area of Public Street Vacation"); and

**WHEREAS**, pursuant to Section 8320 of the Streets and Highways code of the State of California, the legislative body of a local agency may initiate a proceeding to vacate the public right-of-way on its own initiative; and

**WHEREAS**, pursuant to Government Code Section 65402, prior to vacation of a street, the Planning Commission must find and determine that such proposed vacation is consistent with the City's adopted General Plan; and

**WHEREAS**, the City Council desires to initiate vacation proceedings to determine whether the City should vacate the portion of public right-of-way on the corner of Broadway Street and San Antonio Drive.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KING, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** All of the above-stated recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The initiation of proceedings to determine whether the vacation of the public right-of-way is in the best interests of the residents of the City.

**SECTION 3.** That the initiation of proceedings to determine whether to vacate the public right-of-way is not a "project" under CEQA.

**SECTION 4.** The City Council hereby authorizes the initiation of proceedings to consider the vacation of the public right-of-way area.

**SECTION 5.** The Planning Commission is requested to consider whether or not the proposed vacation is in conformance with the City's General Plan at its June 6, 2017 meeting.

**PASSED, APPROVED AND ADOPTED** this 23<sup>rd</sup> day of May, 2017.

\_\_\_\_\_  
Michael LeBarre, Mayor

ATTEST:

State of California            )  
County of Monterey         )     SS  
City of King                    )

I, Steven Adams, City Clerk of the City of King, California, do hereby certify that the City Council of the City of King duly approved and adopted the foregoing Resolution No. 2017-4581 at a regular meeting of said Council held on the 23<sup>rd</sup> day of May, 2017, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	

\_\_\_\_\_  
Steven Adams, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Shannon L. Chaffin, City Attorney

**RESOLUTION NO. 2017-4582**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF KING, CALIFORNIA  
SETTING THE DATE, HOUR AND PLACE FOR THE  
PUBLIC HEARING TO CONSIDER WHETHER TO VACATE A PORTION OF  
PUBLIC RIGHT OF WAY CORNER OF BROADWAY STREET AND  
SAN ANTONIO DRIVE**

**WHEREAS**, the City of King intends to improve the gateway sign area between corner of Broadway Street and San Antonio Drive; and

**WHEREAS**, the City of King received a remnant piece of land from Caltrans in 1969 for road widening that is no longer needed; and

**WHEREAS**, to help with the renovation of the gateway area, the portion of the public right-of-way between corner of Broadway Street and San Antonio Drive adjacent to the gateway area is no longer needed and must be vacated; and

**WHEREAS**, pursuant to Section 8320 of the Streets and Highways Code of the State of California, the legislative body of a local agency may initiate a proceeding to vacate a public right-of-way on its own initiative; and

**WHEREAS**, the proposed area to be vacated is that portion of public right-of-way between corner of Broadway Street and San Antonio Drive, as described in Exhibit "A" and depicted on Exhibit "B", attached hereto and incorporated herein ("Area of Public Street Vacation"); and

**WHEREAS**, pursuant to Government Code Section 65402, prior to vacation of a street, the Planning Commission must find and determine that such proposed vacation is consistent with the City's adopted General Plan; and

**WHEREAS**, at its meeting of May 23, 2017, the City Council adopted Resolution No. 2017-4581, giving notice of the City Council's intent to vacate that portion of the Public Right-of-Way Area, and requesting that the Planning Commission determine whether the proposed vacation is consistent with the City's General Plan; and

**WHEREAS**, the City Council now desires to set the date, hour, and place for a hearing to determine whether the City should vacate said portion of Public Right-of-Way Area.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KING, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. All of the above-stated recitals are true and correct and are incorporated herein by reference.

SECTION 2. Pursuant to California Streets and Highway Code Section 8320, *et seq.*, the City Council hereby declares that a public hearing will be held on June 13, 2017 in the City Council Chamber for the City of King, located at 212 S. Vanderhurst Avenue, King City, CA, at 6:00 p.m., at

which time the City Council will consider vacating and closing to public use that portion of the Public Right of Way Area.

SECTION 3. The City Clerk shall cause to be published two notices of the public hearing, and shall post at least three notices of the proposed vacation portion of the proposed Public Right of Way Vacation Area, as required by Streets and Highway Code Sections 8322 and 8323.

SECTION 4. The City Council shall conduct a public hearing, as required by statute, and consider all of the evidence submitted concerning the proposed street vacation.

PASSED, APPROVED AND ADOPTED this 23<sup>rd</sup> day of May, 2017.

\_\_\_\_\_  
Michael LeBarre, Mayor

ATTEST:

State of California            )  
County of Monterey        )       SS  
City of King                    )

I, Steven Adams, City Clerk of the City of King, California, do hereby certify that the City Council of the City of King duly approved and adopted the foregoing Resolution No. 2017-4582 at a regular meeting of said Council held on the 23<sup>rd</sup> day of May, 2017, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	

\_\_\_\_\_  
Steven Adams, City Clerk

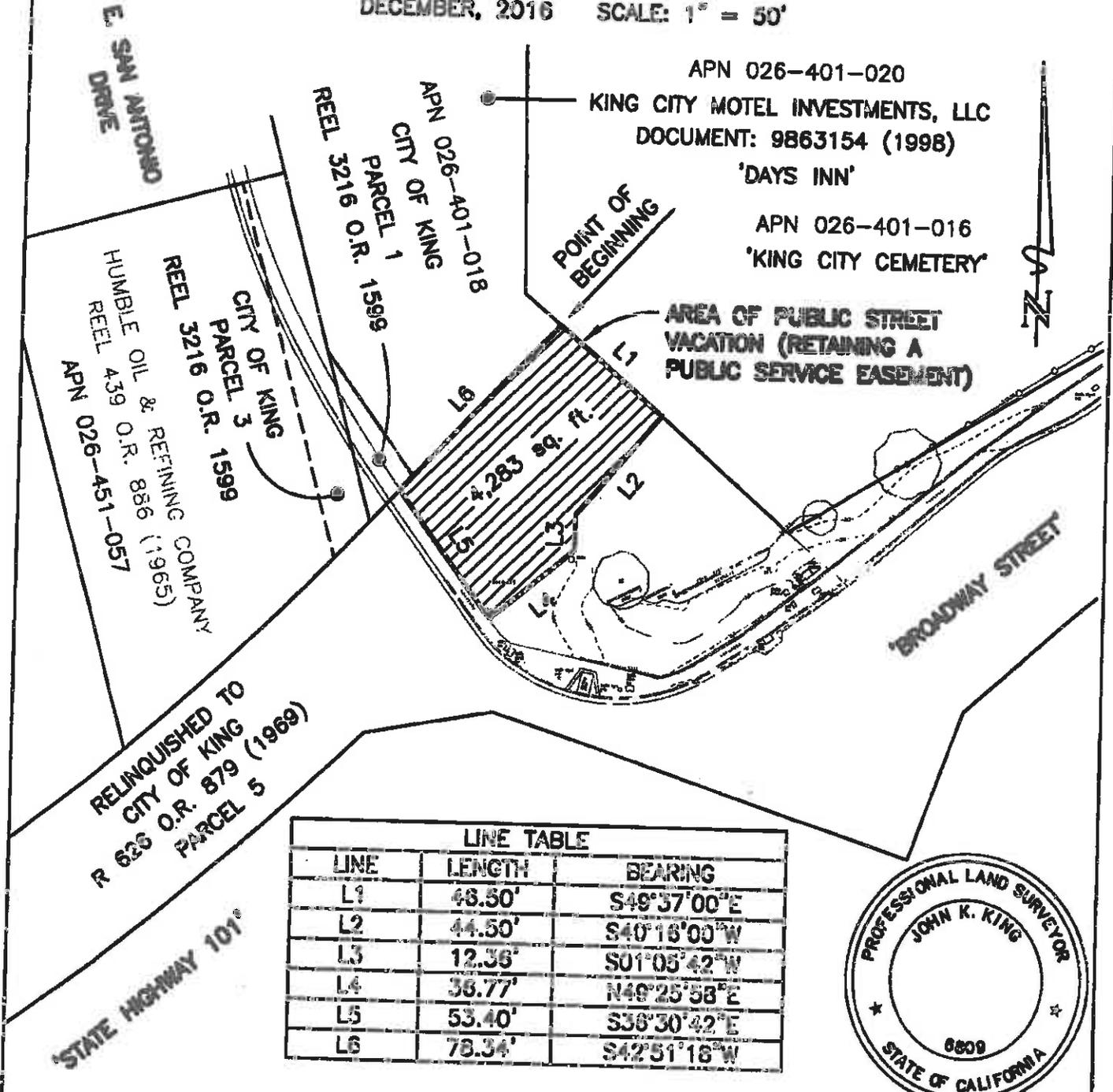
APPROVED AS TO FORM:

\_\_\_\_\_  
Shannon L. Chaffin, City Attorney

# EXHIBIT 3

PLAT TO ACCOMPANY A VACATION OF PUBLIC STREET RIGHT OF WAY  
 IN THE CITY OF KING, COUNTY OF MONTEREY, STATE OF CALIFORNIA  
 BEING A PORTION OF PARCEL FIVE RELINQUISHED TO THE CITY OF KING BY THE STATE OF  
 CALIFORNIA IN REEL 626, AT PAGE 879, OFFICIAL RECORDS OF THE COUNTY OF MONTEREY

DECEMBER, 2016 SCALE: 1" = 50'



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.50'	S49°37'00"E
L2	44.50'	S40°15'00"W
L3	12.35'	S01°05'42"W
L4	36.77'	N49°25'58"E
L5	53.40'	S38°30'42"E
L6	78.34'	S42°51'16"W



RELINQUISHED TO  
 CITY OF KING  
 R 626 O.R. 879 (1969)  
 PARCEL 5

HUMBLE OIL & REFINING COMPANY  
 REEL 439 O.R. 886 (1965)  
 APN 026-451-057

CITY OF KING  
 PARCEL 1  
 REEL 3216 O.R. 1599  
 APN 026-401-018

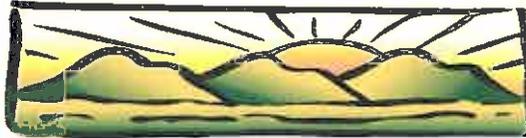
APN 026-401-020  
 KING CITY MOTEL INVESTMENTS, LLC  
 DOCUMENT: 9863154 (1998)  
 'DAYS INN'  
 APN 026-401-016  
 'KING CITY CEMETERY'

AREA OF PUBLIC STREET  
 VACATION (RETAINING A  
 PUBLIC SERVICE EASEMENT)

**HANNA-BRUNETTI**  
 EST. 1810  
 CIVIL ENGINEERS • LAND SURVEYORS  
 CONSTRUCTION MANAGERS  
 7555 EIGLERERRY ST. | OIL ROY, CA 95020  
 408.942.2873

John K. King, P.L.S.

Date \_\_\_\_\_ JN 162110



**KING CITY**  
C A L I F O R N I A

Item No. 11(A)

**REPORT TO THE CITY COUNCIL**

**DATE: MAY 23, 2017**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CONSIDERATION OF REGULATIONS ON EXTENDED STAYS  
IN LODGING BUSINESSES**

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**RECOMMENDATION:**

It is recommended the City Council direct staff to prepare an Ordinance for Council consideration to establish regulations proposed by staff related to extended stays in lodging businesses.

**BACKGROUND:**

The City has experienced a number of issues and complaints related to use of existing lodging facilities for long-term stays rather than short-term visitors. At the March 28, 2017 meeting, staff presented options for Council consideration available to address each of the specific issues identified. These options were presented to and supported by the Code Enforcement Advisory Committee. After extensive public feedback, Council directed staff to meet with lodging business owners and other interested parties to better identify needs and issues, and then to develop recommendations for Council consideration in an attempt to reach a compromise and to address the issues.

This has become an issue in many communities, particularly in this area. Some cities have not yet addressed it, while others have taken a strict position that extended stays are not allowed in lodging businesses based upon land use restrictions. Staff is proposing to proactively address it by clearly identifying what is allowed and finding a middle ground by allowing some limited long-term use.

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CONSIDERATION OF REGULATIONS ON EXTENDED STAYS IN LODGING  
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**DISCUSSION:**

Issues

A number of issues have been identified regarding use of lodging facilities for extended stays. Lodging facilities are typically not designed to provide adequate amenities for ongoing housing. Rooms have little or no kitchen facilities, little or no common living space areas other than the bedroom, small bathrooms with minimal storage space for supplies, and minimal open space and recreational areas. Some of the complaints have included loitering, litter, use of parking lots for storage and food service, traffic hazards from excessive bus parking, and loss of rooms available for tourists that support local business and events.

In addition, under current State law, visitors staying over 30 days do not pay transient occupancy tax (TOT). Therefore, occupants are not paying their fair share of the City services they utilize.

Visitor serving businesses, particularly restaurants, locate adjacent to lodging businesses to cater to their customers. Therefore, these businesses are negatively impacted when lodging businesses instead contract for the entire hotel to provide long-term living space for employees and serve meals on-site provided by the employer.

The City also has a responsibility to help to ensure that housing within the community meets appropriate standards and quality. As a result, in the past, lodging facilities that have wanted to utilize units for housing have been required to amend their use permit. For example, the Cinderella Hotel was required install kitchenettes and other improvements as a condition of approval.

At the same time, lodging facilities depend upon long-term stays to be economically viable, especially during off-peak periods. Provisions allowing some level of extended stays also benefit the community by providing facilities to house temporary workers for contractors and other businesses.

Limits on Extended Stays

It is recommended the City establish or clarify the following restrictions:

- Prohibit any hotel, motel or motor hotel to rent or let, or otherwise provide, any room therein to any person, firm, partnership, corporation, association or other business entity for thirty (30) or more consecutive days.

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- Prohibit any hotel, motel or motor hotel to rent or let, or otherwise provide, any room therein to any person, firm, partnership, corporation, association or other business entity for more than sixty (60) total days in any one hundred and eighty (180) consecutive day period in fifty (50%) percent of the rooms.
- Prohibit any hotel, motel or motor hotel to rent or let, or otherwise provide, any room therein to any person, firm, partnership, corporation, association or other business entity for more than one hundred and eighty (180) total days in any one (1) year period.

By doing this, all guests would be required to pay TOT. In 50% of the rooms, guests would be allowed to check out and check back in for up to six months in a one-year period.

Occupancy and Use of Rooms

Four adults are being housed in each room, which is allowed by most hotel franchises in rooms with two double or queen beds. However, when the hotel is full, this results in more tenants overall than was likely anticipated when development of the hotel was first approved. Based on feedback from hotel operators, it was concluded that limiting occupancy per room to less than four people would cause a hardship to normal business operations. Staff believes limiting long-term stays to a maximum of half the hotel will resolve the problem of overcrowded facilities that is now occurring. Therefore, no limit in occupancy per room is recommended.

Restrictions on Use of Parking Lots

Staff is drafting an Ordinance to establish a new temporary use permit process. It is recommended that any use of a parking lot for something other than parking on an ongoing basis be required to obtain a temporary use permit. This would include meal service and storage containers. If appropriate, the City can issue the permit, but can also place restrictions on the activity. For example, if a business wants to place a storage unit in a parking lot, a permit could be issued to allow that use, but could also restrict the time period allowed and require it to be placed in a location not visible to the public.

Parking

Staff recommends the City Council consider establishing restrictions on the size of vehicles on one side of the street on River Road to ensure there is adequate

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clearance and buses do not park on both sides of the street. This would apply equally to tour buses, employee buses, trucks and other large vehicles.

Effective Date

Staff recommends the ordinance become effective on January 1, 2018. This will allow time for lodging businesses to plan for any adjustments that may be needed. Staff believes making the ordinance effective in 30 days would cause too much disruption to ongoing contracts and arrangements in place in some of the hotels and motels.

**COST ANALYSIS:**

There will be some immediate cost impact to prepare the necessary ordinances and enforcement actions. However, an ongoing revenue increase is anticipated from transient occupancy taxes.

**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Direct staff to prepare an Ordinance with the recommended regulations for Council consideration;
2. Delay consideration until more agricultural employee housing is developed;
3. Direct staff to prepare an Ordinance with modified regulations for consideration;
4. Do not direct staff to prepare an Ordinance and allow long-term stays in all hotels and motels;
5. Provide staff other direction.

Approved by: \_\_\_\_\_

  
Steven Adams, City Manager